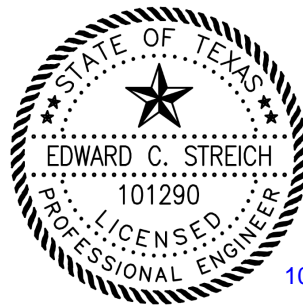


IMPACT FEE PROGRAM
LAND USE ASSUMPTIONS
CAPITAL IMPROVEMENT PLAN
CLEAR LAKE CITY WATER AUTHORITY

Prepared by:




10/16/2023

Edward C. Streich


Lockwood, Andrews & Newnam, Inc.
TSPE ID# F-2614

October 16, 2023

LEGEND

 Gravity Sanitary Sewer Line

 Water Distribution Line

 Space Center Sanitary Sewer Service Area

 El Dorado Sanitary Sewer Service Area

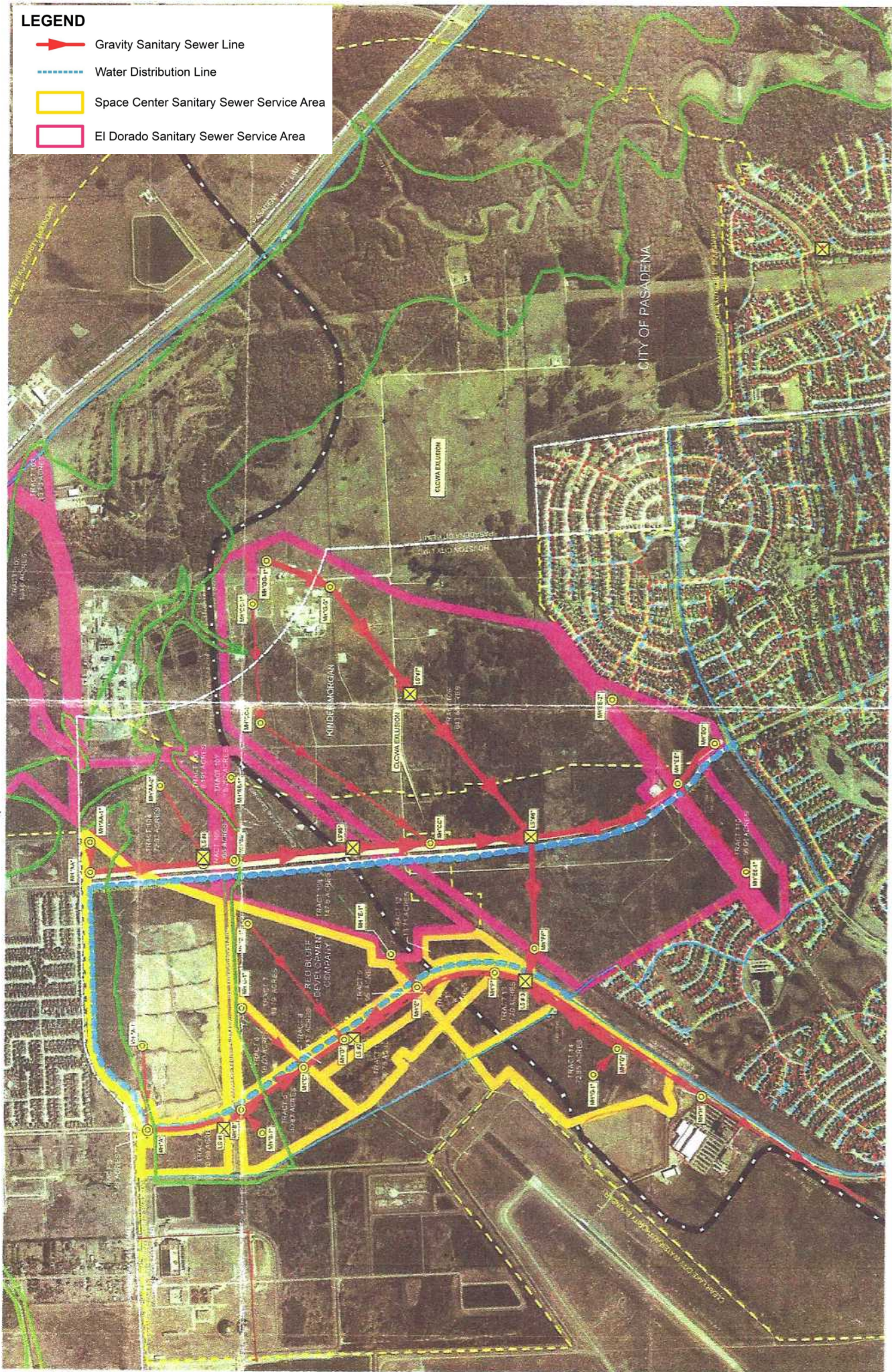


Table 1A - Buildout Projections
Clear Lake City Water Authority
As of 10/09/23

(A) Land Use Table

	Acreage	Equivalent Connections	
		Active	Ultimate
<u>Developable Areas in CLCWA served by Authority</u>			
Served from Prior Bond Issues	8,471	28,354	32,309
To be Served from the Proposed Bonds	0	0	0
<u>To be Served from Future Developments</u>	<u>226</u>	<u>0</u>	<u>818</u>
Subtotal	8,698	28,354	33,127
<u>Developable Areas in CLCWA served by Others</u>			
Bayport Industrial - served by CIWA	1,430	0	0
Developments currently served by the City of Pasadena	535	1,667	1,667
<u>Future developments to be served by City of Pasadena</u>	<u>183</u>	<u>0</u>	<u>200</u>
Subtotal	2,148	1,667	1,867
<u>Undevelopable Areas</u>			
Streets	1,510	0	0
Drainage Easements	722	0	0
Permanent Flood Plains	516	0	0
<u>Parks, Recreational and Open Space</u>	<u>2,057</u>	<u>0</u>	<u>0</u>
Subtotal	4,805	0	0
Total of all areas within CLCWA Boundaries	15,650	30,021	34,994

<u>Developable Areas served by CLCWA systems</u>			
Developable Areas within CLCWA served by the Authority via Prior, Proposed or Future Bonds	8,471	28,354	33,127
<u>Outside Customers served by CLCWA systems</u>	<u>837</u>	<u>1,556</u>	<u>1,576</u>
Total served by CLCWA systems	9,308	29,910	34,703

