

INSTRUCTIONS FOR COMPLETING REQUEST FOR PAYMENT IN LIEU OF WATER QUALITY CONTROLS IN THE URBAN WATERSHEDS (LDC 25-8-214)

PART A. OWNER/AGENT INFORMATION:

Provide the name of the company, owner or agent for the project, phone number, and email address.

PART B. PROJECT INFORMATION:

Provide the name of the project, location or address, site development or site plan number, and the name of the case manager in the Development Services Department.

Provide the area of impervious cover, in acres, that is considered new and redevelopment (R) per ECM 1.9.2.A, Criteria for Urban Watersheds. Impervious cover shall be measured to the nearest 0.01 acre.

Calculate the total impervious cover (T) by summing the two acreages determined above.

Calculate the ratio of redeveloped impervious cover (R) to total impervious cover (T) for this project by dividing the redeveloped impervious cover by the total impervious cover. This ratio is called R/T on the form. If the R/T is zero (0), the project is not considered redevelopment.

PART C. PAYMENT CALCULATION

1. **Site Impervious Cover Component (SICC):** Calculate the portion of the payment related to site impervious cover. The total impervious cover constructed by this project should be divided into the following increments.

A1: Area of IC = 0 to 1.0 acres

A2: Area of IC = 1.01 to 2.0 acres

A3: Area of IC = 2.01 to 5.0 acres

A4: Area of IC = 5.01 to 10.0 acres

A5: Area of IC = 10.01 to 20.0 acres

A6: Area of IC = 20.01 or greater

Insert these areas into the payment formula and calculate the individual parts of the payment. Sum these to calculate the unadjusted total payment associated with the site impervious cover (SICC subtotal).

Calculate PAYMENT 1 by multiplying the SICC subtotal by the Engineering News Record Construction Cost Index Adjustment Factor (ENR CCI AF). This construction cost index adjustment factor must be calculated annually using the Engineering News Record (ENR) 20 city average Construction Cost Index (CCI) with the base index being the ENR CCI of September 2018 (11170.28). For each fiscal year, the ENR CCI AF shall be recalculated in October as the ratio of the current September ENR CCI divided by the September 2018 CCI. Multiplying the new ENR CCI AF to the SICC subtotal will provide the SICC portion of the payment (PAYMENT 1) adjusted for the current fiscal year.

2. **Building Component:** Calculate the portion of the payment related to building size. Determine the gross square footage of the building, excluding the area of the first or ground floor (B). Subgrade floors (subsurface parking, basements, etc.) shall be included. Multiply this by \$0.10 per square foot to determine the building component portion of the payment (PAYMENT 2). The City does not include this payment in the cost recovery calculation.

3. **Site Area Component (SAC):** Calculate the portion of the payment related to size of the site area under development. Determine the SAC by providing a current applicable appraisal district land value or the land value from a certified appraisal. For requests that involve multiple lots, the total land value and acreage of all lots shall be used. Certified appraisals must have been performed within six (6) months of the project submittal date. Calculate PAYMENT 3 by the dividing the current applicable appraisal district land value (or the land value from a certified appraisal) by the land area associated with that appraisal to achieve a land value per land acre rate. Multiply this rate by the development application site acreage, then multiply by 80% (0.8), and finally multiply by 3% (0.03). This will provide the SAC portion of the payment (PAYMENT 3).

$$\underline{(\text{Land Value} / \text{Land Area}) \times \text{Site Acreage} \times 0.8 \times 0.03 = \text{SAC}}$$

4. **Payment Amounts:** Calculate the total payment owed by the applicant and the City. The total payment is calculated by summing the individual portions of the payment calculated under 1, 2, and 3 above (Payment 1 + Payment 2 + Payment 3).

If the site drains to a proposed or existing regional water quality control, the applicant qualifies for up to 75% cost recovery of portions of this payment (75% is the cost share ratio established by City Council for water quality controls associated with redevelopment in Urban watersheds). Calculate the City's Portion (CP) of this component by summing PAYMENT 1 and 3 and then multiplying that sum by the R/T ratio and by 0.75 (75%). Verification that the site drains to a proposed or existing regional water quality control must be provided by a Watershed Protection – Stormwater Treatment section representative. The applicant's share of the payment is calculated by subtracting the CP from the total payment.

PART D. COST RECOVERY FOR ON-SITE CONTROLS (LDC 25-8-215)

This portion of the form shall be used if the applicant proposes or the City requires construction of a water quality control on-site and the site is undergoing redevelopment (see ECM 1.6.2.A and 1.9.2.A for cost recovery participation criteria).

Provide the engineer's estimate of the cost of constructing the water quality control, excluding the cost of the land. A detailed estimate of costs (300U Unit Price Bid form) shall be attached to the form and sealed by the engineer. The cost recovery payment is calculated by multiplying the construction cost by the R/T ratio and then by 0.75 (75%).

Upon completion of construction at the site, the owner or agent shall notify the Environmental Site Inspector and a representative of the Watershed Protection Stormwater Treatment section that the water quality control is complete. In addition, the engineer's concurrence letter shall be provided which includes a statement that the water quality control has been built in accordance with the approved plans.

The City shall inspect the control to ensure that it is built in compliance with the approved plans and is operating properly. If deficiencies are noted during the inspection, the City shall notify the Owner in writing within 30 days of the specific deficiencies. The owner shall remedy any such deficiencies and notify the Environmental Site Inspector that the controls are ready for inspection. When the controls are determined by the City to be in conformance with the approved plans and the control has been accepted by Watershed Protection, per ECM 1.6.3.A, the City will issue a check to the owner for the approved amount.

PART E. AUTHORIZATION

The owner or agent for the project must sign and date the Request form. Upon review and approval of the payment or cost recovery amount, the Director of the Watershed Protection Department or designee will

sign and date the form indicating approval of the payment. A copy of the approved form will be given to the fiscal staff for processing. In conjunction with the payment, the agreement shown in Appendix T shall be signed and act as a binding agreement between the applicant and the City per ECM 1.6.4.B.1.c.