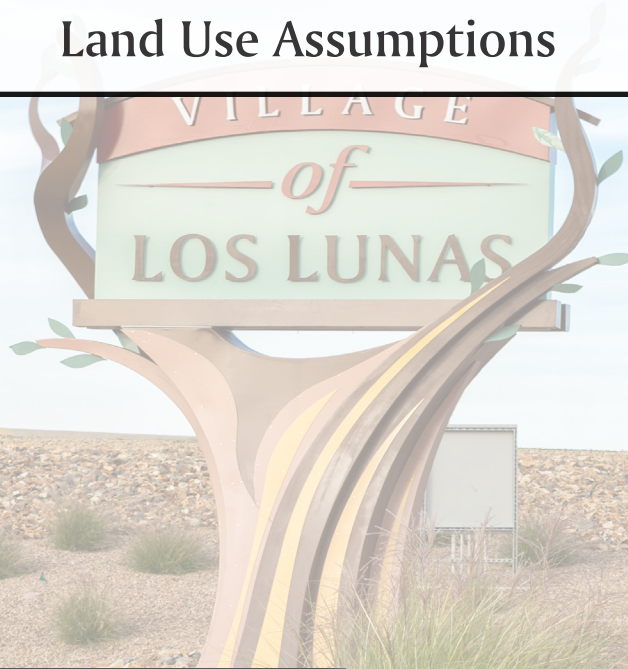


# Village of Los Lunas Impact Fees Capital Improvement Plan and Land Use Assumptions



Approved: October 5, 2023





## **VILLAGE OF LOS LUNAS RESOLUTION 23-18**

### **Amendments to the Land Use Assumptions and Impact Fees Capital Improvements Plan**

**WHEREAS,** the Village of Los Lunas is a legally and regularly created, established, organized and existing municipal corporation under the general laws of the State of New Mexico; and

**WHEREAS,** the Development Fees Act (the Act) of the State of New Mexico, Section 5-8-3 NMSA 1978, authorizes municipalities to impose impact fees in compliance with the requirements of the Act; and

**WHEREAS,** in 1995 the Village of Los Lunas adopted Ordinance 220 – Impact Fees Ordinance, which has also been amended and updated to reflect changing demographics and capital projects; and

**WHEREAS,** the Village does impose impact fees for water, sewer, and parks projects; and

**WHEREAS,** the Act requires municipalities that collect impact fees to conduct periodic review and updates of Land Use Assumptions and Impact Fee Capital Projects; and

**WHEREAS,** the Village, pursuant to the Act, has retained qualified professionals to review the Village's current Land Use Assumptions and Capital Improvement Plans; and

**WHEREAS,** due to changes to demographics and required capital projects because of growth have created a need to update the Village's Land Use Assumptions and Impact Fees Capital Improvements Plan; and

**WHEREAS,** the Village has complied with all requirements of the Act and the Impact Fees Ordinance to review and amend the land use assumptions and capital improvements with the Council-appointed Impact Fee Committee.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO THAT,**

**The Land Use Assumptions and Impact Fees Capital Improvements Plan approved in the 2006 amendment of Village of Los Lunas Municipal ordinance §13.16.080 are hereby amended by this Resolution and the 2023 Amended Land Use Assumptions and Impact Fees Capital Improvements Plan attached hereto are incorporated therein by reference as fully set forth**

**PASSED, APPROVED AND ADOPTED** by the Governing Body of the Village of Los Lunas this 5<sup>th</sup> day of October, 2023.



**APPROVED:**

A handwritten signature in blue ink, which appears to read "Charles Griego", is written over a horizontal line.

**Charles Griego, Mayor**

**VILLAGE SEAL:**

**ATTEST:**

A handwritten signature in blue ink, which appears to read "Gregory D. Martin", is written over a horizontal line.

**Gregory D. Martin, Village Administrator**

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# INTRODUCTION

*A municipality or county shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan shall follow the infrastructure capital improvement planning guidelines established by the department of finance and administration and shall address the following: (NMSA 5-8-6 – Capital Improvements Plan (A))*

As authorized by NM state statute, Los Lunas collects impact fees to support its growth and offset growth-related cost for public services. Los Lunas collects impact fees for water, sewer and parks development only. The NMSA Development Fees Act requires the approval of Land Use Assumptions and Impact Fee Capital Improvements to guide the assessment and use of impact fees. Both are presented in the Los Lunas Impact Fee Capital Improvement Plan.