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
(B) Development from Prior Bonds				
AREAS within CLCWA served by CLCWA				
ARMAND PLACE APARTMENTS	Multi Family	10.07	155	155
ARMAND, THE	Commercial	32.31	229	271
BAY FOREST SEC. 1	Single Family	103.40	222	222
BAY FOREST SEC. 1 COMMERCIAL	Commercial	6.26	23	23
BAY FOREST SEC. 2	Single Family	80.52	206	206
BAY FOREST SEC. 3	Single Family	104.97	300	300
BAY FOREST SEC. 3 COMMERCIAL	Commercial	2.88	4	11
BAY FOREST SEC. 4	Single Family	9.86	30	30
BAY FOREST SEC. 5	Single Family	14.80	55	55
BAY FOREST SEC. 6	Single Family	5.91	23	23
BAY GLEN SEC. 1	Single Family	82.23	266	266
BAY GLEN SEC. 1 COMMERCIAL	Commercial	5.66	0	34
BAY GLEN SEC. 1 SCHOOL	School Site	10.00	29	29
BAY GLEN SEC. 2	Single Family	63.09	215	215
BAY GLEN SEC. 3	Single Family	31.55	89	89
BAY GLEN SEC. 4	Single Family	53.24	223	223
BAY GLEN SEC. 5	Single Family	57.82	257	257
BAY GLEN SEC. 6	Single Family	10.79	45	45
BAY GLEN SEC. 6 COMMERCIAL	Commercial	2.24	11	11
BAY GLEN SEC. 7	Single Family	5.95	7	7
BAY GLEN SEC. 8	Single Family	55.07	239	239
BAY GLEN SEC. 8 COMMERCIAL	Commercial	2.90	24	24
BAY GLEN SEC. 9 COMMERCIAL	Commercial	6.00	22	22
BAY GLEN SEC. 10 COMMERCIAL	Commercial	1.00	4	4
BAY GLEN SEC. 11	Single Family	11.83	48	48
BAY KNOLL SEC. 1	Single Family	74.58	190	190
BAY KNOLL SEC. 1 COMMERCIAL	Commercial	0.70	4	4
BAY KNOLL SEC. 2	Single Family	92.48	229	229
BAY KNOLL SEC. 2 COMMERCIAL	Commercial	3.65	6	6
BAY KNOLL SEC. 3	Single Family	45.03	120	120

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
BAY KNOLL SEC. 3 COMMERCIAL	Commercial	40.08	40	72
BAY KNOLL SEC. 4	Church	14.56	0	68
BAY KNOLL SEC. 5	Single Family	12.83	43	43
BAY KNOLL SEC. 6	Single Family	6.06	24	24
BAY KNOLL SEC. 7	Single Family	5.24	15	15
BAY KNOLL SEC. 8	Single Family	12.27	48	48
BAY OAKS CLUB HOUSE	Commercial	68.06	19	19
BAY OAKS SEC. 1	Single Family	159.61	278	278
BAY OAKS SEC. 2	Commercial	1.49	5	5
BAY OAKS SEC. 3	Single Family	32.62	77	77
BAY OAKS SEC. 4	Single Family	33.22	88	88
BAY OAKS SEC. 4 COMMERCIAL	Commercial	1.50	6	6
BAY OAKS SEC. 5	Single Family	75.43	67	67
BAY OAKS SEC. 5 COMMERCIAL	Commercial	2.35	6	6
BAY OAKS SEC. 6	Single Family	26.09	59	59
BAY OAKS SEC. 6, REPLAT	Single Family	6.20	16	16
BAY OAKS SEC. 7	Single Family	96.37	184	184
BAY OAKS SEC. 8	Single Family	3.44	10	10
BAY OAKS SEC. 9	Single Family	4.91	17	17
BAY OAKS SEC. 10	Single Family	11.94	16	16
BAY OAKS SEC. 11	Single Family	18.71	35	35
BAY OAKS SEC. 12	Single Family	23.00	56	56
BAY OAKS SEC. 12 - St. Clare of Assisi Church	Church	11.39	2	2
BAY OAKS SEC. 13	Single Family	2.74	6	6
BAY OAKS SEC. 14	Single Family	8.12	19	19
BAY OAKS SEC. 15	Single Family	18.00	47	47
BAY OAKS SEC. 16	Single Family	10.64	22	22
BAY POINTE SEC. 1	Commercial	19.14	45	93
BAY POINTE PLAZA	Commercial	11.29	23	80
BAY POINTE SEC. 2 Reserve A	Retail	1.32	7	7
BAY POINTE SEC. 2 Reserve A1	Retail	9.08	24	24
BAY POINTE SEC. 3	Single Family	32.39	120	120
BAY POINTE SEC. 4	Single Family	30.68	125	125
BAY POINTE SEC. 5	Single Family	40.50	172	172

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
BAY POINTE SEC. 6	Single Family	16.00	60	60
BAY POINTE SEC. 7	Single Family	43.33	84	84
BAY TERRACE SEC. 1	Commercial	96.08	466	469
BAY TERR. SEC. 1 - Westminster Christian Academy	School	4.45	6	6
BAY TERR. SEC. 1 - Bay Area Presbyterian Church	Church	2.62	2	2
BAY TERR. SEC. 1 - Kingdom Hall of Jehovah's Wit.	Church	1.47	1	1
BAY TERRACE SEC. 3 - The Preserve, 600 E. Medical	Multi Family	29.63	378	378
BAYWIND CONDOS	Condos	7.67	135	135
BFRE Ventures Ltd	Commercial	5.833	0	0
BROOK FOREST SEC. 1	Single Family	107.12	242	242
BROOK FOREST SEC. 2	Single Family	86.30	320	320
BROOK FOREST SEC. 3	Single Family	147.01	393	393
BROOKWOOD SEC. 1	Single Family	106.80	341	341
BROOKWOOD SEC. 2	Single Family	106.61	261	261
BROOKWOOD SEC. 3, Phase 1	Single Family	39.43	73	73
BROOKWOOD SEC. 3, Phase 2	Single Family	56.72	178	178
BROOKWOOD SEC. 4	Single Family	14.95	51	51
BROOKWOOD SEC. 4 - University Baptist Church	Church	18.90	6	6
CAMINO - Marriott	Commercial	3.45	35	35
CAMINO CENTER	Commercial	3.84	12	12
CAMINO CENTER	Commercial	4.11	13	13
CAMINO PARK TOWNHOMES	Multi Family	10.64	56	56
CAMINO SOUTH SEC. 1	Single Family	106.10	352	352
CAMINO SOUTH SEC. 1 - United Church of Christ	Church	4.22	4	8
CAMINO SOUTH SEC. 1 - Church	Church	6.97	2	2
CAMINO SOUTH SEC. 2	Commercial	28.13	342	336
CAMINO SOUTH SEC. 2 - Hamptons Apartments	Multi Family	13.51	248	248
CAMINO SOUTH SEC. 3	Single Family	139.33	462	462
CAMINO SOUTH SEC. 4	Single Family	98.21	416	416
CAMINO SOUTH SEC. 5 COMMERCIAL	Commercial	19.71	41	41
CAMINO SOUTH SEC. 6 COMMERCIAL	Commercial	8.93	92	95
MEADOW GREEN SEC. 1 - Catholic Church	Church	10.00	2	2
CLEAR CREEK ELEMENTARY #23	School	26.57	25	25
CLEAR CREEK INTERMEDIATE SCHOOL	School	11.09	29	29

