

Table 5-1  
Present Financial Status

Description	PLDA A	PLDA B	PLDA C	PLDA D	Total
Undesignated PLDA Proceeds Balance (a)	\$248,868	\$5,904,161	\$3,654,456	\$224,886	\$10,032,371
<b>PLDA Fee Differentials -- Balance Due (b)</b>					
	Acres				Deposit
	PLDA A	PLDA B	PLDA C	PLDA D	(\$/acre)
Planned Industrial (PI)		50			\$6,463
Planned Industrial (PI)		33			\$5,855

Source: Project staff 06/24/08

- a. The undesignated PLDA balances are the current cash balance from PLDA fees as of 06/24/08 that have not been designated, and are available for current and projected projects.
- b. Partial payments were made on certain developments, with the balance of the PLDA Fee due upon finalization of the updated PLDA fee.

Table 5-2  
New Development Project Costs by PLDA

Pipe ID	Length (ft)	Diameter (in)	Material	Construction Cost (a)	Mark-up Costs (b)	Capital Project Cost
<b>PLDA A</b>						
AAAA	900	24	RCP Type	\$218,072	\$198,428	\$416,500
AAA	550	36	RCP Type	\$150,293	\$139,241	\$289,534
AC	1000 & 275	36 & 18	RCP Type & Concrete Type	\$561,078	\$431,835	\$992,913
AFA	2000	Channel	Natural Enhanced Channel	\$26,837	\$64,771	\$91,608
AFB	3600	Channel	Natural Enhanced Channel	\$66,071	\$97,093	\$163,164
<b>Total PLDA A</b>						<b>\$1,953,719</b>
<b>PLDA B</b>						
B	3000	Channel	Channel Dredging	\$1,178,489	\$952,728	\$2,131,218
BB-1	1100	18	RCP Type	\$176,840	\$158,793	\$335,632
BB-2	1700	36	Earthen Channel	\$413,663	\$336,770	\$750,433
BCA	2900	24	RCP Type	\$590,376	\$478,237	\$1,068,613
BCB	925	30	RCP Type	\$256,921	\$211,175	\$468,096
BCC	925	36	RCP Type	\$279,735	\$232,244	\$511,979
BFA	1600	42	RCP Type	\$528,155	\$435,518	\$963,673
BFB-U	3800	Channel	Roadside Swale	\$68,367	\$69,853	\$138,220
BFB-L	800	48	RCP Type	\$255,297	\$236,040	\$491,336
BF1	N/A	Sed Basin	Detention Basin	\$223,827	\$189,156	\$412,983
BJ-1	270 & N/A	RCB & Sed Basin	Detention Basin(3'x6' Box Culvert)	\$276,784	\$223,735	\$500,519
BJB	N/A	Outlet Structure	Wing Wall For 7'x11' Box Culvert	\$77,952	\$75,080	\$153,032
BL-U	800	39	RCP Type	\$198,775	\$185,734	\$384,509
BL-L	20 & 125	90 & Bridge	RCP Type and Bridge	\$652,887	\$1,163,214	\$1,816,101
BM	260	RCB	Drainage Culvert	\$127,624	\$76,453	\$204,077
BNB (c)	3600	84	RCP Type	\$768,984	\$634,016	\$1,403,000
BN	3600	Channel	Channel Dredging and Gabion Structures	\$170,056	\$186,617	\$356,673
BP	28 & 71	Sed Basin & RCB	Detention Basin	\$191,371	\$133,963	\$325,334
BQ	800	Spot Enhance	Natural Enhanced Channel	\$67,164	\$64,191	\$131,355
BR	150	66	RCP Type	\$94,281	\$86,492	\$180,773
<b>Total PLDA B</b>						<b>\$12,727,555</b>
<b>PLDA C</b>						
C1	100	BRIDGE	Box Culvert Bridge	\$1,667,416	\$1,851,100	\$3,518,516
C2	90	RCB	Drainage Culvert	\$259,816	\$467,915	\$727,730
CA	600	Concrete Channel	Concrete Channel	\$191,064	\$338,338	\$529,402
<b>Total PLDA C</b>						<b>\$4,775,649</b>
<b>PLDA D</b>						
DBA	360	30	RCP Type	\$83,448	\$83,767	\$167,215
DBB	720	30	RCP Type	\$227,889	\$201,218	\$429,108
DFA	N/A	Treatment System	Detention Basin	\$109,404	\$147,019	\$256,423
DQB	2500	36	RCP Type	\$402,175	\$343,667	\$745,842
DH	3111	Spot Enhance	Natural Enhanced Channel	\$114,417	\$118,395	\$232,812
DZ	100	RCB (2)	Cast in place Bridge	\$415,627	\$226,436	\$642,063
<b>Total PLDA D</b>						<b>\$2,473,462</b>
<b>Grand Total</b>						<b>\$21,930,385</b>

All project costs are for new facilities to serve the proposed developments.

a. Source File: Cost Estimate Master (07-03-08) Final.xls

b. Estimated design, CM and contingency markups.

c. Based on approved agreement with City Council, reimbursement will only be \$1,403,000.