## LAND USE ASSUMPTIONS

*The total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria (NMSA 5-8-6 – Capital Improvements Plan (A)(5))*

### History

Land Use Assumptions (LUAs) were first approved as a part of a much broader *General Land Use Plan for the Village of Los Lunas, New Mexico* on May 25, 1995 as a part of the original Impact Fees Ordinance adoption. They were adopted by reference, and amended when necessary, to be kept in the Community Development Department as a stand-alone document. The original LUAs provided growth assumptions based on acreages developed for different land uses: Urban Residential, Rural Residential, Agricultural, Commercial, Industrial, and Public. The final section of this plan, called “Land Use Assumptions Methodology” gives both density assumptions for different land use types, as well as projected changes to acreage of different land use types.

Land Use Assumptions are required to look five years into the future to determine projected service units attributable to new development. The General Land Use Plan does not provide a definition for “service unit” but does provide projections for acreage increases based on land use type. Figure 1 shows the original density assumptions from the General Land Use Plan approved in 1995, and Figure 2 shows the land use assumptions.

Chapter 13.16 – Impact Fees has been amended several times over the years, first in 2004, then 2006, 2012, and 2014. In 2004 and 2006, there were references in the Council minutes to workshops discussing land use assumptions, but no updates made to the official document. The updates in 2012 and 2014 established a moratorium on impact fees, and a schedule of graduated reintroduction of the fees over the course of four years. Therefore, the 1995 land use assumptions would still be considered valid in 2014 at the time of the last update.

Population and housing densities are used to establish the intensity of future residential development. The General Use Plan for the Village of Los Lunas identifies optimal land use and existing land use. The density assumptions depicted in Table 2 reflect current zoning, existing land use and optimal land uses within the Village.

TABLE 2  
Impact Fees Density Assumptions

Land Use Type	Assumptions	Density/Gross Area
Urban Residential	4.4 du/net acres	0.143 acres/person
Rural Residential	Lot size - 0.5 acres	0.385 acres/person
Agricultural	Lot size - 1 acre	4.475 acres/person
Commercial	All retail & office	0.018 acres/person
Industrial	Manufacturing	0.012 acres/person
Public	Schools, City Facilities	0.037 acres/person

Figure 1 Impact Fees Density Assumptions - 1995 General Land Use Plan

The Village of Los Lunas currently contains 4,054.5 acres of which 2,341.4 acres, or 57.7 percent were developed in 1995. As population and employment increase, land use will change as land is developed. The availability of lands for future subdivision activity is important for Los Lunas to sustain its current growth rate. Therefore, a study area of 5,414 acres is assumed for impact fee purposes. Table 3 is a summary of land use assumptions for the Village of Los Lunas.

TABLE 3  
Summary of Land Use Assumptions (Acres)

	1995	2000	2005	2010	2015
Urban Res.	933.0	1,118.2	1,332.2	1,581.8	1,866.1
Rural Res.	264.2	316.5	377.0	447.5	528.0
Agriculture	360.9	360.9	360.9	360.9	360.9
Commercial	131.9	157.3	187.5	222.5	262.6
Industrial	59.3	104.9	125.0	148.4	175.1
Public	212.2	323.4	385.3	457.5	539.8
Parks	49.4	61.1	72.8	86.5	102.0
Right of Way	209.8	437.0	520.6	618.2	729.3
Waterways	120.8	120.8	120.8	120.8	120.8
Vacant Land	1,713.1	1,054.4	572.5	618.3	729.4
Total	4,054.5	4,054.5	4,054.5	4,662.2	5,414.0

Figure 2 Impact Fees Land Use Assumptions – 1995 General Land Use Plan

In 2017, the Village convened the Impact Fee Committee to review land use assumptions, impact fee capital improvements, and updates to the schedule of impact fees. On August 23, 2018 the schedule of impact fees was updated based on recently prepared demographic projections

through the year 2040, provided by the Mid-Region Council of Governments to support the Connections 2040 Metropolitan Transportation Plan. The MRCOG 2040 projections showed an increase of 6,715 residents in the Village of Los Lunas over a ten year period beginning in 2017. The 2010 Decennial Census showed an average of 2.72 people per household, which would result in 2,469 additional dwelling units in the Village over the next ten years.

### **Current Planning Process**

The Impact Fee Committee reconvened for the five-year review of land use assumptions, capital projects and impact fees on November 8, 2022. During this process, the committee reviewed the Village's annual data for building permits received for new construction since 2017 and compared this to the projection. See Figure 3.

NEW DWELLING UNITS - 2018-2022 - PROJECTED VS. ACTUAL												
	2018	2019	2020	2021	2022	MIDPOINT TOTAL	2023	2024	2025	2026	2027	TOTAL
Projected	246	247	247	247	247	1234	247	247	247	247	247	2469
Actual	122	80	141	306	246	895						NO DATA
*Based on spreadsheets from previous Impact Fee Committee (2017-2018), there were 2468.9 new dwellings projected by 2028. I rounded up to 2469, and assumed they would be constructed 2018-2027, then distributed evenly over the 10 year period.												

