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

<table>
<thead>
<tr>
<th>Permanently Use - Residentail</th>
<th>Calculated Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Use - Residential Staging Area</td>
<td>$80,636</td>
</tr>
</tbody>
</table>

**TOTAL = $296,143**

<table>
<thead>
<tr>
<th>Project:</th>
<th>Little Walnut Creek - Flood Risk Reduction Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOU #:</td>
<td>18-002</td>
</tr>
</tbody>
</table>
## ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET

**Permanent Use - Additional Drainage Easement**

<table>
<thead>
<tr>
<th>TCAD Land Value of Adjacent Properties ($)</th>
<th>$75,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Lot Size (sq. ft.)</td>
<td>8,520</td>
</tr>
<tr>
<td><em>Based on City-wide average for lots zoned SF-3</em></td>
<td></td>
</tr>
<tr>
<td>Value per Square Foot. ($)</td>
<td>$9</td>
</tr>
<tr>
<td><em>TCAD Land Value divided by Avg. Lot Size</em></td>
<td></td>
</tr>
<tr>
<td>Requested Area (sq. ft.)</td>
<td>69,970</td>
</tr>
<tr>
<td><em>Submitted by Requesting Department/Entity</em></td>
<td></td>
</tr>
<tr>
<td>Preliminary Mitigation Value ($)</td>
<td>$615,736</td>
</tr>
<tr>
<td><em>Requested Area multiplied by the Value per Square Foot</em></td>
<td></td>
</tr>
<tr>
<td>Disturbance Value (%)</td>
<td>35.00%</td>
</tr>
<tr>
<td><em>Based on limitations on future development for that portion of parkland (see table below)</em></td>
<td></td>
</tr>
<tr>
<td>Final Mitigation Value ($)</td>
<td>$215,508</td>
</tr>
<tr>
<td><em>Preliminary Mitigation Value multiplied by the Disturbance Value</em></td>
<td></td>
</tr>
</tbody>
</table>

## DISTURBANCE VALUES

<table>
<thead>
<tr>
<th>Disturbance Value (%)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>35%</td>
<td><em>Area can still be developed with minimal or no limitations</em></td>
</tr>
<tr>
<td></td>
<td><em>(underground work/materials with no/few above ground appurtenances/fixtures)</em></td>
</tr>
<tr>
<td>50%</td>
<td><em>Area can still be developed with moderate limitations</em></td>
</tr>
<tr>
<td></td>
<td><em>(underground work/materials with some small/medium appurtenances/fixtures)</em></td>
</tr>
<tr>
<td></td>
<td><em>Development severely limited</em></td>
</tr>
<tr>
<td>75%</td>
<td><em>(underground work/materials with large or several small/medium appurtenances/fixtures)</em></td>
</tr>
<tr>
<td></td>
<td><em>No future park development possible in the area - dedicated to installation</em></td>
</tr>
<tr>
<td>100%</td>
<td><em>(underground and/or surface appurtenances/fixtures)</em></td>
</tr>
</tbody>
</table>
### Temporary Use - Staging

<table>
<thead>
<tr>
<th>Description</th>
<th>Calculation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCAD Land Value of Adjacent Properties ($)</td>
<td>$75,000</td>
<td></td>
</tr>
<tr>
<td>Average Lot Size (sq. ft.)</td>
<td>8,520</td>
<td><em>Based on City-wide average for lots zoned SF-3</em></td>
</tr>
<tr>
<td>Value per Square Ft. ($)</td>
<td>$9</td>
<td><em>Average</em></td>
</tr>
<tr>
<td>Requested Area (sq. ft.)</td>
<td>20,083</td>
<td><em>Submitted by Requesting Department/Entity</em></td>
</tr>
<tr>
<td>Preliminary Annual Value of Requested Area ($)</td>
<td>$176,730</td>
<td><em>Area requested multiplied by Value per Square Ft.</em></td>
</tr>
<tr>
<td>Adjusted Annual Value of Requested Area ($)</td>
<td>$26,510</td>
<td><em>(15% Rate of Return)</em></td>
</tr>
<tr>
<td>Monthly Value of Requested Area ($)</td>
<td>$2,209</td>
<td><em>Adjusted Annual Value divided by 12</em></td>
</tr>
<tr>
<td>Daily Temporary Use Rate ($)</td>
<td>$74</td>
<td><em>Monthly Value divided by 30 (Average number of days in a month)</em></td>
</tr>
<tr>
<td>Days Requested</td>
<td>1095</td>
<td><em>Submitted by Requesting Department/Entity</em></td>
</tr>
<tr>
<td>Temporary Use Rate ($)</td>
<td>$80,636</td>
<td><em>Daily Temporary Use Fee multiplied by Days Requested</em></td>
</tr>
</tbody>
</table>