Table 5-3  
Land Development Characteristics by PLDA

Land Use Code	Land Use Description	1. Parcel Characteristics				2. Ultimate City Build-out (including constrained areas open space in acres)					3. Net Developable Acreage (net of constrained areas in acres) (a)				
		Runoff Coeff	Billable Parcels	Infill Growth	Constrained Lands % (d)	PLDA A	PLDA B	PLDA C	PLDA D	City Total	PLDA A	PLDA B	PLDA C	PLDA D	City Total
		(b)	(c)		(d)										
C	Commercial	65%	Yes	Yes	15%		0.9		7.6	8		0.2		1.1	1
C/O/RMH	Community Commercial/Professional & Related/Medium-High Density	65%	Yes	Yes	15%				159.0	159					0
CF	Community Facilities (e)	30%	No	No	0%	0.8	3.3	0.8	18.9	24				7.9	8
CF/P	Community Facilities/Private Schools (e)	30%	No	No	0%				15.9	16					0
E	Elementary School	30%	No	No	0%	23.5	41.5	0.9	120.8	187					0
E/J	Elementary School/Junior High (e)	30%	No	No	0%	8.3	12.2			21					0
G	Governmental Facilities	65%	No	No	0%	8.4	173.1	139.3		321					0
G/O	Government Facilities/Office & Related Commercial (e)	65%	No	No	0%				2.2	2					0
H	High School	30%	No	No	0%	1.4	78.8		88.5	169		33.8			34
HC	Continuation School	30%	No	No	0%		3.9			4					0
J	Junior High School	30%	No	No	0%		21.9		28.9	51					0
L	Local Shopping Mall (e)	65%	Yes	Yes	15%	35.1	30.8		95.7	162		17.6		39.9	57
N	Neighborhood Commercial	65%	Yes	Yes	15%			11.2	15.0	26					0
O	Office & Related Commercial	65%	Yes	Yes	15%	6.5	2.9		9.4	19	0.5	2.0		6.9	9
O/PI	Office & Related Commercial/Planned Industrial (e)	65%	Yes	Yes	15%		31.9	62.9		95					0
OS	Open Space	0%	No	No	100%	521	2,754	321	3,492	7,088	0.5	5.6			6
P	Private School	30%	Yes	No	15%	1.3	1.3			3					0
PI	Planned Industrial	65%	Yes	Yes	15%		1,488.4	887.4	114.8	2,491		328.9	12.6	0.2	342
PI/O	Planned Industrial/Office & Related	65%	Yes	Yes	15%			36.1	2.8	39					0
R	Regional Commercial	65%	Yes	Yes	15%	96.5	119.6	24.2		240	1.9	40.5			42
R/O/RMH	Recreation Commercial/Office & Related Commercial/Medium-High Density (e)	65%	Yes	Yes	15%				19.9	20					0
RH	High Density Residential	45%	Yes	Yes	15%	13.0	161.0	5.9	119.8	300	0.2	2.7		2.6	5
RH/C/O	High Density Residential/Community Commercial/Office and Related Comm	50%	Yes	Yes	15%		10.8			11		4.0			4
RH/L/CF	Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil (e)	50%	Yes	Yes	15%				28.3	28					0
RH/O	High Density Residential/ Office & Related Commercial	50%	Yes	Yes	15%				1.0	1					0
RL	Low Density Residential	15%	Yes	Yes	15%	4.5	275.1	11.2	427.0	718	1.1	135.0		21.7	158
RLM	Low-Medium Density Residential	15%	Yes	Yes	15%	876.6	2,971.2	291.9	3,824.9	7,965	66.4	522.1	19.3	132.1	740
RM	Medium Density Residential	20%	Yes	Yes	15%	221.8	460.2	376.0	1,383.2	2,441	0.3	5.6	1.0	41.3	48
RM/O	Medium Density Residential/ Office & Related Commercial	25%	Yes	Yes	15%	10.1		2.7	2.1	15					0
RMH	Medium-High Density Residential	30%	Yes	Yes	15%	117.7	220.8	36.6	594.0	969	2.1	7.9		16.0	26
RMH/O	Medium-High Density Residential/ Office & Related Commercial	30%	Yes	Yes	15%	9.6	10.0			20	0.4	0.7			1
RMH/T-R	Medium-High Density Residential/Travel/Recreation Commercial	30%	Yes	Yes	15%				11.7	12				4.9	5
TC	Transportation Corridor	65%	No	No	0%	67.2	150.9	84.0	152.0	454					0
T-R	Travel/Recreation Commercial	65%	Yes	Yes	15%	2.4	121.4	220.9	107.6	452	0.6	37.3	1.7	1.3	41
T-R/C	Travel/Recreation Commercial/Community Commercial	65%	Yes	Yes	15%		1.2	13.0	17.4	31					0
T-R/L	Travel/Recreation Commercial/Local Shopping Center (e)	65%	Yes	Yes	15%			0.0	28.0	28					0
T-R/O	Travel/Recreation Commercial/ Office & Related Commercial	65%	Yes	Yes	15%	0.0	7.5	10.9		18			4.3		4
T-R/O/OS	Travel/Recreation Commercial/Office & Related Commercial/Open Space	50%	Yes	Yes	15%	99.6				100					0
T-R/RH	Travel/Recreation Commercial/High Density (e)	65%	Yes	Yes	15%			1.5	5.3	7					0
U	Public Utilities	45%	No	No	0%	0.8	130.0	28.4	9.7	169					0
UA	Unplanned Areas	0%	No	No	0%		0.6	11.5	19.9	32					0
V	Village	65%	Yes	No	15%	141.8	53.6			195	13.3	3.0			16
<b>Total</b>	<b>(acres or runoff units)</b>					<b>2,268</b>	<b>9,339</b>	<b>2,578</b>	<b>10,923</b>	<b>25,108</b>	<b>87</b>	<b>1,147</b>	<b>39</b>	<b>276</b>	<b>1,549</b>

- a. Source: AllBasin\_GPLU.XLS 11/1/06. Areas assigned to multiple land uses are applied to the primary use (i.e. RLM/OS is reassigned RLM).
- b. Runoff coefficient source: McCuen, M. 1998 "Hydrologic Analysis and Design", p.377. The PLDA fees are based on incremental additional runoff coefficients above the existing runoff level of open space (20 percent).
- c. Under Municipal City code, publicly owned parcels (including city, county and school lands) cannot be charged PLDA fees when developed.
- d. Constrained land in parcels is constrained by subdivision and building codes from development. These constrained areas, as well as all open space, remain undeveloped, do not increase drainage requirements or require new facilities, and are not billed as PLDA fees.
- e. Values are developed from similar land use types.