*Figure 3 New Dwelling Units – 2018-2022 – Project vs. Actual*

In order to compare annual permits to projected new dwelling units, we divided the total number of projected additional dwelling units (2,469) by ten and distributed the resulting annual permit total evenly over the next ten years. The comparison shows that for the past five years, permits received have generally been fewer than projected each year, although there has been an upward trend. After conducting this review, the committee concluded that the 2017 growth assumption is still an appropriate representation of the Village's projected growth.

## **2023 ADOPTED LAND USE ASSUMPTION**

**The Village adopts the Land Use Assumption that there will be an additional 247 dwelling units developed per year, totaling 2470 dwelling units over the 10 year planning period.**

## **IMPACT FEE CALCULATION BY LAND USE TYPE**

*A definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial (NMSA 5-8-6 – Capital Improvements Plan (A)(4))*

The basis for all impact fee calculations is one service unit, defined as one single family dwelling unit. A **service unit** is presumed to use a ¾" water meter and house 2.77 residents (ACS 2017-2021).

Water meter size forms the basis for both water and sewer impact fees. The Village of Los Lunas water and sewer systems predominantly serve residential customers along with commercial and some industrial users. The water and sewer capacities attributable to each single family dwelling

unit are defined with engineering design criteria in the Village Development Process Manual (DPM); Water: 425 gallons per day (gpd), and Sewer: 380 gpd.

CONSUMPTION BY CAPITAL PROJECT CATEGORY		
Impact Fee Category	Unit of Consumption	Approved Standard
Water	Gallons per day (gpd)	425 gpd <sup>1</sup>
Sewer	Gallons per day (gpd)	380 gpd <sup>1</sup>
Parks	Acres per Dwelling Unit	0.029916 acres/DU <sup>2</sup>
1. Water and capacities attributable to each single family dwelling unit are defined with engineering design criteria in the Village's Development Process Manual (DPM).		
2. Parks acres per dwelling unit are derived from the National Recreation and Park Association (NRPA) standard of 10.80 acres per 1000 residents. The most current estimate of persons per household for Los Lunas is 2.77 (ACS 2017-2021).		

Figure 4 Consumption by Capital Project Category

	Water and Sewer	Parks
Residential (or, one Service Unit)	Residential water and sewer impact fees are calculated based on one 3/4" meter, as utilized by one service unit.	Parks impact fees are calculated by the acreage per dwelling unit required to ensure each Los Lunas resident is served by the National Recreation and Park Association (NRPA) standard park acreage. <sup>3</sup> Los Lunas currently has 120.62 acres of developed parks. The NRPA standard requires 200.16 acres, leaving a deficiency of 79.54 acres currently. Growth during the 10 year planning period will necessitate an additional 73.89 acres; therefore, new parks development is 48% attributable to growth and the impact fee per dwelling unit was calculated accordingly.
Commercial	Commercial is assumed to utilized a larger water meter to meet the anticipated capacities of the development. Water and sewer impact fees for larger water meters (between 1" and 4") are calculated using a flow-area ratio of the identified meter vs. that of a 3/4" meter. <sup>1</sup>	No commercial impact fees apply.
Industrial	Large commercial and industrial customers frequently use a volume of water that is disproportionally higher than the flow area ratio for the specific meter size. For customers projected to use more than 13 acre feet per year of water, the Village utilizes a proportionate share methodology. <sup>2</sup>	No industrial impact fees apply.
1. Flow area ratio calculation for 2" meter: A 3/4" meter has a flow area of 0.422 (rounded) inches squared, and a 2" meter has a flow area of 3.142 (rounded) inches squared, giving the 2" meter a ratio of 7.111 (rounded) to the 3/4" meter (the residential standard service unit). Therefore, the 3/4" meter impact fee is multiplied by 7.111 to arrive at the 2" meter impact fee. A separate multiplier is calculated for each meter size between 1" and 4".		
2. The development provides a projected water and sewer budget. The annual average water and sewer usage values at full buildout are converted to usage of an equivalent number of residential dwelling units, then the standard service unit impact fee is multiplied by that value. For example, an industrial development is projected to use 1,000,000 gallons per day of water and will discharge 500,000 gallons per day of sewer. Based on the residential average usage in the Los Lunas DPM, this equals 2,353 service units of water usage and 1,316 service units of sewer usage.		
3. Parks acres per dwelling unit are derived from the National Recreation and Park Association (NRPA) standard of 10.80 acres per 1000 residents. The most current estimate of persons per household for Los Lunas is 2.77 (ACS 2017-2021).		