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
CCE23 - Living Word Church of the Bay Area	Church	6.43	3	10
CAMINO SOUTH SEC 3. - Clear Lake Bible Church	Church	5.56	2	2
CLEAR LAKE CITY INDUSTRIAL PARK SEC. "A"	Commercial	72.44	537	537
CLEARPOINT CROSSING RESIDENCES	Multi Family	14.44	200	200
CLC IND. PARK SEC. "A" - The Cove Apartments	Multi Family	2.22	10	10
CLC IND. PARK SEC. "A" - University Trace Condos	Multi Family	5.77	90	90
CLC IND. PARK SEC. "B"	Commercial	11.40	115	115
CLC IND. PARK SEC. "B" - The Cove Apartments	Multi Family	7.06	148	148
CLC IND. PARK SEC. "B" - University Green Apts	Multi Family	6.63	139	142
CLC IND. PARK SEC. "C"	Commercial	47.33	256	256
CLC IND. PARK SEC. "D-1"	Commercial	11.88	43	43
CLC IND. PARK SEC. "D-2"	Commercial	19.85	137	137
CLC IND. PARK SEC. "D-3"	Commercial	27.03	152	152
CLC IND. PARK SEC. "D-4"	Commercial	6.00	10	10
CLC IND. PARK SEC. "D-5"	Commercial	13.53	73	73
CLC IND. PARK SEC. "D-6"	Commercial	8.59	49	49
CLC IND. PARK SEC. "E"	Commercial	8.32	89	90
CLC IND. PARK SEC. "E" - Harbor Tree Apts	Multi Family	6.18	108	108
CLC SECTION 1 - DH Apts, Ltd (Bay Place)	Multi Family	7.51	139	139
CLC SECTION 1 - DH Apts, Ltd (Bay Place)	Multi Family	3.59	68	68
CLC SECTION 1 - Kings Village Townhomes	Multi Family	5.65	60	60
CLC SEC 1 - St. Andrews PI (formerly Chateau Dijon)	Multi Family	4.06	107	107
CLC SEC 1 - St. Andrews PI (formerly Chateau Dijon)	Multi Family	4.48	117	117
CLC SEC. 1 - Ramada Duplexes	Multi Family	5.00	46	46
CLC SEC. 1 - Ramada Townhomes	Multi Family	4.13	35	35
CLC SEC. 1 - Reseda Townhomes	Multi Family	4.13	50	50
CLC SEC. 1 - Balance	Commercial	87.40	217	259
CLC SEC. 3 - Church at Bay Area & Space Center	Church	2.00	18	21
CLC SEC. 3 - Village Green Apartments	Multi Family	7.67	140	140
CLC SEC. 3 - Wolf Creek Apartments	Multi Family	7.66	140	140
CLEAR LAKE FOREST SEC. 1	Single Family	41.24	129	129
CLEAR LAKE FOREST SEC. 2	Single Family	72.80	241	241
CLEAR LAKE FOREST SEC. 3	Single Family	26.32	89	89
CLEAR LAKE FOREST SEC. 4	Single Family	49.81	135	135

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
CLEAR LAKE FOREST SEC. 5	Single Family	54.94	170	170
CLEAR LAKE FOREST SEC. 6	Single Family	2.12	10	10
CLEAR LAKE FOREST SEC. 6 COMM	Commercial	0.54	1	1
CLEAR LAKE FOREST SEC. 7 (Pasadena)	Single Family	7.48	30	30
CLEAR LAKE SCHOOLS - ESCUELA	Schools	80.04	133	174
CLEAR LAKE VILLAGE	Multi Family	5.08	138	138
CLEARPOINT SEC. 1	Commercial	13.71	51	51
CLEARPOINT SEC. 2 (1171070000001)	Commercial	8.00	0	32
CLEARPOINT Tract 1 (Space Center Blvd)	School	179.80	0	143
CLEARPOINT Tract 2 (Space Center Blvd)	Commercial	2.00	0	8
CLEARPOINT Tract 3 (Space Center Blvd)	Commercial	1.50	4	4
CLEARPOINT Tract 4 (Space Center Blvd)	Commercial	21.00	205	224
CLEARPOINT Tract 5 (Space Center Blvd)	Commercial	41.00	55	368
CLEARPOINT Tract 6 (Space Center Blvd)	Commercial	16.00	0	93
CLEARPOINT Tract 7 (Space Center Blvd)	Commercial	95.00	0	555
CLEARPOINT Tract 8 (Space Center Blvd)	Commercial	14.00	36	67
CLEARPOINT Tract 9 (Space Center Blvd)	Commercial	2.00	0	8
CLEARPOINT Tract 10 (Space Center Blvd)	Detention	30.00	0	0
CLEARPOINT Tract 11 (Space Center Blvd)	Detention	8.80	0	0
CLEARPOINT Tract 12 Space Center Blvd	Detention	13.70	0	0
CLEARPOINT Tract 13 (Space Center Blvd)	Industrial	27.70	26	133
CLEARPOINT Tract 14 (Space Center Blvd)	Industrial	72.90	0	351
CLOISTERS CONDOS	Multi Family	3.25	0	63
COASTAL PLAINS CHURCH	Church	3.00	0	0
COMMERCIAL SITE - SPACE CENTER/BAY AREA	Commercial	29.69	209	209
EL CAMINO VILLAGE SHOPPING CENTER (65 ac tr)	Commercial	1.50	5	5
EL DORADO PLACE APARTMENTS	Multi Family	8.06	122	122
ELLINGTON FIELD & SPACEPORT	Industrial		92	1,191
FAIRWIND APARTMENTS	Multi Family	5.04	87	87
HARBOUR ESTATES	Single Family	6.58	7	7
HARBOUR VILLAGE	Single Family	10.15	12	12
HOUSE OF PRAYER LUTHERAN BW1 (JS Subd)	Church	4.98	57	69
KING'S PARK NORTH	Mixed Use	17.89	290	290
KINGS PARK APARTMENTS, Ltd	Multi Family	4.47	107	107

