

Calculating the Storm Drain User Fee

The amount of storm water runoff contributed by your property is directly proportional to the amount of impervious area (such as buildings and concrete) on your property. The more impervious area on a property, the more storm runoff the property generates. Vacant, unimproved parcels are still in their natural states and do not contribute significant storm water runoff through the City's storm drain system. Therefore these parcels will not be charged a Fee.

The City developed an Impervious Percentage Table that includes the estimated percent of impervious cover for single-family residential (SFR) properties. The Impervious Percentage Tables is based on a 10% data sampling of SFR parcels within the City of Rancho Palos Verdes. The table (top right) recognizes that larger residential properties are often proportionally less developed than smaller properties and generate less storm water runoff per acre. Hence, the impervious percentage rate is lower for larger residential parcels. The median residential parcel in the City (roughly 1/4-acre) has an impervious area covering 48.5% of the parcel.

About 85% of the parcels within the City are designated SFR parcels. When you multiply the size of a SFR parcel (measured in acres) by the Impervious Percentage per the Table, the resulting number is the Drainage Unit. **The median Drainage Unit in Rancho Palos Verdes is 0.118.** That median number represents one Equivalent Residential Unit (ERU). The more ERU's a parcel has, the more storm water runoff it generates; therefore, the more it uses the storm drain system.

The amount each parcel uses the storm drain system is computed by the following formula:

$$\frac{(\text{Your Parcel Area}) \times (\text{Impervious Percentage})}{0.118} = \text{your ERU}$$

The proposed maximum Fee rate for fiscal year 2006-07 is **\$86.00 per ERU**, which equates to **\$7.17 per ERU per month**. For example, if the size

Rancho Palos Verdes Impervious Percentage Table

Land Use	Impervious %	Acreage Range	Square Foot Range
SFR1	74.0%	0.01-0.16	~1-7,012
SFR2	58.0%	0.161-0.20	~7,013-8,755
SFR3	48.5%	0.201-0.28	~8,756-12,239
SFR4	41.0%	0.281-0.54	~12,240-23,565
SFR5	34.5%	0.541-2.99	~23,566-130,680
Others	*		

* These properties were reviewed individually to determine the actual impervious percentage for each parcel.

of your single-family residential property is .23 acre, your Fee has been calculated using the Impervious Percentage Table as follows:

$$.23 \times 0.485 = \frac{0.112}{0.118} = 0.9492 \text{ ERU} \times \$86 = \text{\$81.63 your storm drain user fee}$$

Because of the variations in larger properties, all condominium, multi-family residential, institutional (such as churches and private schools) and government-owned properties, were reviewed individually to determine the actual impervious coverage for each parcel.

The parcel areas for condominiums are calculated by dividing the total area of the condominium complex, which includes the common areas, by the number of condominium units. The total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. This divides the runoff of the entire complex to each of the individual units.

Parcels within the City that have storm water runoff flowing out of the City without going through any portion of the City's storm drain system will not be charged a Fee. There are also a number of County-maintained storm drains within the City. If a parcel drains exclusively to the County-maintained system, it will not be charged a Fee.