Figure 5 Conversion of Service Unit to Different Land Uses

Impact fees applicable to residential, commercial, and light industrial developments are administered according to the Impact Fee Schedule in the Los Lunas Municipal Code Chapter



13.16. If a larger meter is required to meet the anticipated capacities of the development, the Impact Fee Schedule presents increasing Impact Fees based on the meter size. The calculation for the Impact Fees corresponding to a larger meter size utilize the flow-area ratio of the identified meter versus that of a 3/4" meter.

If a large commercial or industrial customer is projected to have more than 13 acre-feet per year (AFY) of consumptive water use, the Impact Fee is calculated utilizing a Proportionate Share Fee approach rather than a flow-area multiplier. The Proportionate Share Fee methodology more appropriately accounts for the infrastructure impact that large water/sewer users have on the Village's systems.

## IMPACT FEES CAPITAL IMPROVEMENTS – WATER

*The projected demand for capital improvements or facility expansions required by new service units accepted over a reasonable period of time, not to exceed ten years (NMSA 5-8-6 – Capital Improvements Plan (A)(6))*

Los Lunas is the second fastest growing community in New Mexico, and that growth has resulted in the need for a number of improvements and expansions to water, sewer and parks systems. There are thirteen water projects included in our Impact Fees Capital Improvements Plan (Figure 6).

2023 IMPACT FEE CAPITAL IMPROVEMENTS - WATER						
	Project Name	Anticipated Build Year	Total Estimated Cost	% Attributable to Growth	Total Growth-Induced Cost	Notes
1	Water SCADA System	2025	\$2,014,000	25%	\$503,500	Growth, # of facilities
2	Huning Ranch Tank No. 1	2030	\$6,135,000	27%	\$1,656,450	Supports all land uses
3	Huning Ranch Tank No. 1 Transmission Line	2030	\$1,580,000	27%	\$426,600	Supports all land uses
4	Tanks 5 and 6 Transmission Line	2030	\$3,196,000	27%	\$862,920	Supports all land uses
5	Lone Star Street Waterline Upsizing	2030	\$279,000	27%	\$75,330	Supports all land uses
6	Well No. 9	2030	\$12,079,000	27%	\$3,261,330	Supports all land uses
7	Well No. 9 Transmission Line	2030	\$1,648,000	27%	\$444,960	Supports all land uses
8	East Side Water Transmission Extension	2030	\$2,700,000	25%	\$675,000	Supports all land uses
9	Well No. 8 Test Well Drilling	2024	\$889,000	0%	\$1	Industrial development
10	Well No. 8	2026	\$12,552,000	0%	\$1	Industrial development
11	Well No. 8 Transmission Line	2026	\$2,200,000	0%	\$1	Industrial development
12	Elevated Tank No. 8	2026	\$6,285,000	0%	\$1	Industrial development
13	Elevated Tank No. 9	2027	\$6,637,000	0%	\$1	Industrial development
<b>TOTAL GROWTH INDUCED COSTS</b>					<b>\$7,906,095</b>	

Figure 6 2023 Impact Fee Capital Improvements - Water

***A description, as needed to reasonably support the proposed impact fee, which shall be prepared by a qualified professional, of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand or replace the described capital improvements to adequately meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards (NMSA 5-8-6 – Capital Improvements Plan (A)(1))***

Projects 1 through 7; 9 through 13: The Village recently completed an update to their Water System Master Plan (June 2023). The document was prepared by the Village's consulting engineering firm, Molzen Corbin & Associates. A primary focus of the Master Plan was to develop reasonable growth projections for the residential, commercial, and industrial developments within the Village's service area. The IFCIP projects identified in Figure 6 are detailed in the Master Plan and are predominantly due to growth and the need to expand the Los Lunas Water System with more infrastructure. The cost estimates were prepared as part of the Master Plan document.

Project 8: The Village's transportation corridor project is currently in design and includes the utility extensions needed to support growth, development, and system functionality. The cost estimate is being updated as design progresses.

***An analysis, which shall be prepared by a qualified professional, of the total capacity, the level of current usage and commitments for usage of capacity of the existing capital improvements (NMSA 5-8-6 – Capital Improvements Plan (A)(2))***

Project 1: Given the size and complexity of the Village's water system, the need for a central SCADA system has become very apparent. Although the Village has been careful to implement the latest PLC technology and equipment at each of the water system's new and existing remote pumping and storage facilities, they have limited capabilities for monitoring the status and alarm conditions of this equipment by way of a common Control Center. The projected growth and the corresponding infrastructure will further add to this challenge. The Village needs a way for water system personnel to be able to monitor all aspects of the system on a 24/7 basis, optimize operations, and respond to emergencies quickly when adverse situations occur.