Table 5-3 (continued)  
Land Development by PLDA

Land Use Code	Land Use Description	4. Estimated Existing Development					5. Future Infill (residential, industrial and commercial #4 x Infill)				
		PLDA A	PLDA B	PLDA C	PLDA D	City Total	PLDA A	PLDA B	PLDA C	PLDA D	City Total
		C	Commercial	0	1	0	5	5	0	0	0
C/O/RMH	Community Commercial/Professional & Related/Medium-High Density	0	0	0	123	123	0	0	0	12	12
CF	Community Facilities (c)	1	3	1	11	16	0	0	0	0	0
CF/P	Community Facilities/Private Schools (c)	0	0	0	16	16	0	0	0	0	0
E	Elementary School	23	41	1	121	187	0	0	0	0	0
E/J	Elementary School/Junior High (c)	8	12	0	0	21	0	0	0	0	0
G	Governmental Facilities	8	173	139	0	321	0	0	0	0	0
G/O	Government Facilities/Office & Related Commercial (c)	0	0	0	2	2	0	0	0	0	0
H	High School	1	45	0	88	135	0	0	0	0	0
HC	Continuation School	0	4	0	0	4	0	0	0	0	0
J	Junior High School	0	22	0	29	51	0	0	0	0	0
L	Local Shopping Mall (c)	27	8	0	38	73	3	1	0	4	7
N	Neighborhood Commercial	0	0	9	12	20	0	0	1	1	2
O	Office & Related Commercial	5	0	0	1	6	0	0	0	0	1
O/PI	Office & Related Commercial/Planned Industrial (c)	0	25	49	0	73	0	2	5	0	7
OS	Open Space	0	0	0	0	0	0	0	0	0	0
P	Private School	1	1	0	0	2	0	0	0	0	0
PI	Planned Industrial	0	851	674	89	1,614	0	85	67	9	161
PI/O	Planned Industrial/Office & Related	0	0	28	2	30	0	0	3	0	3
R	Regional Commercial	73	56	19	0	147	7	6	2	0	15
R/O/RMH	Recreation Commercial/Office & Related Commercial/Medium-High Density (c)	0	0	0	15	15	0	0	0	2	2
RH	High Density Residential	10	122	5	90	227	1	12	0	9	23
RH/C/O	High Density Residential/Community Commercial/Office and Related Comm	0	5	0	0	5	0	0	0	0	0
RH/L/CF	Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil (c)	0	0	0	22	22	0	0	0	2	2
RH/O	High Density Residential/ Office & Related Commercial	0	0	0	1	1	0	0	0	0	0
RL	Low Density Residential	3	90	9	310	411	0	9	1	31	41
RLM	Low-Medium Density Residential	617	1,821	208	2,836	5,482	62	182	21	284	548
RM	Medium Density Residential	171	350	290	1,031	1,842	17	35	29	103	184
RM/O	Medium Density Residential/ Office & Related Commercial	8	0	2	2	12	1	0	0	0	1
RMH	Medium-High Density Residential	89	163	28	444	725	9	16	3	44	73
RMH/O	Medium-High Density Residential/ Office & Related Commercial	7	7	0	0	14	1	1	0	0	1
RMH/T-R	Medium-High Density Residential/Travel/Recreation Commercial	0	0	0	5	5	0	0	0	0	0
TC	Transportation Corridor	67	151	84	152	454	0	0	0	0	0
T-R	Travel/Recreation Commercial	1	60	169	82	312	0	6	17	8	31
T-R/C	Travel/Recreation Commercial/Community Commercial	0	1	10	13	24	0	0	1	1	2
T-R/L	Travel/Recreation Commercial/Local Shopping Center (c)	0	0	0	22	22	0	0	0	2	2
T-R/O	Travel/Recreation Commercial/ Office & Related Commercial	0	6	5	0	10	0	1	0	0	1
T-R/O/OS	Travel/Recreation Commercial/Office & Related Commercial/Open Space	77	0	0	0	77	8	0	0	0	8
T-R/RH	Travel/Recreation Commercial/High Density (c)	0	0	1	4	5	0	0	0	0	1
U	Public Utilities	1	130	28	10	169	0	0	0	0	0
UA	Unplanned Areas	0	1	11	20	32	0	0	0	0	0
V	Village	107	43	0	0	150	0	0	0	0	0
<b>Total (acres or runoff units)</b>		<b>1,306</b>	<b>4,191</b>	<b>1,769</b>	<b>5,595</b>	<b>12,861</b>	<b>109</b>	<b>357</b>	<b>150</b>	<b>515</b>	<b>1,130</b>

Table 5-4  
Land Use and Future Development by PLDA

Land Use Code	Land Use Description	6. Total New Development (#3 & #5, acres)					7. Billable Developments (#1 & #6, acres)					Runoff Coeff (Incr.)	8. Gross New Runoff Loads (#6 x Coeff, Units billable & unbillable)				Grand Total Units
		PLDA A	PLDA B	PLDA C	PLDA D	City Total	PLDA A	PLDA B	PLDA C	PLDA D	City Total		PLDA A	PLDA B	PLDA C	PLDA D	
C	Commercial	0.0	0.2	0.0	1.6	2	0.0	0.2	0.0	1.6	2	65%	0.0	0.1	0.0	1.0	1
C/O/RMH	Community Commercial/Professional & Related/Medium-High Density	0.0	0.0	0.0	12.3	12	0.0	0.0	0.0	12.3	12	65%	0.0	0.0	0.0	8.0	8
CF	Community Facilities	0.0	0.0	0.0	7.9	8	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	2.4	2
CF/P	Community Facilities/Private Schools	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
E	Elementary School	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
E/J	Elementary School/Junior High	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
G	Governmental Facilities	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	65%	0.0	0.0	0.0	0.0	0
G/O	Government Facilities/Office & Related Commercial	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	65%	0.0	0.0	0.0	0.0	0
H	High School	0.0	33.8	0.0	0.0	34	0.0	0.0	0.0	0.0	0	30%	0.0	10.1	0.0	0.0	10
HC	Continuation School	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
J	Junior High School	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
L	Local Shopping Mall	2.7	18.4	0.0	43.6	65	2.7	18.4	0.0	43.6	65	65%	1.8	12.0	0.0	28.4	42
N	Neighborhood Commercial	0.0	0.0	0.9	1.2	2	0.0	0.0	0.9	1.2	2	65%	0.0	0.0	0.6	0.8	1
O	Office & Related Commercial	0.9	2.0	0.0	7.0	10	0.9	2.0	0.0	7.0	10	65%	0.6	1.3	0.0	4.5	6
O/PI	Office & Related Commercial/Planned Industrial	0.0	2.5	4.9	0.0	7	0.0	2.5	4.9	0.0	7	65%	0.0	1.6	3.2	0.0	5
OS	Open Space	0.5	5.6	0.0	0.0	6	0.0	0.0	0.0	0.0	0	0%	0.0	0.0	0.0	0.0	0
P	Private School	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	30%	0.0	0.0	0.0	0.0	0
PI	Planned Industrial	0.0	414.0	80.1	9.1	503	0.0	414.0	80.1	9.1	503	65%	0.0	269.1	52.0	5.9	327
PI/O	Planned Industrial/Office & Related	0.0	0.0	2.8	0.2	3	0.0	0.0	2.8	0.2	3	65%	0.0	0.0	1.8	0.1	2
R	Regional Commercial	9.2	46.1	1.9	0.0	57	9.2	46.1	1.9	0.0	57	65%	6.0	30.0	1.2	0.0	37
R/O/RMH	Recreation Commercial/Office & Related Commercial/Medium-High Density	0.0	0.0	0.0	1.5	2	0.0	0.0	0.0	1.5	2	65%	0.0	0.0	0.0	1.0	1
RH	High Density Residential	1.2	14.9	0.5	11.6	28	1.2	14.9	0.5	11.6	28	45%	0.5	6.7	0.2	5.2	13
RH/C/O	High Density Residential/Community Commercial/Office and Related Comn	0.0	4.5	0.0	0.0	5	0.0	4.5	0.0	0.0	5	50%	0.0	2.3	0.0	0.0	2
RH/L/CF	Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil	0.0	0.0	0.0	2.2	2	0.0	0.0	0.0	2.2	2	50%	0.0	0.0	0.0	1.1	1
RH/O	High Density Residential/ Office & Related Commercial	0.0	0.0	0.0	0.1	0	0.0	0.0	0.0	0.1	0	50%	0.0	0.0	0.0	0.0	0
RL	Low Density Residential	1.3	144.0	0.9	52.8	199	1.3	144.0	0.9	52.8	199	15%	0.2	21.6	0.1	7.9	30
RLM	Low-Medium Density Residential	128.1	704.3	40.1	415.6	1,288	128.1	704.3	40.1	415.6	1,288	15%	19.2	105.6	6.0	62.3	193
RM	Medium Density Residential	17.4	40.7	30.0	144.4	232	17.4	40.7	30.0	144.4	232	20%	3.5	8.1	6.0	28.9	46
RM/O	Medium Density Residential/ Office & Related Commercial	0.8	0.0	0.2	0.2	1	0.8	0.0	0.2	0.2	1	25%	0.2	0.0	0.1	0.0	0
RMH	Medium-High Density Residential	11.0	24.3	2.8	60.5	99	11.0	24.3	2.8	60.5	99	30%	3.3	7.3	0.8	18.1	30
RMH/O	Medium-High Density Residential/ Office & Related Commercial	1.1	1.4	0.0	0.0	3	1.1	1.4	0.0	0.0	3	30%	0.3	0.4	0.0	0.0	1
RMH/T-R	Medium-High Density Residential/Travel/Recreation Commercial	0.0	0.0	0.0	5.3	5	0.0	0.0	0.0	5.3	5	30%	0.0	0.0	0.0	1.6	2
TC	Transportation Corridor	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	65%	0.0	0.0	0.0	0.0	0
T-R	Travel/Recreation Commercial	0.7	43.3	18.6	9.5	72	0.7	43.3	18.6	9.5	72	65%	0.5	28.1	12.1	6.1	47
T-R/C	Travel/Recreation Commercial/Community Commercial	0.0	0.1	1.0	1.3	2	0.0	0.1	1.0	1.3	2	65%	0.0	0.1	0.7	0.9	2
T-R/L	Travel/Recreation Commercial/Local Shopping Center	0.0	0.0	0.0	2.2	2	0.0	0.0	0.0	2.2	2	65%	0.0	0.0	0.0	1.4	1
T-R/O	Travel/Recreation Commercial/ Office & Related Commercial	0.0	0.6	4.7	0.0	5	0.0	0.6	4.7	0.0	5	65%	0.0	0.4	3.1	0.0	3
T-R/O/OS	Travel/Recreation Commercial/Office & Related Commercial/Open Space	7.7	0.0	0.0	0.0	8	7.7	0.0	0.0	0.0	8	50%	3.8	0.0	0.0	0.0	4
T-R/RH	Travel/Recreation Commercial/High Density	0.0	0.0	0.1	0.4	1	0.0	0.0	0.1	0.4	1	65%	0.0	0.0	0.1	0.3	0
U	Public Utilities	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	45%	0.0	0.0	0.0	0.0	0
UA	Unplanned Areas	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	0%	0.0	0.0	0.0	0.0	0
V	Village	13.3	3.0	0.0	0.0	16	13.3	3.0	0.0	0.0	16	65%	8.6	1.9	0.0	0.0	11
<b>Total (acres or runoff units)</b>		<b>196</b>	<b>1,504</b>	<b>189</b>	<b>790</b>	<b>2,679</b>	<b>195</b>	<b>1,464</b>	<b>189</b>	<b>782</b>	<b>2,631</b>		<b>49</b>	<b>507</b>	<b>88</b>	<b>186</b>	<b>829</b>
		Percent Billable to Total Developments					100%	97%	100%	99%	98%	Gross RM	243	2,534	440	930	4,146