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
KINGS PARK TOWNHOMES	Multi Family	2.24	39	39
KINGS PARK SOUTH (The Caroline Luxury Apts)	Mixed Use	16.29	312	312
KIRBY LAKE (Plotkin Tract)	Single Family	39.22	151	151
KIRBY OAKS - KAUFFMAN TRACT	Single Family	8.68	32	32
KIRBY PLACE (replat of Kirby Office Center)	Single Family	19.69	109	109
KIRBYBEND COMM	Commercial	1.98	0	20
KIRBYBEND SEC. 1	Single Family	33.77	119	119
KIRBYBEND SEC. 2	Single Family	4.70	22	22
KIRBYWOODS	Single Family	29.77	82	82
LAKE COUNTRY	Single Family	38.79	106	106
LAS PALMAS APARTMENTS (65 ac tr)	Multi Family	20.00	217	217
MEADOWGREEN SEC. 1	Single Family	82.16	271	271
MEADOWGREEN SEC. 1 COMMERCIAL	Commercial	0.95	5	5
MEADOWGREEN SEC. 2	Single Family	103.17	383	383
MEADOWGREEN SEC. 2 COMMERCIAL	Commercial	4.79	24	120
MEADOWGREEN SEC. 3	Single Family	63.21	272	272
MIDDLEBROOK SEC 1 - MIDDLEBROOK COMM ASSN	Commercial	13.78	1	1
MIDDLEBROOK SEC. 1	Single Family	168.67	531	531
MIDDLEBROOK SEC. 2	Single Family	116.87	493	493
NORTHFORK SEC. 1	Single Family	88.22	307	307
NORTHFORK SEC. 2	Single Family	74.83	264	264
NORTHFORK SEC. 3	Single Family	30.77	112	112
NORTHFORK SEC. 4	Single Family	16.55	54	54
NORTHFORK SEC. 5	Single Family	36.83	123	123
NORTHFORK SEC. 6	Single Family	14.00	59	59
NORTHFORK SEC. 7	Single Family	32.86	119	119
OAKBROOK SEC. 1	Single Family	39.84	33	33
OAKBROOK SEC. 1 MULTI FAMILY	Multi Family	155.09	981	981
OAKBROOK SEC. 1 - Methodist Church	Church	5.00	2	2
OALBROOK SEC. 1 - Philadelphia Church	Church	3.84	2	2
OAKBROOK SEC. 2	Single Family	51.51	221	221
OAKBROOK SEC. 2 COMMERCIAL	Commercial	30.92	29	29
OAKBROOK SEC. 3	Single Family	275.48	481	481
OAKBROOK SEC. 3 COMMERCIAL	Commercial	8.64	43	215

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
OAKBROOK SEC. 4	Single Family	128.18	284	284
OAKBROOK WEST SEC. 1 - CL Intermediate School	School Site	22.68	34	61
OAKBROOK WEST SEC. 1	Single Family	79.17	128	128
OAKBROOK WEST SEC. 2	Single Family	101.09	201	201
OAKBROOK WEST SEC. 2 - CL Presbyterian Church	Church	4.94	2	2
OAKBROOK WEST SEC. 3	Single Family	75.06	231	231
OAKBROOK WEST SEC. 3 COMMERCIAL	Commercial	1.88	16	16
OAKBROOK WEST SEC. 4	Single Family	158.94	412	412
OAKBROOK WEST SEC. 5	Single Family	5.11	17	17
OAKBROOK WEST SEC. 6 COMMERCIAL	Commercial	5.23	17	17
OLD CHAMPIONS PARK	Park	1.00	1	1
PALMS at CLEAR LAKE APARTMENTS	Multi Family	9.63	145	145
PAPPAS #1 - BFRE Ventuest Ltd Oil/Gas Well	Oil / Gas Well	5.83	0	0
PAPPAS #1 - Village on the Lake Apts Ph #1 w/ 4.483 Ac Lake	Multi Family	27.206	234	234
PAPPAS #2 - Village on the Lake Apartments Phase #2	Multi Family	11.48	135	135
PAPPAS #2 - Armandwilde Townhomes	Multi Family	11.12	76	89
PAPPAS #3 - The Shores at Clear Lake	Multi Family	7.81	29	29
PAPPAS #3 - Olajawon Farms	Commercial	32.77	8	123
PAPPAS #3 - Olajawon Farms	Commercial	0.61	0	0
PARK at ARMAND BAYOU APTS	Multi Family	110.50	214	214
PARK at ARMAND BAYOU Ph 2 APTS	Multi Family	22.35	104	104
PARK SHADOWS TOWNHOMES	Multi Family	7.44	33	33
PINE BROOK COURT	Single Family	2.77	7	7
PINE BROOK SEC. 1	Single Family	40.90	127	127
PINE BROOK SEC. 2	Single Family	26.03	60	60
PINE BROOK SEC. 3	Single Family	45.29	106	106
PINE BROOK SEC. 4	Single Family	55.78	88	88
PINE BROOK SEC. 5	Single Family	11.43	32	32
PINE BROOK SEC. 6	Single Family	19.88	57	57
PINE BROOK SEC. 7	Single Family	27.92	79	79
PINE BROOK SEC. 8	Single Family	37.44	84	84
PINE BROOK SEC. 9	Single Family	25.10	77	77
PINE BROOK SEC. 10	Single Family	27.05	82	82
PINE BROOK SEC. 11	Single Family	23.73	76	76