Projects 2 through 7: The Water System Master Plan presents a capacity evaluation of current and projected future demands/conditions. Additionally, a hydraulic model of the Village's system was created and utilized to evaluate supply, storage, and transmission deficiencies. The Village is in need of additional wells, more storage, and greater transmission capacity. These noted projects are directly attributable to addressing capacity needs driven by the projected growth and corresponding water demands.

Project 8: The Village is actively working on a new transportation corridor from I-25 to NM-47, along the southern boundaries of the community. This new roadway infrastructure will improve access to areas and is expected to trigger residential and commercial development. Accompanying the transportation facilities will be utility infrastructure to support the expected development and incorporate redundancies into the Village's system. Sizing of the water infrastructure is based on the hydraulic modeling of the Village's system.

Projects 9 through 13: The Water System Master Plan presents a capacity evaluation of current and projected future demands/conditions. Additionally, a hydraulic model of the Village's system was created and utilized to evaluate supply, storage, and transmission deficiencies. The Village is in need of additional wells, more storage, and greater transmission capacity. These noted projects are directly attributable to addressing capacity needs driven by the projected growth and corresponding water demands for industrial customers.

***A description, which shall be prepared by a qualified professional, of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions (NMSA 5-8-6 – Capital Improvements Plan (A)(3))***

The Village's water system is configured to allow a high level of service to all customers. As such, the supply, storage, pumping stations, and transmission infrastructure facilitate moving water to varied pressure zones. This is one of the primary reasons that the Village has a single service area. The projects in the IFCIP were identified by the Village staff and their consulting engineer to be those most attributable to growth in the service area. The projects were then presented in detail to the Impact Fee Committee. The growth induced percentages assigned to each project are predominantly based on the 10-year population growth associated with the projected service units versus the total additional population to be served by the infrastructure. The industrial development infrastructure is to be paid for by any large water/sewer users through the Proportionate Share Calculation. Additional justification for the growth-induced percentages shown in Figure 6 is included below:

Project 1: Improvements are for existing but also for system expansion needs. The current population of Los Lunas is approximately 20,000, and the projected growth based on the Land Use Assumptions is approximately 6,842 ( $2,470 * 2.77 = 6,842$ ). This makes the Water SCADA System 25% ( $6,842 / 26,842 = 25\%$ ) attributable to growth.

Projects 2 through 7: Each of these improvements is planned to serve an additional 24,900 residents. 6,842 additional residents over 10 years represents 27% ( $6,842 / 24,900 = 27\%$ ) of that additional capacity.

Project 8: The East Side Water Transmission Extension is expected to support 40 years of growth, 25% of which is in the 10-year planning period ( $10 / 40 = 25\%$ ).

Projects 9 through 13: All five of the final projects will support industrial development only. In order to be eligible for impact fees expenditure, the Village has included them in our IFCIP but they will only be funded by impact fees if a high water user necessitates a proportionate share impact fee calculation.

***Anticipated sources of funding independent of impact fees (NMSA 5-8-6 – Capital Improvements Plan (A)(7))***

In addition to Impact Fees, the Village may utilize funding from some of the following sources: water utility rates, Drinking Water State Revolving Fund (DWSRF), Economic Development Administration (EDA), Water Trust Board (WTB), Special Appropriations Program (SAP), etc.

## IMPACT FEES CAPITAL IMPROVEMENTS – SEWER

*The projected demand for capital improvements or facility expansions required by new service units accepted over a reasonable period of time, not to exceed ten years (NMSA 5-8-6 – Capital Improvements Plan (A)(6))*

There are six sewer projects included in our Impact Fees Capital Improvements Plan (Figure 7).

2023 IMPACT FEE CAPITAL IMPROVEMENTS - SEWER						
Project Name		Anticipated Build Year	Total Estimated Cost	% Attributable to Growth	Total Growth-Induced Cost	Notes
1	New Administration and Laboratory Bldg.	2025	\$2,735,202	25%	\$683,801	Growth, permit/operational complexity
2	New Aerobic Digestion System	2030	\$4,854,849	34%	\$1,650,649	Supports residential/commercial, and industrial
3	New MBR Plant (MBR-2) and Improvements of Existing Entrance Works	2025	\$26,447,604	8%	\$2,115,808	Supports residential/commercial, and industrial
4	Lift Station No. 7 Overhaul and Capacity Upgrade (HWY 314 & Gensen)	2025	\$1,500,000	21%	\$315,000	Condition replacement, capacity increase due to upstream residential/commercial development
5	Lift Station No. 21 (Morris Road) Expansion	2025	\$500,000	45%	\$225,000	Supports residential/commercial, and industrial
6	East Side Collection System Expansion and Lift Station	2030	\$6,000,000	25%	\$1,500,000	Supports residential/commercial
TOTAL GROWTH INDUCED COST					<b>\$6,490,257</b>	

