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To: City Council
From: Jack Taylor
Date: November 9, 2016

Subject: What should the impact fee credits be on lot 2923 W. Santa Clara Drive?

See attached letter sent to previous lot owner.

It is Staff's understanding that the old house at the above address was serviced with one ¾ inch water meter, one 200 amp panel and one 4-inch sewer lateral. The power was previously divided up on the back of the house with three separate power meters from the 200 amp panel.

Each new dwelling will require its own services for power, water and sewer. Each unit will have its own 200 amp power meter, ¾ inch water meter and an individual 4-inch sewer lateral for each unit.

Staff can prove the home on 2923 Santa Clara Drive had one 3/4" water meter and three power meters serving off of a 200 amp panel by the Santa Clara City billings.

It is staff's recommendation we give the new property owner impact fee credits as stated in the previous letter dated July 16, 2015 of \$15,888.92. If three units are built on said lot the demand on the utility systems will be two times more than before. In the past, if services are upgraded we have charged them for the increase of panel amperage and size of water connections.

Respectfully,

Jack Taylor
Public Services Director