The planning period for the Drainage Master Plan is limited to the period defined for the scheduled development projects.

Net Billable RM Acres:	243	2,483	440	918	4,084
Residential RM Acres:	136	760	66	626	1,589
Res as % of Total Billable:	56%	31%	15%	68%	39%

Table 5-5  
Total PLDA-Related Balances, Costs & Payments

Description	PLDA A	PLDA B	PLDA C	PLDA D	Net from Each PLDA
New Development Projects	\$1,953,719	\$12,727,555	\$4,775,649	\$2,473,462	\$21,930,385
Less Differential Due on Net Fees with Deposits		(\$168,978)			(\$168,978)
Less PLDA Fund Balance	(\$248,868)	(\$5,904,161)	(\$3,654,456)	(\$224,886)	(\$10,032,371)
Unfunded Costs within each PLDA	\$1,704,851	\$6,654,417	\$1,121,193	\$2,248,576	\$11,729,037
Less Project Costs in Public Lands	\$0	\$132,954	(\$0)	\$28,540	\$161,495
<b>Total Costs to be Recovered from Future PLDA Fees</b>	<b>\$1,704,851</b>	<b>\$6,521,462</b>	<b>\$1,121,193</b>	<b>\$2,220,036</b>	<b>\$11,567,542</b>
Proceeds from Future PLDA Fees	\$1,704,851	\$6,521,462	\$1,121,193	\$2,220,036	\$11,567,542