Figure 7 2023 Impact Fee Capital Improvements - Sewer

*A description, as needed to reasonably support the proposed impact fee, which shall be prepared by a qualified professional, of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand or replace the described capital improvements to adequately meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards (NMSA 5-8-6 – Capital Improvements Plan (A)(1))*

Projects 1 through 3: The Village completed the Wastewater Treatment and Sludge Management Preliminary Engineering Report (PER) in June 2013. The document was prepared by the Village's consulting engineering firm, Molzen Corbin & Associates. The PER identified the infrastructure needs at the wastewater treatment facilities to support the projected growth and



development within the Village's service area. Many of the projects from the PER have been completed. The IFCIP projects identified in Figure 7 are detailed in the PER and are needed to expand the Los Lunas wastewater treatment capacity. The cost estimates were prepared as part of the PER but have been updated to 2023 costs utilizing the Engineering News Record Construction Cost Index.

Projects 4 and 5: Based on the current flow conditions and identified developments which will drain to these sewage lift stations, more pumping capacity is needed. For Lift Station No. 7, this entails construction of an entirely new facility. For Lift Station No. 21, there are vacant pump slots in the wet well that are to be equipped as the flows from new development enter the facility. The cost estimates were prepared by Molzen Corbin and are based on similar projects.

Project 6: The Village's transportation corridor project is currently in design and includes the utility extensions needed to support growth, development, and system functionality. The cost estimate is being updated as design progresses.

***An analysis, which shall be prepared by a qualified professional, of the total capacity, the level of current usage and commitments for usage of capacity of the existing capital improvements (NMSA 5-8-6 – Capital Improvements Plan (A)(2))***

Projects 1 through 3: The Wastewater Treatment and Sludge Management PER presents a capacity evaluation of current and projected future demands/conditions. The Village is in need of expanded administrative and laboratory space based on staffing, operations, and permitting; additional solids/sludge management capacity in the form of another aerobic digester; and additional liquid treatment capacity which is achieved with MBR-2. These noted projects are directly attributable to addressing capacity needs driven by the projected growth.

Projects 4 and 5: The Village will begin preparation of a Sanitary Sewer Collection System Master Plan Update in 2023. As part of this planning document, a hydraulic model of the collection system will be prepared to evaluate available capacities. However, the two projects listed to the left are known capacity concerns to the Village's operations staff.

Project 6: The Village is actively working on a new transportation corridor from I-25 to NM-47, along the southern boundaries of the community. This new roadway infrastructure will improve access to areas and is expected to trigger residential and commercial development. Accompanying the transportation facilities will be utility infrastructure to support the expected development and incorporate redundancies into the Village's system.

***A description, which shall be prepared by a qualified professional, of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions (NMSA 5-8-6 – Capital Improvements Plan (A)(3))***

The Village has a singular wastewater collection and treatment system. This is one of the primary reasons that the Village has a single service area. The projects in the IFCIP were identified by the Village staff and their consulting engineer to be those most attributable to

growth in the service area. The projects were then presented in detail to the Impact Fee Committee. The growth induced percentages assigned to each project are predominantly based on the 10-year population growth associated with the projected service units versus the total additional population to be served by the infrastructure. Individual justifications for the growth attributable percentage for each project are presented below:

Project 1: Improvements for existing but also for system expansion needs. The current population of Los Lunas is approximately 20,000, and the projected growth based on the Land Use Assumptions is approximately 6,842. This makes the new Administration and Laboratory Building 25% ( $6,842 / 26,842 = 25\%$ ) attributable to growth.

Project 2: The new Aerobic Digester will be designed to accommodate solids for an increase of approximately 20,000 total residents, 6,842 of those projected with 10 years of growth. This project is 34% ( $6,842 / 20,000 = 34\%$ ) attributable to growth.

Project 3: The 8% growth attributable cost was determined by reviewing the current influent flows (~1.4 MGD), capacity commitments to existing industrial users (0.5 MGD), the installed capacity of the Los Lunas Wastewater Treatment Plants (2.7 MGD), and the capacity the new MBR Plant (MBR-2) is expected to add (1.8 MGD). The projected additional dwelling units during the 10 year planning window ( $2,470 \text{ dwell} * 380 \text{ gal/dwell} = 0.94 \text{ MGD}$ ) will predominantly be using the additional capacity of the current plants, which is why the percentage attributable to growth is quite low. Remaining capacity is 0.8 MGD ( $2.7 \text{ MGD} - 1.4 \text{ MGD} - 0.5 \text{ MGD} = 0.8 \text{ MGD}$ ). Growth capacity needed from MBR-2 is 0.14 MGD ( $0.94 \text{ MGD} - 0.8 \text{ MGD} = 0.14 \text{ MGD}$ ). Growth attributable cost is 8% ( $0.14 \text{ MGD} / 1.8 \text{ MGD} = 8\%$ ).