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
PORT COMMERCE - A portion of Kinder Morgan Tr 104	Industrial	72.03	47	47
ROY ISLES ESTATES (Taylor Lake Village)	Single Family	12.19	4	4
SAMARITAN CENTER CHARITIES (65 ac tr)	Commercial	3.05	10	10
SEAFARER TOWNHOMES	Multi Family	8.41	83	83
SKYLAR POINTE APTS (formerly Camino Village Apts)	Multi Family	17.85	271	271
SOUTHWESTERN BELL	Commercial	9.57	1	1
TAYLORCREST CONDOS	Condos	8.50	145	145
TAYLOR LAKE ESTATES	Single Family	23.00	59	59
TAYLOR LAKE SHORES SEC. 1	Single Family	31.88	37	37
TAYLOR LAKE SHORES SEC. 2	Single Family	7.99	8	8
TAYLOR LAKES VILLAGE CITY HALL	Commercial	8.88	10	10
TIFFANY BAY TOWNHOMES	Multi Family	3.15	28	28
TIMBER COVE (WCID 75)	Single Family	103.27	262	262
UNIVERSITY FOREST APARTMENTS	Multi Family	11.27	82	82
UNIVERSITY GREEN SEC. 1 TOWNHOMES	Multi Family	10.85	47	47
UNIVERSITY GREEN SEC. 2	Single Family	36.37	118	118
UNIVERSITY GREEN SEC. 3	Single Family	35.36	176	176
UNIVERSITY GREEN SEC. 4 TOWNHOMES	Multi Family	20.40	100	100
UNIVERSITY GREEN SEC. 5	Single Family	28.99	154	154
UNIVERSITY GREEN SEC. 6 TOWNHOMES	Multi Family	26.01	113	113
UNIVERSITY OF HOUSTON (UHCL)	School	330.96	251	251
UNIVERSITY OF HOUSTON COMM	Commercial	82.74	414	414
UNIVERSITY PARK PATIO HOMES SEC. 2	Single Family	8.60	29	29
UNIVERSITY PARK PATIO HOMES SEC. 3	Single Family	5.63	26	26
UNIVERSITY PARK PATIO HOMES SEC. 4	Single Family	12.00	56	56
UNIVERSITY PARK SEC. 1 (Lenox Clear Lake)	Mixed Use	42.28	225	511
UNIVERSITY PARK SEC. 2 Replat - Univ. Park Patio Homes	Single Family	12.46	56	56
UNIVERSITY SQUARE SEC. 1	Commercial	9.62	84	87
UNIVERSITY SQUARE SEC. 2	Commercial	13.05	48	48
UNIVERSITY SQUARE SEC. 3	Commercial	26.78	100	100
UNIVERSITY SQUARE SEC. 4	Commercial	11.10	41	41
VILLAGE SOUTH APARTMENTS	Multi Family	1.01	101	101
WEBSTER SUPPORTIVE HOUSING APTS	Multi Family	0.00	113	113
(B) Total within CLCWA served by CLCWA from Prior Bonds		8471.44	28,354	32,309

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreeage	Active	Ultimate
<u>(C) Development from Proposed Bonds</u>				
None		0.00	0	0
<u>(D) Developments within CLCWA to be served in the Future</u>				
KINDER MORGAN TRACT 105	Undevelopable	2.07	0	0
KINDER MORGAN TRACT 106 (portion within CLCWA)	Industrial	5	0	20
KINDER MORGAN TRACT 107 (portion within CLCWA)	Undevelopable	3	0	0
KINDER MORGAN TRACT 108	Industrial	147.6	0	590
KINDER MORGAN TR 109 (portion within CLCWA & not in 161)	Single Family	18.97	0	66
KINDER MORGAN TR 109 (portion within CLCWA & not in 161)	Commercial	10.4	0	0
University Park Assisted Living	Multifamily	3.00	0	30
University Park Residential	Single Family	6.00	0	24
University Park Residential	Single Family	7.00	0	28
University Park (San Jac.College)	School	21.00	0	0
Exploration Park (transfer from NASA)	Commercial		0	50
Addition 24	Single Family	<u>2.37</u>	<u>0</u>	<u>10</u>
(D) Total Areas currently in CLCWA to be Developed with Future Bonds		226.41	0	818
<u>Areas currently within CLCWA but served by CIWA</u>				
Bayport Industrial - served by CIWA	Industrial	<u>1,623</u>	<u>0</u>	<u>0</u>
Total areas currently within CLCWA but served by CIWA		1,623	0	0
<u>Areas currently within CLCWA but served by Pasadena</u>				
Endeavor Condos	Condos	2.83	26	26
Pasadena River Oaks	Single Family	22.55	19	19
Providence Bayou	Single Family	13.49	43	43
Santorini Estates Sec 1	Single Family	12.56	42	42
Santorini Estates Sec 2	Single Family	7.09	16	16
Santorini Estates Sec 2A	Single Family	0.93	2	2
Santorini Estates Sec 3	Single Family	3.15	10	10
Turtle Creek Sec 1	Single Family	11.06	27	27
Turtle Creek Sec 2	Single Family	18.95	53	53
Turtle Creek Sec 3	Single Family	19.93	60	60
Village Grove Sec 1	Single Family	88.97	313	313
Village Grove Sec 2A	Single Family	48.99	219	219
Village Grove Sec 2B	Single Family	59.59	153	153
Village Grove Sec 3	Single Family	4.66	19	19
Village Grove Sec 4	Single Family	57.85	161	161
Village Grove Sec 5	Single Family	11.65	50	50
Village Grove East Sec 1	Single Family	50.66	90	90
Village Grove East Sec 2	Single Family	16.40	56	56

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreeage	Active	Ultimate
Village Grove East Sec 3	Single Family	17.22	73	73
Village Grove East Sec 4	Single Family	49.64	95	95
Village Grove East Townhomes	Single Family	16.45	140	140
Areas within CLCWA served by Pasadena		534.62	1,667	1,667
<u>Areas currently within CLCWA but served by Webster</u>				
CLC IND. PARK SEC. "E" - Falls at Clear Lake	Multi Family	8.43	286	286
Areas within CLCWA served by Webster		8.43	286	286
<u>Areas not currently within CLCWA but could be annexed and served by CLCWA</u>				
Kinder Morgan Tract 109 - portion not in CLCWA or #161	Single Family	298.16	0	785
Subtotal		298.16	0	785
<u>Outside Customers Currently Served by CLCWA</u>				
<u>Individual Developments</u>				
METRO AIRPORT	Commercial	3.35	4	4
PASADENA SERVICE AREA (El Cary Estates)	Single Family	99.17	235	235
H.C. YOUTH VILLAGE & PARK	School & Park	156.74	27	27
MEMORY LANE	Single Family	11.38	9	22
SO TAYLOR LAKE WATER CORP	Single Family	11.85	13	13
Subtotal Individual Develpments		282.49	288	301
<u>HCWCID #156</u>				
BAY OAKS SECTION 17	Single Family	19.846	45	45
BAY OAKS SECTION 18	Single Family	11.603	28	28
BAY OAKS SECTION 19	Single Family	22.647	54	54
BAY OAKS SECTION 20	Single Family	7.991	22	22
BAY OAKS SECTION 21	Single Family	7.799	20	20
PINE BROOK PATIO HOMES	Single Family	15.109	49	49
PINE BROOK SECS 12 & 13	Single Family	36.15	102	102
PINE BROOK SECTION 14	Single Family	21.221	50	57
Subtotal HCWCID #156		142.37	370	377