Table 5-6  
Project Costs Allocated to Land Uses by PLDA

		9. Allocated Project Costs (spread based on #8)					10. Project Costs Recovered from Billable Parcels (#1 Billable and #9) (a)				
Land Use Code	Land Use Description	PLDA A	PLDA B	PLDA C	PLDA D	Grand Total	PLDA A	PLDA B	PLDA C	PLDA D	Total
C	Commercial	\$0	\$1,963	\$0	\$12,442	\$14,406	\$0	\$1,963	\$0	\$12,442	\$14,406
C/O/RMH	Community Commercial/Professional & Related/Medium-High Density	\$0	\$0	\$0	\$96,516	\$96,516	\$0	\$0	\$0	\$96,516	\$96,516
CF	Community Facilities	\$0	\$0	\$0	\$28,540	\$28,540	\$0	\$0	\$0	\$0	\$0
CF/P	Community Facilities/Private Schools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E	Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E/J	Elementary School/Junior High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G	Governmental Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G/O	Government Facilities/Office & Related Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
H	High School	\$0	\$132,954	\$0	\$0	\$132,954	\$0	\$0	\$0	\$0	\$0
HC	Continuation School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
J	Junior High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
L	Local Shopping Mall	\$61,924	\$157,100	\$0	\$342,731	\$561,754	\$61,924	\$157,100	\$0	\$342,731	\$561,754
N	Neighborhood Commercial	\$0	\$0	\$7,179	\$9,107	\$16,286	\$0	\$0	\$7,179	\$9,107	\$16,286
O	Office & Related Commercial	\$20,941	\$17,285	\$0	\$54,784	\$93,010	\$20,941	\$17,285	\$0	\$54,784	\$93,010
O/PI	Office & Related Commercial/Planned Industrial	\$0	\$21,039	\$40,307	\$0	\$61,345	\$0	\$21,039	\$40,307	\$0	\$61,345
OS	Open Space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
P	Private School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PI	Planned Industrial	\$0	\$3,533,526	\$663,509	\$71,436	\$4,268,471	\$0	\$3,533,526	\$663,509	\$71,436	\$4,268,471
PI/O	Planned Industrial/Office & Related	\$0	\$0	\$23,099	\$1,692	\$24,791	\$0	\$0	\$23,099	\$1,692	\$24,791
R	Regional Commercial	\$209,525	\$393,462	\$15,465	\$0	\$618,452	\$209,525	\$393,462	\$15,465	\$0	\$618,452
R/O/RMH	Recreation Commercial/Office & Related Commercial/Medium-High Density	\$0	\$0	\$0	\$12,099	\$12,099	\$0	\$0	\$0	\$12,099	\$12,099
RH	High Density Residential	\$18,631	\$88,079	\$2,630	\$63,050	\$172,391	\$18,631	\$88,079	\$2,630	\$63,050	\$172,391
RH/C/O	High Density Residential/Community Commercial/Office and Related Comm	\$0	\$29,603	\$0	\$0	\$29,603	\$0	\$29,603	\$0	\$0	\$29,603
RH/L/CF	Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil	\$0	\$0	\$0	\$13,210	\$13,210	\$0	\$0	\$0	\$13,210	\$13,210
RH/O	High Density Residential/ Office & Related Commercial	\$0	\$0	\$0	\$483	\$483	\$0	\$0	\$0	\$483	\$483
RL	Low Density Residential	\$7,062	\$283,682	\$1,651	\$95,669	\$388,065	\$7,062	\$283,682	\$1,651	\$95,669	\$388,065
RLM	Low-Medium Density Residential	\$674,998	\$1,387,191	\$76,729	\$753,599	\$2,892,517	\$674,998	\$1,387,191	\$76,729	\$753,599	\$2,892,517
RM	Medium Density Residential	\$122,514	\$106,826	\$76,413	\$349,150	\$654,903	\$122,514	\$106,826	\$76,413	\$349,150	\$654,903
RM/O	Medium Density Residential/ Office & Related Commercial	\$6,859	\$0	\$658	\$495	\$8,012	\$6,859	\$0	\$658	\$495	\$8,012
RMH	Medium-High Density Residential	\$115,878	\$95,545	\$10,803	\$219,243	\$441,469	\$115,878	\$95,545	\$10,803	\$219,243	\$441,469
RMH/O	Medium-High Density Residential/ Office & Related Commercial	\$11,616	\$5,654	\$0	\$0	\$17,270	\$11,616	\$5,654	\$0	\$0	\$17,270
RMH/T-R	Medium-High Density Residential/Travel/Recreation Commercial	\$0	\$0	\$0	\$19,291	\$19,291	\$0	\$0	\$0	\$19,291	\$19,291
TC	Transportation Corridor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
T-R	Travel/Recreation Commercial	\$17,073	\$369,433	\$154,278	\$74,276	\$615,060	\$17,073	\$369,433	\$154,278	\$74,276	\$615,060
T-R/C	Travel/Recreation Commercial/Community Commercial	\$0	\$765	\$8,311	\$10,539	\$19,616	\$0	\$765	\$8,311	\$10,539	\$19,616
T-R/L	Travel/Recreation Commercial/Local Shopping Center	\$0	\$0	\$17	\$17,029	\$17,045	\$0	\$0	\$17	\$17,029	\$17,045
T-R/O	Travel/Recreation Commercial/ Office & Related Commercial	\$66	\$4,959	\$39,214	\$0	\$44,240	\$66	\$4,959	\$39,214	\$0	\$44,240
T-R/O/OS	Travel/Recreation Commercial/Office & Related Commercial/Open Space	\$135,173	\$0	\$0	\$0	\$135,173	\$135,173	\$0	\$0	\$0	\$135,173
T-R/RH	Travel/Recreation Commercial/High Density	\$0	\$0	\$930	\$3,193	\$4,123	\$0	\$0	\$930	\$3,193	\$4,123
U	Public Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UA	Unplanned Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
V	Village	\$302,591	\$25,350	\$0	\$0	\$327,941	\$302,591	\$25,350	\$0	\$0	\$327,941
<b>Total (acres or runoff units)</b>		<b>\$1,704,851</b>	<b>\$6,654,417</b>	<b>\$1,121,193</b>	<b>\$2,248,576</b>	<b>\$11,729,037</b>	<b>\$1,704,851</b>	<b>\$6,521,462</b>	<b>\$1,121,193</b>	<b>\$2,220,036</b>	<b>\$11,567,542</b>
						Percent Billable to Project Costs	100%	98%		99%	99%

Values provided herein follow from Table 5-7.

a. Under Municipal City code, publicly owned parcels (including city, county and school lands) cannot be charged PLDA fees when developed.

Table 5-7  
PLDA Fee Calculations

Description	Updated PLDA Fees				
	PLDA A	PLDA B	PLDA C	PLDA D	Total
<b>Billable Acres (by runoff level)</b>					
Low	129	848	41	468	1,487
Medium	39	86	33	224	383
High	27	530	115	90	762
Total	195	1,464	189	782	2,631
Total Developable Area	196	1,504	189	790	2,679
Less Unbillable Areas (a)	0	39	0	8	48
Total Billable Acres	195	1,464	189	782	2,631
Total Billable Equivalent RM Acres	243	2,483	440	918	4,084
<b>Billable Project Costs (2006 Costs, by runoff level)</b>					
Low	\$682,060	\$1,670,873	\$78,380	\$849,269	\$3,280,582
Medium	\$410,671	\$325,708	\$90,504	\$664,923	\$1,491,805
High	\$612,120	\$4,524,882	\$952,308	\$705,845	\$6,795,155
Total	\$1,704,851	\$6,521,462	\$1,121,193	\$2,220,036	\$11,567,542
Un-recovered Project Costs	\$0	\$132,954	\$0	\$28,540	\$161,495
<b>Updated PLDA Fees (\$/Acre, by runoff level with current fee as minimum)</b>					<b>Average</b>
Low	\$5,270	\$1,970	\$1,912	\$1,813	\$2,206
Medium	\$10,480	\$3,797	\$2,705	\$2,966	\$3,899
High	\$22,837	\$8,535	\$8,287	\$7,857	\$8,921

RM: Residential Medium Density development

- a. Under California Government Code, development extractions (PLDA fees) must be based on the nexus between the drainage loads from a land use type and the cost of facilities collecting and channeling those loads. Under Municipal City code, publicly owned parcels (including city, county and district lands) cannot be charged PLDA fees. As such, the PLDA fees cannot be based on recovering project costs allocated to these land use types.



