



Finance and Implementation Plan Presidio Planning Area City of Tracy

2004 Update



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I. INTRODUCTION

A. Purpose of Report

In June 2000, David Taussig and Associates, Inc. and Ruark and Associates prepared for the City of Tracy "The Presidio Planning Area (PPA) Finance and Implementation Plan" (FIP). The FIP listed the City's Capital Improvement Program (CIP) for which the PPA Development Area is obligated to participate in mitigating.

The purpose of this updated Presidio Planning Area Finance and Implementation Plan (FIP) is to:

1. Review the prior CIP listed projects.
2. Provide estimates of the funds required to mitigate each of these projects.
3. Determine the funds collected to date from the PPA developments, which have already paid impact fees.
4. List the impact fees for the PPA development yet to be developed.
5. Update the PPA Capital Improvement Program Construction Schedule and projected cash flow.

B. Description of Presidio Planning Area

The program facilities summarized in this report represent Presidio Planning Area requirements only, and assume that any infrastructure requirements related to the other areas of the City are, or will be, mitigated using sources of funding other than those identified in the FIP.

The Presidio Planning Area is located in an approximately 149.2-acre section of the City of Tracy bounded to the north by 11th Street and located east of Lammers Road and west of Corral Hollow Road. Figure 1 in Appendix A identifies the Presidio Planning Area on a map.

Table 1 in Appendix A presents the planned land uses for the Presidio Planning Area. This development, including 27.03 acres of park land, will total approximately 149.2 acres at build-out. A total of 550 residential units will generate an additional population of approximately 1,650. All of the residential development will be single family detached dwelling units.

C. Finance and Implementation Summary

A variety of specific capital improvement projects are outlined in the FIP. While a pay-as-you-go fee program may be used to fund some facility requirements, a fee program cannot always be designed so that fee revenues keep pace with facility requirements, especially when facility costs such as those for Presidio Planning Area water, storm, and sewer improvements must occur in major increments well before development is anticipated to be completed. Debt financing is required to close funding gaps and generate lump-sum proceeds to keep up with these facility demands. Consequently, the FIP involves a combination of fee-funded and debt-financed facilities.

The analysis in the FIP assumes that approximately 95% of the water, 86% of the sewer, and 27% of the storm drainage capital facility obligations will be debt-financed; however, the actual percentages may vary. The remainder of these backbone facilities will be funded primarily through impact fees, although significant portions of storm drainage and sewer costs are expected to be privately financed as discussed further below. The developer will be eligible to form a Benefit District in order to be reimbursed for the oversized portion of its costs of design, construction, supervision, and inspection associated with the off-site sanitary sewer main connection (the portion of off-site sewer costs privately financed). The estimated percentage costs to be reimbursed will be calculated using the same ratios as the Ruark and Associates report entitled "Remaining Available Capacity of the Hanson Road Sanitary Sewer Collection System." Also included among total storm drainage obligations is an RSP Reimbursement fee of approximately \$1,100 per dwelling unit to be levied against 135 units in the Presidio Planning Area for benefit received from storm drainage improvements constructed for the Plan C Purple Drainage Zone and Yellow Drainage Zone.

It is assumed that all of the 11th Street improvements will be debt-financed. The roadway obligations in addition to 11th Street improvements will likely be funded through a combination of fees, debt financing, and private financing. Some or all of the debt financing shown for roads may be used instead for cost overruns or additional funding needs related to other facilities. The roadway obligation is eligible for a credit of approximately \$1.2 million, which is not shown in Table A, or \$2,250 per dwelling unit, as calculated in the Fehr & Peers Report dated July 28, 1999, related to Crossroads Drive (described as the North/South Major Arterial in the Development Agreement) improvements that will be funded by the Presidio Planning Area but that are already incorporated into the City's roadway impact fee program (the program portion of Crossroads Drive). The credit is only applicable after Crossroads Drive is improved and accepted per the terms of the Annexation and Development Agreement. To be eligible for the credit the developer must comply with the reimbursement procedures in the Tracy Municipal Code. The roadway improvements include the on-site portion of Crossroads Drive, soundwalls, and Granite Hill Road, which total approximately \$2.8 million and are assumed to be debt-financed. The roadway obligation also includes a Regional Traffic Mitigation Fee in an amount not to exceed \$1,500 per dwelling unit subject to the terms of the Annexation and Development Agreement.