Table 1B - CLCWA Buildout Projections				
As of 10/09/2023				
			ESF Connections	
Subdivision or Project Name	Type Develop.	Acreage	Active	Ultimate
<u>HCWCID #161</u>				
KINDER MORGAN TRACT 109 - Reserves at Clear Lake SF		345.04	778	778
KIINDER MORGAN TR 110 - Reserves at Clear Lake Comm		<u>66.96</u>	<u>120</u>	<u>120</u>
Subtotal HCWCID #161		412.00	898	898
TOTAL OUTSIDE CUSTOMERS				
		836.85	1,556	1,576
<u>Areas currently within CLCWA that are undeveloped but could be served in the future by Pasadena</u>				
Kinder Morgan Tract 101 - portion of 123.1 acres	Commercial	123.10	0	120
Kinder Morgan Tract 102 - portion of 133.6 acres	Commercial	<u>60.00</u>	<u>0</u>	<u>80</u>
Subtotal		183.10	0	200
<u>RECAP</u>				
CLCWA Customers in Service Area, Prior Bonds			28,354	32,309
CLCWA Customers in Service Area, Prop Bonds			0	0
CLCWA Customers in Service Area, Future Bonds			0	818
<u>Outside Customers currently being served</u>			<u>1,556</u>	<u>1,576</u>
Total in CLCWA Service Area and Outside Customers			29,910	34,703

Table 2A - Wastewater Commitments/Demand vs Capacity									
Clear Lake City Water Authority									
As of 10/09/2023									
Year 2023		Wastewater Demand			Wastewater Capacity Review				
CLCWA Commitments / Demand		ESFC	GPD		Entity	ESFC	GPD	Balance	
CLCWA Customer Commitments (1)		28,215							
Outside Customer Commitments (2)		658							
CLCWA Commitments / Demand Total		28,873	8,661,900						
Phase 1 Impact Fee Service Area (Bold figures are Builtout in 2023)									
KM Tract 104 - Port Commerce, CLCWA Customer		47	14,100						
KM Tract 105 - Undevelopable		0	0						
KM Tract 106 - Industrial, Outside Customer		0	0						
KM Tract 107 - Undevelopable		0	0						
KM Tract 108 - Industrial, Outside Customer		0	0						
KM Tract 109 - Reserves at CL SF in HCWCID 161, Outside Customer		778	233,400						
KM Tract 109 - Tract remainder not in HCWCID 161, Outside Customer		0	0						
KM Tract 110 - Reserves at CL Comm in HCWCID 161, Outside Customer		120	36,000						
Ellington Field Tracts (Spaceport), CLCWA Customer		92	27,600						
Additional Pappas Tracts Capacity, CLCWA Customer		0	0						
Phase 1 Impact Fee Service Area Total		1,037	311,100						
Total CLCWA + Phase 1 Demand		29,910	8,973,000						
						30,333	9,100,000	127,000	
						<u>Ex. NASA Capacity Share</u>	<u>900,000</u>		
						33,333	10,000,000		
						WWTP Total			
(1) Not including Ellington Field (Spaceport), Port Commerce or Additional Pappas									
(2) Not including Tracts 105-110 & HCWCID 161									

Table 2B - Wastewater Commitments/Demand vs Capacity						
Clear Lake City Water Authority						
As of 10/09/2023						
Year 2028						
			Wastewater Demand		Wastewater Capacity Review	
	ESFC	GPD	Entity	ESFC	GPD	Balance
CLCWA Commitments / Demand						
CLCWA Customer Commitments (1)	29,600					
Outside Customer Commitments (2)	678					
CLCWA Commitments / Demand Total	30,278	9,083,400	Ex. CLCWA Capacity	30,333	9,100,000	16,600
Phase 1 Impact Fee Service Area (Bold figures are Builtout in 2023)						
KM Tract 104 - Port Commerce, CLCWA Customer	47	14,100				
KM Tract 105 - Undevelopable	0	0				
KM Tract 106 - Industrial, Outside Customer	0	0				
KM Tract 107 - Undevelopable	0	0				
KM Tract 108 - Industrial, Outside Customer	0	0				
KM Tract 109 - Reserves at CL SF in HCWCID 161, Outside Customer	778	233,400				
KM Tract 109 - Tract remainder not in HCWCID 161, Outside Customer	0	0				
KM Tract 110 - Reserves at CL Comm in HCWCID 161, Outside Customer	120	36,000				
Ellington Field Tracts (Spaceport), CLCWA Customer	1,191	357,300				
Additional Pappas Tracts Capacity, CLCWA Customer	0	0				
Phase 1 Impact Fee Service Area Total	2,136	640,800	2023-2028 WWTP Add.	3,333	1,000,000	359,200
Total CLCWA + Phase 1 Demand	32,414	9,724,200	CLCWA Subtotal	33,667	10,100,000	375,800
			Ex. NASA Share	3,000	900,000	
			WWTP Total	36,667	11,000,000	
(1) Not including Ellington Field (Spaceport), Port Commerce or Additional Pappas						
(2) Not including Tracts 105-110 & HCWCID 161						

Table 2C - Wastewater Commitments/Demand vs Capacity						
Clear Lake City Water Authority						
As of 10/09/2023						
Ultimate						
Wastewater Demand			Wastewater Capacity Review			
	ESFC	GPD	Entity	ESFC	GPD	Balance
CLCWA Customer Commitments (1)	31,213					
Outside Customer Commitments (2)	678					
CLCWA Commitments / Demand Total	31,891	9,567,300	Ex. CLCWA Capacity	33,667	10,100,000	
Phase 1 Impact Fee Service Area (Bold figures are Builtout in 2023)						
KM Tract 104 - Port Commerce, CLCWA Customer	47	14,100				
KM Tract 105 - Undevelopable	0	0				
KM Tract 106 - Industrial, Outside Customer	20	6,000				
KM Tract 107 - Undevelopable	0	0				
KM Tract 108 - Industrial, Outside Customer	590	177,000				
KM Tract 109 - Reserves at CL SF in HCWCID 161, Outside Customer	778	233,400				
KM Tract 109 - Tract remainder not in HCWCID 161, Outside Customer	66	19,800				
KM Tract 110 - Reserves at CL Comm in HCWCID 161, Outside Customer	120	36,000				
Ellington Field Tracts (Spaceport), CLCWA Customer	1,191	357,300				
Additional Pappas Tracts Capacity, CLCWA Customer	0	0				
Phase 1 Impact Fee Service Area Total	2,812	843,600				
Total CLCWA + Phase 1 Demand	34,703	10,410,900				
			Ult. WWTP Addition	1,167	350,000	
			CLCWA Subtotal	34,833	10,450,000	39,100
			Ex. NASA Share	3,000	900,000	
			WWTP Total	37,833	11,350,000	
(1) Not including Ellington Field (Spaceport), Port Commerce or Additional Pappas						
(2) Not including Tracts 105-110 & HCWCID 161						