Table 5-8  
PLDA Fee Comparison Summary

Description	Affected Areas (acres)	Affected Dwellings (DUs)	PLDA Fees				
			PLDA A	PLDA B	PLDA C	PLDA D	Average
<b>Current PLDA Fees (\$/Acre, effective 06/24/2008, by runoff level)</b>							
Low			\$2,208	\$4,748	\$3,549	\$49	\$3,014
High			\$3,614	\$7,767	\$5,809	\$79	\$6,419
<b>Updated PLDA Fees (\$/Acre by runoff level, with minimums)</b>							
Low			\$5,270	\$1,970	\$1,912	\$1,813	\$2,206
Medium			\$10,480	\$3,797	\$2,705	\$2,966	\$3,899
High			\$22,837	\$8,535	\$8,287	\$7,857	\$8,921
<b>Changes in PLDA Fees (weighted)</b>							
Low	1,522	5,524	\$1,009	(\$829)	(\$352)	\$534	(\$191)
High	133	1,796	\$1,132	(\$350)	(\$427)	\$468	(\$276)
<b>Current PLDA Fees per Residential Household (\$ per dwelling unit) (a)</b>							
RLM low-medium density housing with 3.2 DUs/acre (Low Runoff)	1,288	4,122	\$690	\$1,484	\$1,109	\$15	\$942
RM medium density housing (Low Runoff)	234	1,402	\$368	\$791	\$592	\$8	\$502
RMH medium-high density housing with 11.5 DUs/acre (High Runoff)	99	1,133	\$602	\$1,295	\$968	\$13	\$1,070
RH High density housing with 19 DUs/ acre (High Runoff)	35	663	\$190	\$409	\$306	\$4	\$338
<b>Updated PLDA Fees per Residential Household (\$ per dwelling unit) (a)</b>							
RLM low-medium density housing with 3.2 DUs/acre (Low Runoff)	1,288	4,122	\$1,647	\$616	\$598	\$567	\$689
RM medium density housing (Runoff Levels: old Low - proposed Medium)	234	1,402	\$1,747	\$633	\$451	\$494	\$650
RMH medium-high density housing with 11.5 DUs/acre (Runoff old High -- proposed Medium)	99	1,133	\$1,747	\$633	\$451	\$494	\$650
RH High density housing with 19 DUs/ acre (Runoffs: old High -- proposed High)	35	663	\$1,202	\$449	\$436	\$414	\$470

a. The housing densities are based on the growth control point densities of the 2000 General Plan Table 37.

# Appendix A

## 2008 Planned Land Development Characteristics by PLDA

Land Use Code	Land Use Description	Parcel Characteristics				Net Scheduled Development (excd constrained land, acres)					Planned Billable Developments (a)				Grand Total Units
		Runoff Coeff (Incr.)	Billable Parcels	Infill Growth	Constrained Lands (%)	PLDA A	PLDA B	PLDA C	PLDA D	City Total	PLDA A	PLDA B	PLDA C	PLDA D	
		C	Commercial	65%	Yes	Yes	15%	0.0	0.2	0.0	1.1	1	0.0	0.2	
C/O/RMH	Community Commercial/Professional & Related/Medium-High Density	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
CF	Community Facilities	30%	No	No	0%	0.0	0.0	0.0	7.9	8	0.0	0.0	0.0	0.0	0
CF/P	Community Facilities/Private Schools	30%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
E	Elementary School	30%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
E/J	Elementary School/Junior High	30%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
G	Governmental Facilities	65%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
G/O	Government Facilities/Office & Related Commercial	65%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
H	High School	30%	No	No	0%	0.0	33.8	0.0	0.0	34	0.0	0.0	0.0	0.0	0
HC	Continuation School	30%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
J	Junior High School	30%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
L	Local Shopping Mall	65%	Yes	Yes	15%	0.0	17.6	0.0	39.9	57	0.0	17.6	0.0	39.9	57
N	Neighborhood Commercial	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
O	Office & Related Commercial	65%	Yes	Yes	15%	0.5	2.0	0.0	6.9	9	0.5	2.0	0.0	6.9	9
O/PI	Office & Related Commercial/Planned Industrial	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
OS	Open Space	0%	No	No	100%	0.5	5.6	0.0	0.0	6	0.0	0.0	0.0	0.0	0
P	Private School	30%	Yes	No	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
PI	Planned Industrial	65%	Yes	Yes	15%	0.0	328.9	12.6	0.2	342	0.0	328.9	12.6	0.2	342
PI/O	Planned Industrial/Office & Related	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
R	Regional Commercial	65%	Yes	Yes	15%	1.9	40.5	0.0	0.0	42	1.9	40.5	0.0	0.0	42
R/O/RMH	Recreation Commercial/Office & Related Commercial/Medium-High Density	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
RH	High Density Residential	45%	Yes	Yes	15%	0.2	2.7	0.0	2.6	5	0.2	2.7	0.0	2.6	5
RH/C/O	High Density Residential/Community Commercial/Office and Related Comm	50%	Yes	Yes	15%	0.0	4.0	0.0	0.0	4	0.0	4.0	0.0	0.0	4
RH/L/CF	Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil	50%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
RH/O	High Density Residential/ Office & Related Commercial	50%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
RL	Low Density Residential	15%	Yes	Yes	15%	1.1	135.0	0.0	21.7	158	1.1	135.0	0.0	21.7	158
RLM	Low-Medium Density Residential	15%	Yes	Yes	15%	66.4	522.1	19.3	132.1	740	66.4	522.1	19.3	132.1	740
RM	Medium Density Residential	20%	Yes	Yes	15%	0.3	5.6	1.0	41.3	48	0.3	5.6	1.0	41.3	48
RM/O	Medium Density Residential/ Office & Related Commercial	25%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
RMH	Medium-High Density Residential	30%	Yes	Yes	15%	2.1	7.9	0.0	16.0	26	2.1	7.9	0.0	16.0	26
RMH/O	Medium-High Density Residential/ Office & Related Commercial	30%	Yes	Yes	15%	0.4	0.7	0.0	0.0	1	0.4	0.7	0.0	0.0	1
RMH/T-R	Medium-High Density Residential/Travel/Recreation Commercial	30%	Yes	Yes	15%	0.0	0.0	0.0	4.9	5	0.0	0.0	0.0	4.9	5
TC	Transportation Corridor	65%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
T-R	Travel/Recreation Commercial	65%	Yes	Yes	15%	0.6	37.3	1.7	1.3	41	0.6	37.3	1.7	1.3	41
T-R/C	Travel/Recreation Commercial/Community Commercial	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
T-R/L	Travel/Recreation Commercial/Local Shopping Center	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
T-R/O	Travel/Recreation Commercial/ Office & Related Commercial	65%	Yes	Yes	15%	0.0	0.0	4.3	0.0	4	0.0	0.0	4.3	0.0	4
T-R/O/OS	Travel/Recreation Commercial/Office & Related Commercial/Open Space	50%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
T-R/RH	Travel/Recreation Commercial/High Density	65%	Yes	Yes	15%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
U	Public Utilities	45%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
UA	Unplanned Areas	0%	No	No	0%	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0
V	Village	65%	Yes	No	15%	13.3	3.0	0.0	0.0	16	13.3	3.0	0.0	0.0	16
<b>Total (acres or runoff units)</b>						<b>87</b>	<b>1,147</b>	<b>39</b>	<b>276</b>	<b>1,549</b>	<b>87</b>	<b>1,108</b>	<b>39</b>	<b>268</b>	<b>1,501</b>
						Percent Billable to Total Developments					99%	97%	100%	97%	97%

a. Values exclude unbillable parcels.