Project 4: The current pumps in Lift Station (LS) No. 7 have a capacity of approximately 600 gpm. The upgraded pumps will have an anticipated 1,040 gpm capacity. LSs are designed to convey peak sewer discharges. The peak sewer flows for the projected growth, using the Village's DPM, are  $= 2,470 * 855 = 2,111,850 \text{ gpd}$  (1,467 gpm). Based on the sewer collection system configuration, we anticipate 15% of flow from growth/development will be conveyed through this LS ( $0.15 * 1,467 \text{ gpm} = 220 \text{ gpm}$ ). The growth will account for 21% of the new LS No. 7 pumping capacity ( $220 \text{ gpm} / 1,040 \text{ gpm} = 21\%$ )

Project 5: LS No. 21 has available pump slots to install two additional 821 gpm pumps (1,642 gpm total). The peak sewer flows for the projected growth, using the Village's DPM, are  $= 2,470 * 855 = 2,111,850 \text{ gpd}$  (1,467 gpm). Based on the sewer collection system configuration, we anticipate 50% of flow from growth/development will be conveyed through this LS ( $0.5 * 1,467 \text{ gpm} = 733.5 \text{ gpm}$ ). The growth will account for 45% of the added LS No. 21 pumping capacity ( $733.5 \text{ gpm} / 1,642 \text{ gpm} = 45\%$ )

Project 6: The East Side Collection System Expansion and Lift Station Project is expected to support 40 years of growth, 25% of which is in the 10 year planning period ( $10 / 40 = 25\%$ ).

***Anticipated sources of funding independent of impact fees (NMSA 5-8-6 – Capital Improvements Plan (A)(7))***

In addition to Impact Fees, the Village may utilize funding from some of the following sources: sewer utility rates, Clean Water State Revolving Fund (CWSRF), EDA, SAP, etc.

## IMPACT FEES CAPITAL IMPROVEMENTS – PARKS

*The projected demand for capital improvements or facility expansions required by new service units accepted over a reasonable period of time, not to exceed ten years (NMSA 5-8-6 – Capital Improvements Plan (A)(6))*

There are six Parks projects included in our Impact Fees Capital Improvements Plan (Figure 8).

2023 IMPACT FEE CAPITAL IMPROVEMENTS - PARKS								
	Project Name	Anticipated Build Year	Acreage	Total Estimated Cost	% Impact in 10 Yr Planning Window	Subtotal	% 10-Yr Impact Attributable to Growth	Total Growth-Induced Cost
1	Edeal / Rio Abajo Park	2028	6.00	\$1,222,160	50%	\$611,080	49%	\$299,429
2	Los Cerritos Park Phase II	2024	7.00	\$2,824,600	50%	\$1,412,300	49%	\$692,027
3	Los Senderos Park	2025	47.00	\$5,881,400	50%	\$2,940,700	49%	\$1,440,943
4	Rancho Valencia Community Park	2024	3.00	\$660,100	50%	\$330,050	49%	\$161,725
5	Riverside Park @ Morris Rd	2027	7.00	\$3,369,053	50%	\$1,684,527	49%	\$825,418
6	Sierra Vista Community Park	2024	10.00	\$2,185,822	50%	\$1,092,911	49%	\$535,526
<b>TOTAL PLANNED ACREAGE</b>			<b>80.00</b>	<b>TOTAL GROWTH-INDUCED COST</b>		<b>\$3,955,068</b>		

Figure 8 2023 Impact Fee Capital Improvements - Parks

*A description, as needed to reasonably support the proposed impact fee, which shall be prepared by a qualified professional, of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand or replace the described capital improvements to adequately meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards (NMSA 5-8-6 – Capital Improvements Plan (A)(1))*

The Village determines park needs based on the National Recreation and Park Association (NRPA) Standards, which provides standards for acreage of parks required per resident as well as for specific numbers of amenities. Figure 9 shows an assessment of the Village's park acreage, number of parks, and park amenities compared to NRPA standards. Park acreage, listed last on the spreadsheet, assumes finished parks with amenities, and was used as the basis for determining existing deficiencies as well as future projected need. The Village is currently deficient by 79.54 acres of parks.