Table 2D - Wastewater Commitments/Demand vs Capacity						
Clear Lake City Water Authority						
As of 10/09/2023						
Opinion of Probable Costs - Capital Improvement Plan						
<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Amount</u>	<u>ESFC</u>	<u>\$/ESFC</u>
2023-2028 WWTP Addition	1,000,000	gpd	\$12.00	\$12,000,000		
Contingencies 15%			\$1.80	\$1,800,000		
Engineering 25%			\$3.00	\$3,000,000		
Total	1,000,000	gpd	\$16.80	\$16,800,000	3,333.33	\$5,040.00

Table 3 - Water Demand vs Capacity						
Clear Lake City Water Authority						
As of 10/09/2023						
SYSTEM DEMANDS	Factors	2023 Current	2028 Projected CLCWA Only	2028 Projected CLCWA & New Dev.	Ultimate Projected	
Equivalent Single-Family Connections (ESFC)		29,910	30,781	34,703	34,703	
Average People per ESFC	3.00					
Population		89,730	92,343	104,109	104,109	
Average Daily Demand (ADD) per person	130					
Average Daily Demand (ADD) in MGD		11.66	12.00	13.53	13.53	
ADD to Peak Day Demand Factor	1.8					
Peak Day Demand (PDD) in MGD		21.00	21.61	24.36	24.36	
PDD to Peak Hourly Demand Factor	1.6					
Peak Hourly Demand (PHD) in MGD		33.59	34.57	38.98	38.98	
SYSTEM CAPACITIES		2023 Current	2028 Projected CLCWA Only	2028 Projected CLCWA & New Dev.	Ultimate Projected	
Surface Water Plant Capacity (MGD)		20.45	20.45	20.45	20.45	
Surface Water Pumping Capacity (MGD)		32.00	32.00	32.00	32.00	
Groundwater Supply Capacity	gpm	MGD	MGD	MGD	MGD	
Well No. 1	1200	1.73	1.73	1.73	1.73	
Well No. 2	1000	1.44	1.44	1.44	1.44	
Well No. 3	1000	1.44	1.44	1.44	1.44	
Well No. 4 - not normally used	0	0.00	0.00	0.00	0.00	
Well No. 5	1100	1.58	1.58	1.58	1.58	
Well No. 6 - not normally used	0	0.00	0.00	0.00	0.00	
Well No. 7	1500	2.16	2.16	2.16	2.16	
Well No. 8	1500	2.16	2.16	2.16	2.16	
Total		10.51	10.51	10.51	10.51	
Average Day Analysis for Water Supply		MGD	MGD	MGD	MGD	
Capacity		30.96	30.96	30.96	30.96	
Demand		11.66	12.00	13.53	13.53	
Surplus/(Deficiency)		19.30	18.96	17.43	17.43	OK
Peak Day Analysis for Water Supply		MGD	MGD	MGD	MGD	
Capacity		30.96	30.96	30.96	30.96	
Demand		21.00	21.61	24.36	24.36	
Surplus/(Deficiency)		9.97	9.35	6.60	6.60	OK
Peak Hour Analysis for Water Supply		MGD	MGD	MGD	MGD	
Capacity		42.51	42.51	42.51	42.51	
Demand		33.59	34.57	38.98	38.98	
Surplus/(Deficiency)		8.92	7.94	3.53	3.53	OK
Water Storage Analysis						
Ground Storage Tanks		MG	MG	MG	MG	
Water Plant No. 1		1.254	1.254	1.254	1.254	

Table 3 - Water Demand vs Capacity					
Clear Lake City Water Authority					
As of 10/09/2023					
Water Plant No. 2		0.6	0.6	0.6	0.6
Water Plant No. 3		4	4	4	4
<u>Water Plant No. 4</u>		<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Subtotal		7.854	7.854	7.854	7.854
Elevated Storage Tanks					
		<u>MG</u>	<u>MG</u>	<u>MG</u>	<u>MG</u>
EST #1		0.50	0.50	0.50	0.50
EST #2		0.50	0.50	0.50	0.50
EST #3		1.00	1.00	1.00	1.00
EST #4		1.00	1.00	1.00	1.00
EST #5		<u>0.50</u>	<u>0.50</u>	<u>0.50</u>	<u>0.50</u>
Subtotal		3.50	3.50	3.50	3.50
Total Storage Capacity					
		11.35	11.35	11.35	11.35
Storage Requirement (200 gal/ESFC)					
		5.98	6.16	6.94	<u>6.94</u>
Surplus/(Deficiency)					
					4.41 OK
Hours of Storage at Peak Hour Demand					
					7.0
Booster Pump Capacity					
		<u>gpm</u>	<u>gpm</u>	<u>gpm</u>	<u>gpm</u>
Water Plant No. 1		4,125	4,125	4,125	4,125
Water Plant No. 2		2,050	2,050	2,050	2,050
Water Plant No. 3		9,000	9,000	9,000	12,000
<u>Water Plant No. 4</u>		<u>12,000</u>	<u>12,000</u>	15,000	15,000
Total		27,175	27,175	30,175	33,175
Total Booster Pump Capacity in MGD					
		39.13	39.13	43.45	47.77
Total BP Cap. w/ largest pump out in MGD					
		34.81	34.81	39.13	43.45
Peak Hourly Demand in MGD					
		<u>33.59</u>	<u>34.57</u>	<u>38.98</u>	<u>38.98</u>
Surplus/(Deficiency)					
		1.22	0.24	0.15	4.47 OK
New Development / CLCWA Share of Improvements					
Peak Hourly Demand for 1 ESFC in gpd				1123.2	
Peak Hourly Demand for 1 ESFC in gpm				0.78	
Capacity of 3000 gpm Pump in ESFC				3,846	
New Development Share				2,460	63.96%
CLCWA Share				1,386	36.04%
Cost of Capital Improvements for New Developments					
Item	Unit	Quantity	Unit Cost	Cost	
0.5 MGD Elevated Storage Tank	LS	1	\$1,000,000	\$1,000,000	
3000 gpm Booster Pump & Appurtenances	LS	1	\$150,000	\$150,000	
subtotal				\$1,150,000	
Contingency 15%				\$172,500	
Engineering 25%				<u>\$287,500</u>	
Total				\$1,610,000	
Total ESFC served				3,846	
Cost per ESFC				\$418.60	