It is assumed Presidio Park Phase 1 improvements will be initially funded by the developer through private financing mechanisms. Because the developer will be funding park facilities and dedicating land that benefit City residents outside of the Presidio Planning Area, the developer is eligible for partial reimbursement of the cost of the park facilities pursuant to the terms of the

Annexation and Development Agreement through the City's future receipt of park impact fees from other new development; in addition, park impact fees that the developer would otherwise have to pay will be credited. The same is true for the Presidio sub-basin storm drainage upgrade, in that only a portion of the costs relates strictly to the needs of the Presidio Planning Area while another portion confers benefits to other areas of Tracy. These "oversized public facilities," as defined in the Development Agreement, are anticipated to be privately financed so that reimbursements may be provided directly to the developer of the Presidio Planning Area.

Finally, public buildings and services capital facility obligations are expected to be entirely fee-funded. This overall financing strategy for the Presidio Planning Area indicates how impact fees, debt financing, and private financing can be used together to achieve certain goals, such as maximizing the bonding capacity of the development and privately financing obligations for which reimbursement is expected. Other combinations of fees, bonds, and developer equity may actually be utilized as development in the Presidio Planning Area occurs. Table A in Appendix B shows the updated total facility costs for Presidio Planning Area and illustrates how the funding for capital improvements is anticipated to be divided between fees, debt, and private financing. Approximately \$5.3 million, or 21.5%, of the facility costs and reimbursement obligations totaling \$24.5 million are funded with fees. The amount to be funded through private financing will be 36% (about \$8.9 million), with the remainder funded through debt financing. Total costs of \$7.1 million (\$0.7 million for storm drainage, \$1.6 million for sewer, and \$4.8 million for parks) will be reimbursed through impact fees collected from development outside the Presidio Planning Area, resulting in a net public facility obligation for Presidio of approximately \$17.0 million.

D. Summary of Per-Unit Costs

Presidio Planning Area fair share costs have been updated to \$30,213 per single family unit in the Presidio Drainage Zone (units in the Plan C Purple and Yellow Zones have projected fair share costs of \$29,628 and \$29,942 respectively) as shown in Table 3. These adjusted costs reflect changes in cost estimates due to inflation and other factors. For comparison, these costs were \$29,065, \$28,481 and \$28,795 respectively in the June 2000 FIP as shown in Table 3A. The first 150 building permits issued within the Presidio Planning Area were subject solely to the costs identified in the June 2000 FIP. The remaining 400 building permits to be issued in the Presidio Planning Area are subject to increases in fees based on changes in cost estimates or other factors. The updated fee comply with the requirement that they do not exceed an aggregate 5% of the amount of the following fees for the last 400 building permits as they are set forth herein: Public Buildings Fee, Hanson Reimbursement Fee, Wastewater Treatment Plant Expansion Program Fee, Roadway Fees, Storm Drain Sub-Basin fees, Westside Channel Outfall Fee, Plan C Purple Zone Fees, Plan C Yellow Zone Fees, SSJID Water Facility Fees and Water Distribution Fees.¹

¹ See Table 3A in Appendix B for a listing of the dollar amounts associated with each of the fees subject to the 5% adjustment as called for in the Annexation and Development Agreement. Also, please note that the total of the fees subject to adjustment is less than the total of all Presidio Planning Area fair share costs.

