



# MEMO

ENGINEERING/CIP

**To:** Bert Lumbreras, City Manager  
Joe Pantalion, Assistant City Manager

**From:** Laurie Moyer, P.E., Director of Engineering & Capital Improvements

**Date:** May 21, 2020

**Re:** **Revision to Impact Fee Ordinance to Capture High Flow Situations**

---

This memo is to provide a brief summary of the changes to the Impact Fee Ordinance (Chap 86 Division 4). The ordinance update is clarifying the methodology that the City will use to calculate the Living Unit Equivalents (LUEs) for development where peak flow rates are in excess of 500 gallons per minute (gpm.) Other minor changes are also made to clarify the situations for impact fee exemptions.

A technical analysis was conducted by Plummer, Inc to analyze the impact of higher flows on the system which were not clearly addressed in the current ordinance. The recommended methodology uses 150 LUEs for the flow up to the first 500 gpm. The LUEs for the flow above 500 gpm are determined by dividing that flow by 0.41 gpm. This provides a more balanced approach for those higher flows by correlating the first 500 gpm to the meter ranges as is provided for the lower flows.

A summary of the changes are:

- Sec. 86.294 – Definitions: Schedule 1 Table and Service Unit Table are updated with LUE calculation for flows above 500 gallons per minute.
- Sec. 86.295(b) Exemptions:
  - (3) clarified exemption for Habitat and Housing Authority.
  - (5) adds City HUD projects and City facilities.
- Sec. 86.295 (c): Reference City Council's housing affordability guidelines.
- Sec. 86.299 (b) (1) a. & b.: Updated language for computation for industrial or commercial equipment and calculation for demands over 500 gpm.

The ordinance Public Hearing and first reading of the ordinance is scheduled for June 2<sup>nd</sup>.