Table 4 - Summary of New CIP Projects Qualifying for Impact Fees						
Clear Lake City Water Authority						
As of 10/09/2023						
Qualifying Criteria in Chapter 395 of the Local Government Code - Financing Capital Improvements Required by New Developments	WWTP 1.35 MGD Expansion		Replace WWTP Oper. Office	New Booster Pumps	New EST #6	Replace EST #2
	New Development Share (MGD)	CLCWA Share (MGD)				
<u>Sec 395.012- Items Payable By Impact Fee</u>						
(a) Costs of constructing capital improvements or facility expansions, including -	0.85	0.50				
(1) Construction Contract Price						
(2) Surveying and Engineering Fees						
(3) Land Acquisition Costs						
(4) Fees for the Capital Improvements Plan						
(b) Interest or Financing Costs	OK			OK	OK	
<u>Sec 395.013- Items Not Payable By Impact Fee</u>						
(1) Construction, acquisition or expansion of public facilities other than Capital Improvements or Facility Expansions identified in Capital Improvements Plan	OK			OK	OK	
(2) Repairs, Operation & Maintenance	OK			OK	OK	
(3) Upgrading, updating, expanding or replacing existing capital improvements to meet stricter standards	OK			OK	OK	NO
(4) Upgrading, updating, expanding or replacing existing capital improvements to provide better service	OK		NO	OK	OK	NO
(5) Administration and operating costs	OK			OK	OK	
(6) Principal payments and interest charges other than that allowed in Sec 395.12	OK			OK	OK	
<u>Sec 395.014 - Capital Improvements Plan</u>						
(6) The projected demand for capital improvements or facility expansions required by new service over a reasonable period not to exceed 10 years	OK			OK	OK	
Conclusions	0.85 MGD OK		Can't Include	OK	OK	Can't Include

Table 5 - Demand per Service Unit & Equivalency Table
Clear Lake City Water Authority
As of 10/09/2023

Land Use	ESFC/Unit	Unit
<u>Equivalent Single Family Connection</u>		
Single Family Residence	1	EA
<u>Undeveloped Land</u>		
Single Family	3.5	Acre
Multi-Family	15	Acre
Commercial	10	Acre
Office/Warehouse	6	Acre
<u>Developed Land</u>		
Type of Development	SU equiv	Unit
Bakery	0.000700	per SF
Barber Shop, General	0.480000	per Bowl
Barber Shop, Supercuts	0.240000	per Bowl
Beauty Shop	0.480000	per Bowl
Bowling Alley	0.635000	per Lane
Car Repair	0.000160	per SF
Car Wash, Tunnel, Self Serve	6.350000	per carwash
Car Wash with Attendant	31.430000	per carwash
Car Wash, Wand Self Serve	1.220000	per carwash bay
Church	0.003200	per seat
Club, Tavern, or Lounge	0.031700	per occupant
Convenience Store	0.000200	per SF
Country Club	0.320000	per member
Country Club	0.080000	per guest
Day Care Center	0.031700	per occupant
Dormitory	0.286000	per bed
Fire Station	0.286000	per fire fighter
Funeral Home	2.140000	per service
Gas Station with Car Wash	9.350000	per Station
Gas Station without Car Wash	1.750000	per Station
Grocery Store 5,000-28,999 SF	0.000260	per SF
Grocery Store 29,000+ SF	0.000700	per SF
Health Club	0.001210	per SF
Homeless Shelter	0.105000	per Bed
Hospital	0.635000	per Bed
Motel with Kitchenettes	0.430000	per Room
Hotel / Motel	0.251000	per room
Manufacturing	0.000160	per SF
Mobil Home Park	0.880000	per space
Modeling Studio	2.890000	per studio
Nursing Home	0.286000	per Bed
Office	0.000335	per SF
Photo Store	3.175000	per Store
Post Office	0.000254	per SF
Prison	0.290000	per capita

Table 5 - Demand per Service Unit & Equivalency Table
Clear Lake City Water Authority
As of 10/09/2023

Land Use	ESFC/Unit	Unit
<u>Equivalent Single Family Connection</u>		
Single Family Residence	1	EA
<u>Undeveloped Land</u>		
Single Family	3.5	Acre
Multi-Family	15	Acre
Commercial	10	Acre
Office/Warehouse	6	Acre
<u>Developed Land</u>		
Type of Development	SU equiv	Unit
Racquetball Club	0.510000	per court
RV Park	0.238100	per vehicle
Residence, Apt w/ Washer-Dryer	0.714000	per unit
Residence, Apt w/o Washer-Drye	0.635000	per unit
Residence, Condo	0.714000	per unit
Residence, Duplex	1.000000	per unit
Residence, Single Family	1.000000	per unit
Residence, Townhouse	1.000000	per unit
Restaurant, Fast Food	0.002500	per SF
Restaurant, Full Service	0.006000	per SF
Retail	0.000223	per SF
School, High School	0.047600	per seat
School, Others, Non-Residential	0.017000	per capita
School, Others, Residential	0.317000	per capita
Service Center	0.000160	per SF
Shopping Center, Mixed Tenants	0.000900	per SF
Skating Rink	0.015900	per capita
Stadium	0.010000	per seat
Swimming Pool	0.01590	per swimmer
Theater, Drive In	0.01590	per space
Theater, Indoor	0.01590	per seat
Toilet	0.25400	per toilet
Transportation Terminal	0.01590	per passenger
Warehouse	0.000096	per SF
Washateria	0.91400	per machine

**Table 6 - Debt Service
Clear Lake City Water Authority
As of 10/09/2023**

Component	Capital Cost per ESFC	Bond Amount per ESFC (1)	Total Interest per ESFC (2)	Total Debt Service per ESFC	Payment per Period per ESFC (2)
Water	\$418.60	\$481.39	\$351.65	\$833.04	(\$20.83)
Wastewater	\$5,040.00	\$5,796.00	\$4,233.95	\$10,029.95	(\$250.75)

(1) Assumes a bond soft cost of 15%

(2) Assumes an interest rate of 6% and 40 semi-annual payments

**Table 7 - Derivation of Maximum Water and Wastewater Impact Fees
Clear Lake City Water Authority
As of 10/09/2023**

Component	Capital Cost per ESFC	Total Debt Service per ESFC	Credit for Debt Service Payback thru Revenue Rates	Eligible Recovery Costs per ESFC	Credit for Taxes generated by New Development (1)	Maximum Impact Fee per ESFC
Water	\$418.60	\$833.04	0	\$833.04	\$416.52	\$416.52
<u>Wastewater</u>	<u>\$5,040.00</u>	<u>\$10,029.95</u>	<u>0</u>	<u>\$10,029.95</u>	<u>\$5,014.97</u>	<u>\$5,014.97</u>
Total						\$5,431.50

(1) Avoided cost of 50% of CIP during study