Note that the FIP does not account for schools or habitat mitigation, the fees for which will be collected on behalf of other public agencies or for regional purposes. School fees are \$2.14 per square foot per single family dwelling unit (\$5,350 for 2,500 sq. ft. home) payable at the time a building permit is pulled, and habitat mitigation fees are estimated to be \$845 per gross acre (approximately \$250 per dwelling unit assuming 3.7 units per acre) payable at final map recordation.

E. Summary of Debt Financing Program

Maximum annual special taxes are set at \$1,500 per unit; this rate is prescribed to escalate at 2% per year. These special taxes will be sufficient to support debt service on a series of bonds issued to pay for the design and construction of the water, sewer, storm drainage, 11th Street, and other roadway improvement obligations of the Presidio Planning Area. Total capital facilities funded with bonds are \$10,456,640. There were two series of bonds issued, one in 2000, (Series 2000) provided a net to the improvement fund of \$4,761,840 after subtracting for the cost of issuance for the bonds including the bond reserve fund. The second set on bonds in 2001 (Series 2001) provided \$5,694,800 net to the improvement fund.

II. PRESIDIO PLANNING AREA FINANCE PLAN

A. Overview

The Presidio Planning Area consists of approximately 149.2 acres of undeveloped land. Table 1 in Appendix A summarizes the proposed land uses for the Presidio Planning Area. For the Presidio Planning Area to develop into a thriving community according to Urban Management Plan (UMP) standards, an assortment of backbone infrastructure (i.e., water, wastewater, roadway, and storm drainage capital facilities), parks, and public buildings (including equipment) must be constructed. The goal of the Presidio Planning Area Finance Plan is to structure a financing package that allows program infrastructure to be funded when needed in a way that can be financially supported by Presidio Planning Area landowners. Tables and analysis summarizing the Presidio Planning Area Finance Plan are contained in Appendix B, Fee Revenue and Debt Financing Analysis.

B. Markups including Design, Construction Management, Contingency, and Program Implementation Costs

Markups are used by most public agencies to cover the costs of design, construction management (including inspection), general contingency, and program implementation. Markups are applied to the estimated construction cost of a facility. A survey was conducted of various public agencies in Northern California, including Caltrans, to compare markups used on new City of Tracy projects with industry standards. The survey included various agencies that had experienced or are currently experiencing significant development. It also included a review of markups used for other development projects well under way in the City of Tracy, including the Residential Specific Plan and the I-205 Specific Plan. Based on the survey and analysis, all of the Presidio Planning Area technical studies prepared for roadways, storm drainage, water, wastewater, parks, and public buildings used the following methodology for markups:

10%	design
10%	construction management
15%	contingency
5%	program implementation

Note that these markups to the costs relate only to the program costs identified in this report.

The costs associated with program implementation for Presidio Planning Area development can be divided into two categories: 1) planning costs related to the entire UMP, of which Presidio Planning Area is a part; and 2) planning costs specifically related to Presidio Planning Area. Planning costs include work related to the following documents and efforts:

- General Plan (the UMP) and related Environmental Impact Report
- Water, Wastewater, Roadway, Parks, Public Buildings, and Storm Drainage Master Plans
- Draft Finance Plans for the UMP, interim financial documents, and the FIP
- Program Management

Total UMP planning costs, including costs to update the master plans, City administrative costs (including contract administration, project oversight, incidental copying and related expenses, and other costs), and other costs required to complete the planning process, are included in the cost estimates presented in each of the technical reports. Costs related to Presidio Planning Area technical studies and other analyses being funded directly by Presidio Planning Area participants are not included.

The costs associated with program implementation and ongoing administration of the Presidio Planning Area fee program are also included in the cost estimates for each technical study. These costs will involve setting up and administering reimbursement agreements, updating and reconciling costs, periodically revising the fee structure, and other related efforts. Recovering Presidio Planning Area's share of UMP planning and engineering costs and funding future implementation and administration costs related to Presidio Planning Area development is accomplished by applying a program implementation mark-up to all of the cost estimates. This mark-up has already been incorporated into the technical reports and implementing resolutions.