Planned Development (RM Equiv Acres, 2006) (a)

## Appendix B

### Runoff Coefficients for Different Land Use Types

Land Use Description	Land Use Code	Incremental Additional Runoff Coefficient (a)	Base Runoff Coefficient (b)
Commercial	C	65%	85%
Community Commercial/Professional & Related/Medium-High Density	C/O/RMH	65%	85%
Community Facilities (b)	CF	30%	50%
Community Facilities/Private Schools (b)	CF/P	30%	50%
Continuation School	HC	30%	50%
Elementary School	E	30%	50%
Elementary School/Junior High (b)	E/J	30%	50%
Government Facilities/Office & Related Commercial (b)	G/O	65%	85%
Governmental Facilities	G	65%	85%
Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil (b)	RH/L/CF	50%	70%
High Density Residential	RH	45%	65%
High Density Residential/ Office & Related Commercial	RH/O	50%	70%
High Density Residential/Community Commercial/Office and Related Comm	RH/C/O	50%	70%
High School	H	30%	50%
Junior High School	J	30%	50%
Local Shopping Mall (b)	L	65%	85%
Low Density Residential	RL	15%	35%
Low-Medium Density Residential	RLM	15%	35%
Medium Density Residential	RM	20%	40%
Medium Density Residential/ Office & Related Commercial	RM/O	25%	45%
Medium-High Density Residential	RMH	30%	50%
Medium-High Density Residential/ Office & Related Commercial	RMH/O	30%	50%
Medium-High Density Residential/Travel/Recreation Commercial	RMH/T-R	30%	50%
Neighborhood Commercial	N	65%	85%
Office & Related Commercial	O	65%	85%
Office & Related Commercial/Planned Industrial (b)	O/PI	65%	85%
Open Space (e)	OS	0%	20%
Planned Industrial	PI	65%	85%
Planned Industrial/Office & Related	PI/O	65%	85%
Private School	P	30%	50%
Public Utilities	U	45%	65%
Recreation Commercial/Office & Related Commercial/Medium-High Density (b)	R/O/RMH	65%	85%
Regional Commercial	R	65%	85%
Transportation Corridor	TC	65%	85%
Travel/Recreation Commercial	T-R	65%	85%
Travel/Recreation Commercial/ Office & Related Commercial	T-R/O	65%	85%
Travel/Recreation Commercial/Community Commercial	T-R/C	65%	85%
Travel/Recreation Commercial/High Density (b)	T-R/RH	65%	85%
Travel/Recreation Commercial/Local Shopping Center (b)	T-R/L	65%	85%
Travel/Recreation Commercial/Office & Related Commercial/Open Space	T-R/O/OS	50%	70%
Unplanned Areas	UA	0%	20%
Village	V	65%	85%

- a. Runoff coefficient source: McCuen, M. 1998 "Hydrologic Analysis and Design", p.377.  
The PLDA fees are based on incremental additional runoff coefficients above the existing runoff level of open space (20 percent).
- b. Runoff coefficient values are based on similar land use types.

# Appendix C

## Fee Categories and Cost Allocations

Land Use Description	Land Use Code	PLDA Fee Category (d)	Buildable Areas (acres)					Citywide Acres	Max Inc Runoff	PLDA A Billable Acres	PLDA B Billable Acres	PLDA C Billable Acres	PLDA D Billable Acres	Total Billable Acres
			PLDA A	PLDA B	PLDA C	PLDA D								
			PLDA A	PLDA B	PLDA C	PLDA D								
Open Space	OS	L	0	6	0	0	6		0.0	0.0	0.0	0.0	0.0	
Unplanned Areas	UA	L	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Low Density Residential	RL	L	1	135	0	22	158		1.3	144.0	0.9	52.8	199.0	
Low-Medium Density Residential	RLM	L	66	522	19	132	740		128.1	704.3	40.1	415.6	1,288.1	
<b>Low Runoff Weighted Runoff Coefficient</b>		<b>Low</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>							
Medium Density Residential	RM	M	0	6	1	41	48		17.4	40.7	30.0	144.4	232.5	
Medium Density Residential/ Office & Related Commercial	RM/O	M	0	0	0	0	0		0.8	0.0	0.2	0.2	1.2	
Community Facilities	CF	M	0	0	0	8	8		0.0	0.0	0.0	0.0	0.0	
Community Facilities/Private Schools	CF/P	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Continuation School (a)	HC	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Elementary School (a)	E	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Elementary School/Junior High	E/J	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
High School (a)	H	M	0	34	0	0	34		0.0	0.0	0.0	0.0	0.0	
Junior High School (a)	J	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Private School (re-ranked from low runoff)	P	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Medium-High Density Residential/ Office & Related Commercial	RMH/O	M	0	1	0	0	1		1.1	1.4	0.0	0.0	2.5	
Medium-High Density Residential/Travel/Recreation Commercial	RMH/T-R	M	0	0	0	5	5		0.0	0.0	0.0	5.3	5.3	
Medium-High Density Residential	RMH	M	2	8	0	16	26		11.0	24.3	2.8	60.5	98.5	
High Density Residential	RH	M	0	3	0	3	5		1.2	14.9	0.5	11.6	28.1	
Public Utilities	U	M	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil	RH/L/CF	M	0	0	0	0	0		0.0	0.0	0.0	2.2	2.2	
High Density Residential/ Office & Related Commercial	RH/O	M	0	0	0	0	0		0.0	0.0	0.0	0.1	0.1	
High Density Residential/Community Commercial/Office and Related (	RH/C/O	M	0	4	0	0	4		0.0	4.5	0.0	0.0	4.5	
Travel/Recreation Commercial/Office & Related Commercial/Open Sp	T-R/O/OS	M	0	0	0	0	0		7.7	0.0	0.0	0.0	7.7	
<b>Medium Runoff Coefficient</b>		<b>Medium</b>	<b>28%</b>	<b>31%</b>	<b>17%</b>	<b>25%</b>	<b>28%</b>						<b>50%</b>	
Commercial	C	H	0	0.2	0	1	1		0.0	0.2	0.0	1.6	1.8	
Community Commercial/Professional & Related/Medium-High Density C/O/RMH	C/O/RMH	H	0	0	0	0	0		0.0	0.0	0.0	12.3	12.3	
Government Facilities/Office & Related Commercial	G/O	H	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Governmental Facilities (a)	G	H	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Local Shopping Mall	L	H	0	18	0	40	57		2.7	18.4	0.0	43.6	64.7	
Neighborhood Commercial	N	H	0	0	0	0	0		0.0	0.0	0.9	1.2	2.0	
Office & Related Commercial	O	H	0	2	0	7	9		0.9	2.0	0.0	7.0	9.9	
Office & Related Commercial/Planned Industrial	O/PI	H	0	0	0	0	0		0.0	2.5	4.9	0.0	7.3	
Planned Industrial	PI	H	0	329	13	0	342		0.0	414.0	80.1	9.1	503.1	
Planned Industrial/Office & Related	PI/O	H	0	0	0	0	0		0.0	0.0	2.8	0.2	3.0	
Recreation Commercial/Office & Related Commercial/Medium-High D	R/O/RMH	H	0	0	0	0	0		0.0	0.0	0.0	1.5	1.5	
Regional Commercial	R	H	2	41	0	0	42		9.2	46.1	1.9	0.0	57.1	
Transportation Corridor (a)	TC	H	0	0	0	0	0		0.0	0.0	0.0	0.0	0.0	
Travel/Recreation Commercial	T-R	H	1	37	2	1	41		0.7	43.3	18.6	9.5	72.1	
Travel/Recreation Commercial/ Office & Related Commercial	T-R/O	H	0	0	4	0	4		0.0	0.6	4.7	0.0	5.3	
Travel/Recreation Commercial/Community Commercial	T-R/C	H	0	0	0	0	0		0.0	0.1	1.0	1.3	2.4	
Travel/Recreation Commercial/High Density	T-R/RH	H	0	0	0	0	0		0.0	0.0	0.1	0.4	0.5	
Travel/Recreation Commercial/Local Shopping Center	T-R/L	H	0	0	0	0	0		0.0	0.0	0.0	2.2	2.2	
Village	V	H	13	3	0	0	16		13.3	3.0	0.0	0.0	16.2	
<b>High Runoff Weighted Average Runoff Coefficient</b>		<b>High</b>	<b>65%</b>	<b>65%</b>	<b>65%</b>	<b>65%</b>	<b>65%</b>						<b>65%</b>	
									<b>195.4</b>	<b>1,464.2</b>	<b>189.4</b>	<b>782.4</b>	<b>2,631.4</b>	

