

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

	Calculated Fee
Permanent Use - Requested	\$2,016.70
Temporary Use - Work Area	\$7,562.85
Temporary Use - Access	\$44,574.33
Temporary Use - Staging	\$23,111.43
TOTAL =	\$77,265.32

Project:	North Acres Wastewater Tunnel	
	Walnut Creek Greenbelt - 10621 Pioneer Farms Drive	
MOU #	11-002	

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Permanent Use Agreement - Requested		Project: North Acres Wastewater Tunnel	
		Walnut Creek Greenbelt - 10621 Pioneer Farms Drive	
TCAD Land Value of Adjacent Properties (\$):	\$33,500.00	MOU #	11-002
(Average)			0
Avg. Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$4.79	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	1204.0	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$5,762.00	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	35.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$2,016.70	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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		Project:	North Acres Wastewater Tunnel	
Temporary Use - Work Area		Walnut Creek Greenbelt - 10621 Pioneer Farms Drive		
		MOU #	11-002	0
TCAD Land Value of Adjacent Properties (\$):	\$33,500.00			
Average Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>		
Value per Square Ft. (\$):	\$4.786	<i>Average</i>		
Requested Area (sq. ft.):	10391.0	<i>Submitted by Requesting Department/Entity</i>		
Preliminary Annual Value of Requested Area (\$)	\$49,728.36	<i>Area requested multiplied by Value per Square Ft.</i>		
Adjusted Annual Value of Requested Area (\$)	\$7,459.25	<i>(15% Rate of Return)</i>		
Monthly Value of Requested Area (\$)	\$621.60	<i>Adjusted Annual Value divided by 12</i>		
Daily Temporary Use Rate (\$):	\$20.72	<i>Monthly Value divided by 30 (Average number of days in a month)</i>		
Days Requested:	365	<i>Submitted br Requesting Department/Entity</i>		
Temporary Use Rate (\$):	\$7,562.85	<i>Daily Temporary Use Fee multiplied by Days Requested</i>		

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		Project:	North Acres Wastewater Tunnel	
Temporary Use - Access		Walnut Creek Greenbelt - 10621 Pioneer Farms Drive		
		MOU #	11-002	0
TCAD Land Value of Adjacent Properties (\$):	\$33,500.00			
Average Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>		
Value per Square Ft. (\$):	\$4.786	<i>Average</i>		
Requested Area (sq. ft.):	61243.0	<i>Submitted by Requesting Department/Entity</i>		
Preliminary Annual Value of Requested Area (\$)	\$293,091.50	<i>Area requested multiplied by Value per Square Ft.</i>		
Adjusted Annual Value of Requested Area (\$)	\$43,963.73	<i>(15% Rate of Return)</i>		
Monthly Value of Requested Area (\$)	\$3,663.64	<i>Adjusted Annual Value divided by 12</i>		
Daily Temporary Use Rate (\$):	\$122.12	<i>Monthly Value divided by 30 (Average number of days in a month)</i>		
Days Requested:	365	<i>Submitted br Requesting Department/Entity</i>		
Temporary Use Rate (\$):	\$44,574.33	<i>Daily Temporary Use Fee multiplied by Days Requested</i>		

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		Project:	North Acres Wastewater Tunnel	
Temporary Use - Staging		Walnut Creek Greenbelt - 10621 Pioneer Farms Drive		
		MOU #	11-002	0
TCAD Land Value of Adjacent Properties (\$):	\$33,500.00			
Average Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>		
Value per Square Ft. (\$):	\$4.786	<i>Average</i>		
Requested Area (sq. ft.):	31754.0	<i>Submitted by Requesting Department/Entity</i>		
Preliminary Annual Value of Requested Area (\$)	\$151,965.57	<i>Area requested multiplied by Value per Square Ft.</i>		
Adjusted Annual Value of Requested Area (\$)	\$22,794.84	<i>(15% Rate of Return)</i>		
Monthly Value of Requested Area (\$)	\$1,899.57	<i>Adjusted Annual Value divided by 12</i>		
Daily Temporary Use Rate (\$):	\$63.32	<i>Monthly Value divided by 30 (Average number of days in a month)</i>		
Days Requested:	365	<i>Submitted br Requesting Department/Entity</i>		
Temporary Use Rate (\$):	\$23,111.43	<i>Daily Temporary Use Fee multiplied by Days Requested</i>		