C. Presidio Planning Area Total Costs and Per-Unit Costs

Table 3 in Appendix B summarizes the updated 2004 total facility costs, the project fair share costs, and costs per dwelling unit contained in the technical reports and implementing resolutions that document the required facilities, estimate the related costs, and spread the costs to each Presidio Planning Area development project based on an equitable apportionment methodology. These reports are consistent with the procedural and substantive requirements of Government Code Section 66000, et seq, also known as AB 1600. All of these costs have been adopted by the City through an implementing resolution.

Table 3 summarizes the updated fair share costs per unit that will be required of Presidio Planning Area development. Total Presidio Planning Area per-unit costs are \$30,213 per single family unit in the Presidio drainage zone (units in the Plan C Purple and Yellow zones are estimated to have per-unit fair share costs of \$29,628 and \$29,942, respectively). These costs were adjusted to reflect changes in cost estimates due to inflation and other factors. There will be no further increases to the impact fees as the maximum allowed 5% increase has been reached (excluding the Regional Traffic Mitigation Fee). Table 3A, 2000 Facility Cost is included for comparison to updated 2004 Facility Costs.

D. Estimated Absorption

While an absorption schedule is simply an estimate of unpredictable future events, it is a critical assumption that drives the entire financing strategy. The timing of fee revenues, phasing of facilities, and every other component of an analysis that accounts for timing issues, are dependent on the absorption schedule. Facilities funded with fee revenues will be constructed only as fee revenues become available; therefore, if absorption is slower than predicted, the collection of fee revenues will also be slower while the need for fee-funded facilities will generally be delayed as well since there will be fewer units to serve. On the other hand, most of the facilities funded with debt financing must be constructed on schedule whether absorption occurs as predicted or not; a conservative absorption schedule must be used in the debt financing

analysis to estimate the dollar amount of vacant land taxes (i.e., special taxes on undeveloped property) during an economic downturn. The absorption schedule presented in Table 2 reflects the actual and anticipated allocation of Residential Growth Allotments (RGAs) for the Presidio Planning Area.

E. Presidio Planning Area Fee Revenues

Based on the absorption schedule contained in Table 2, annual fee revenues are projected by capital facility. As noted above, Table 3 presents a consolidation of the fair share costs per dwelling unit. Table 4 presents the fee revenues collected to date and those anticipated to be collected. A total of \$4,229,417 has been collected by the end of 2003 with a projected total of \$5,260,180 to be collected as the remainder of Presidio Planning Area builds out.

F. Presidio Planning Area Debt Financing

Community Facilities District CFD 2000-01 funds water, sewer, storm drainage, 11th Street, other roadway improvements, and other facilities shown on Table B required to serve the Presidio Planning Area development.

III. PRESIDIO PLANNING AREA IMPLEMENTATION PLAN

A. Overview

The Presidio Planning Area (PPA) Implementation Plan relates the collection of impact fees and bond proceeds from the PPA Finance Plan with the PPA infrastructure improvements that need to be constructed. It is a plan that organizes the PPA infrastructure improvements into capital improvement projects, prioritizes the projects, and forecasts cash flow requirements to design and construct the improvements. Cash flow is directly related to absorption rates and, therefore, capital improvement projects that require funds collected from impact fees are limited by the fees collected. Bond issuances and capital improvement projects funded by bond proceeds may also be affected by absorption since some of the infrastructure is related to the demands of new development.

The PPA Implementation Plan will be subject to annual updates to reflect current and projected absorption rates, revised capital improvement project priorities, and available funding. All such updates will conform to the terms and conditions of the Annexation and Development Agreement.