a. In 1992 these land use types were considered no-fee areas and were not categorized.  
d. Current PLDA fee category source: Master Drainage and Storm Water Quality Table 4-3, 1994  
PLDA fee category definitions: Low/Medium/High Runoff Potential - L/M/H

## Appendix C Fee Categories and Cost Allocations

Land Use Description	Land Use Code	Billing Fee Categories -- Billable Costs				
		PLDA A Costs	PLDA B Costs	PLDA C Costs	PLDA D Costs	Total Billable Costs
Open Space	OS	\$0	\$0	\$0	\$0	\$0
Unplanned Areas	UA	\$0	\$0	\$0	\$0	\$0
Low Density Residential	RL	\$7,062	\$283,682	\$1,651	\$95,669	\$388,065
Low-Medium Density Residential	RLM	\$674,998	\$1,387,191	\$76,729	\$753,599	\$2,892,517
<b>Low Runoff Weighted Runoff Coefficient</b>						
Medium Density Residential	RM	\$122,514	\$106,826	\$76,413	\$349,150	\$654,903
Medium Density Residential/ Office & Related Commercial	RM/O	\$6,859	\$0	\$658	\$495	\$8,012
Community Facilities	CF	\$0	\$0	\$0	\$0	\$0
Community Facilities/Private Schools	CF/P	\$0	\$0	\$0	\$0	\$0
Continuation School (a)	HC	\$0	\$0	\$0	\$0	\$0
Elementary School (a)	E	\$0	\$0	\$0	\$0	\$0
Elementary School/Junior High	E/J	\$0	\$0	\$0	\$0	\$0
High School (a)	H	\$0	\$0	\$0	\$0	\$0
Junior High School (a)	J	\$0	\$0	\$0	\$0	\$0
Private School (re-ranked from low runoff)	P	\$0	\$0	\$0	\$0	\$0
Medium-High Density Residential/ Office & Related Commercial	RMH/O	\$11,616	\$5,654	\$0	\$0	\$17,270
Medium-High Density Residential/Travel/Recreation Commercial	RMH/T-R	\$0	\$0	\$0	\$19,291	\$19,291
Medium-High Density Residential	RMH	\$115,878	\$95,545	\$10,803	\$219,243	\$441,469
High Density Residential	RH	\$18,631	\$88,079	\$2,630	\$63,050	\$172,391
Public Utilities	U	\$0	\$0	\$0	\$0	\$0
Hi Dens Res/Affordable Housing/Local Shop Ctr/Comm Facil	RH/L/CF	\$0	\$0	\$0	\$13,210	\$13,210
High Density Residential/ Office & Related Commercial	RH/O	\$0	\$0	\$0	\$483	\$483
High Density Residential/Community Commercial/Office and Related (	RH/C/O	\$0	\$29,603	\$0	\$0	\$29,603
Travel/Recreation Commercial/Office & Related Commercial/Open Sp	T-R/O/OS	\$135,173	\$0	\$0	\$0	\$135,173
<b>Medium Runoff Coefficient</b>						
Commercial	C	\$0	\$1,963	\$0	\$12,442	\$14,406
Community Commercial/Professional & Related/Medium-High Density C/O/RMH		\$0	\$0	\$0	\$96,516	\$96,516
Government Facilities/Office & Related Commercial	G/O	\$0	\$0	\$0	\$0	\$0
Governmental Facilities (a)	G	\$0	\$0	\$0	\$0	\$0
Local Shopping Mall	L	\$61,924	\$157,100	\$0	\$342,731	\$561,754
Neighborhood Commercial	N	\$0	\$0	\$7,179	\$9,107	\$16,286
Office & Related Commercial	O	\$20,941	\$17,285	\$0	\$54,784	\$93,010
Office & Related Commercial/Planned Industrial	O/PI	\$0	\$21,039	\$40,307	\$0	\$61,345
Planned Industrial	PI	\$0	\$3,533,526	\$663,509	\$71,436	\$4,268,471
Planned Industrial/Office & Related	PI/O	\$0	\$0	\$23,099	\$1,692	\$24,791
Recreation Commercial/Office & Related Commercial/Medium-High D	R/O/RMH	\$0	\$0	\$0	\$12,099	\$12,099
Regional Commercial	R	\$209,525	\$393,462	\$15,465	\$0	\$618,452
Transportation Corridor (a)	TC	\$0	\$0	\$0	\$0	\$0
Travel/Recreation Commercial	T-R	\$17,073	\$369,433	\$154,278	\$74,276	\$615,060
Travel/Recreation Commercial/ Office & Related Commercial	T-R/O	\$66	\$4,959	\$39,214	\$0	\$44,240
Travel/Recreation Commercial/Community Commercial	T-R/C	\$0	\$765	\$8,311	\$10,539	\$19,616
Travel/Recreation Commercial/High Density	T-R/RH	\$0	\$0	\$930	\$3,193	\$4,123
Travel/Recreation Commercial/Local Shopping Center	T-R/L	\$0	\$0	\$17	\$17,029	\$17,045
Village	V	\$302,591	\$25,350	\$0	\$0	\$327,941
<b>High Runoff Weighted Average Runoff Coefficient</b>						
		<b>Summary of Costs by Runoff Category</b>				
	L	\$682,060	\$1,670,873	\$78,380	\$849,269	\$3,280,582
a. In 1992 these land use types were considered no-fee areas and were not categorized	M	\$410,671	\$325,708	\$90,504	\$664,923	\$1,491,805
d. Current PLDA fee category source: Master Drainage and Storm Water Quality H	H	\$612,120	\$4,524,882	\$952,308	\$705,845	\$6,795,155
PLDA fee category definitions: Low/Medium/High Runoff Potential - L/M/H		\$1,704,851	\$6,521,462	\$1,121,193	\$2,220,036	\$11,567,542