Los Lunas Impact Fees - Parks and Recreation										
Outdoor Park & Recreation Facilities by Population Density (standards from National Recreation and Park Association Performance Review 2023)										
	Residents per Amenity per National Recreation and Park Association		Los Lunas Amenity per population 2023			Residents per Amenity per National Recreation and Park Association		Los Lunas Amenity Requirement per population 2033		Los Lunas Projected Needs 2033
Resident / Population	NRPA <20,000		18,533			NRPA 20,000 - 49,999		25,375		
Amenity / Facility	# of Residents	Amenity Unit	Amenity Needed to Meet NRPA	Existing Amenities	Los Lunas Current Needs	# of Residents	Amenity Unit	Amenity Needed to Meet NRPA	Existing Amenities	Los Lunas Projected Needs 2033
Recreational Center	9,745	1.00	1	1.00	-0.47	24,380	1.00	1	1.00	0.04
Playgrounds	2,014	1.00	9	16.00	-6.80	3,028	1.00	8	16.00	-7.62
Basketball Courts	3,729	1.00	5	10.00	-5.03	7,117	1.00	4	10.00	-6.43
Baseball Fields	3,114	1.00	6	4.00	1.95	5,033	1.00	5	4.00	1.04
Tennis Courts	2,805	1.00	7	8.00	-1.39	5,815	1.00	4	8.00	-3.64
Multi-Purpose Fields	3,859	1.00	5	25.00	-20.20	7,674	1.00	3	25.00	-21.69
Dog Parks	11,100	1.00	2	1.00	0.67	28,000	1.00	1	1.00	-0.09
Softball Fields	5,800	1.00	3	2.00	1.20	9,060	1.00	3	2.00	0.80
T-ball Fields	7,627	1.00	2	1.00	1.43	19,556	1.00	1	1.00	0.30
Swimming Pools	9,745	1.00	2	0.00	1.90	25,191	1.00	1	0.00	1.01
Soccer Fields	6,955	1.00	3	4.00	-1.34	4,947	1.00	5	4.00	1.13
Volleyball Courts	5,093	1.00	4	3.00	0.64	14,800	1.00	2	3.00	-1.29
Skate Parks	10,726	1.00	2	1.00	0.73	32,000	1.00	1	1.00	-0.21
Pickleball	3,252	1.00	6	3.00	2.70	9,257	1.00	3	3.00	-0.26
Totlots	5,816	1.00	3	0.00	3.19	11,195	1.00	2	0.00	2.27
Community Shelter / Amphitheater	11,100	1.00	2	0	1.67	30,283	1.00	1	0	0.84
Parks per Resident	2,287	1.00	8.10	15.00	-6.90	2,287	1.00	11.10	15.00	-3.90
Acreage	1,000	10.80	200.16	120.62	79.54	1,000	10.80	274.05	120.62	153.43

Figure 9 Los Lunas Outdoor Parks & Recreation Facilities by Population Density

*An analysis, which shall be prepared by a qualified professional, of the total capacity, the level of current usage and commitments for usage of capacity of the existing capital improvements (NMSA 5-8-6 – Capital Improvements Plan (A)(2))*

Refer to Figure 9 for detailed analysis.

*A description, which shall be prepared by a qualified professional, of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions (NMSA 5-8-6 – Capital Improvements Plan (A)(3))*

There are two metrics the Village has used to determine the total cost of each park attributable to growth: The Percentage of Impact in the 10 Year Planning Window, and the Percentage of the 10 Year Impact Attributable to Growth.

For the first metric, the Village Parks and Recreation Department has assigned a 20 year service life to each park, after which the infrastructure and amenities in the park will require extensive rehabilitation. This means that 50% of the impact of the park will occur in the 10 year planning window.

For the second metric, the Village has determined that the 6,842 additional residents projected by the Land Use Assumptions will result in the need for an additional 73.89 acres of developed parks. When added to the current deficiency there are a total of 153.43 acres of parks required by 2033, and only 80 acres of parks planned. All six planned parks are nearly equally needed to both fulfill a deficiency (51%) and simultaneously, serve growth needs (49%)

In summary, the total estimated cost of each park has been reduced by 50%, then multiplied by 49% to determine the growth-attributable cost.



***Anticipated sources of funding independent of impact fees (NMSA 5-8-6 – Capital Improvements Plan (A)(7))***

In addition to Impact Fees, the Village may utilize funding from some of the following sources: General funds, CIP, General Obligation Bonds, Dedicated levies, Parks Grants, and Federal Funding such as Land and Water Conservation Funds, Urban Park and Recreation Recovery Program, TAP funds, NM Outdoor Equity Fund, Regional Recreation Centers/Quality of Life Grant, etc.