B. Presidio Planning Area Capital Improvement Program (CIP)

The City of Tracy adopts an annual Capital Improvement Program and Capital Budget for each fiscal year. The Capital Improvement Program is the City's comprehensive multi-year plan for the development of the City's capital facilities and improvements. PPA has the obligation to mitigate its impacts by providing new or expanded facilities. PPA's program improvements, as described in this document as various CIP projects, will be added to the City's Capital Improvement Program. Funding for the CIP projects will come from PPA developments, as described in the PPA Finance Plan section of this document.

The format for the City's Capital Improvement Program involves functional grouping of the CIP projects. All CIP projects of similar types are listed in the same category and, in many cases, are funded from a variety of sources. The CIP functional groups that apply to PPA program projects include the following:

- Group 71: General Government & Public Safety Facilities
- Group 72: Traffic Safety
- Group 73: Streets & Highway
- Group 74: Wastewater Improvements
- Group 75: Water Improvements
- Group 76: Drainage Improvements
- Group 78: Parks & Recreation Improvements

Appendix C, Capital Improvement Program, presents the water and sewer CIP projects that will be debt financed through CFD 2000-01 (or possibly privately financed improvements) and when they must be constructed. Appendix C also includes summary sheets that delineate each PPA CIP project and when it will be funded, listed by functional group.

Appendix B, Fee Revenue and Debt Financing Analysis, is directly related to Appendix C because the projected impact fee revenues and bond proceeds in Appendix B have been used to determine the phasing of the CIP projects in Appendix C. Table 2 in Appendix B provides the estimates absorption rates for build out of PPA single family dwelling units ("SFD"). The estimate as of February 2004 is that PPA will build out in approximately 4 years.

Table 4 in Appendix B summarizes the total estimated impact fee revenues and provides the case flow assumptions, based on the absorption rate assumptions discussed above, for Group 71, 72, 73, 76, and 78 Capital Improvement Programs. Note that fee revenues are also collected for storm drainage reimbursements to Westside Channel Outfall System, and wastewater conveyance reimbursements to the Hansen Road Sanitary Sewer Collection System in Group 74.

GROUP 71: GENERAL GOVERNMENT & PUBLIC SAFETY FACILITIES

PPA will pay a development impact fee at Building Permit for CIP projects described in this section. Those amounts may be prepaid and /or financed with bond proceeds from Community Facilities District 2000-01. PPA's obligation to pay a development impact fee for "General Government & Public Safety Facilities" is based on a report called "Presidio Planning Area Public Buildings Impact Fee Justification Study (1999)" prepared by the City of Tracy dated August 1999. PPA's "Public Building Fee" was adopted by the City Council with the adoption of the FIP for PPA in July 2000. Due to the agreement in the D.A. that the total impact fees cannot be increased beyond 5% throughout the life of the project, there are no changes to "Public Building Fee" with this update.

PPA "Public Building Fees" will be collected into one fund account.

Public Facilities for PPA is divided into the following seven (7) categories:

1. Law Enforcement Facilities
2. Fire Facilities
3. General Government Facilities
4. Library Facilities
5. Public Meeting Facilities
6. Public Works Facilities
7. Aquatic Facilities

PPA's "Public Building Fees" will provide approximately \$890,000 at the build-out of PPA developments.

The following is a brief description of PPA CIP projects related to the seven categories listed above:

1. Law Enforcement

7122 Equipment for Additional Officers: Acquisition of all necessary equipment to outfit 1.65 additional police officers required through PPA build-out. The equipment includes uniforms, helmets, firearm, communication devices, leathers (belt, gloves, boots, etc.), and all assorted identification patches. The estimated cost per officer is approximately \$3,500.

PPA's cost share: \$5,785

7122 Vehicles for Additional Officers: Acquisition of 1.23 additional marked and unmarked police vehicles necessary through build-out of PPA for the additional 1.65 officers required to maintain the same levels of services offered currently. Each vehicle will cost approximately \$31,000 (average for all vehicles) each for the vehicles and equipment.

PPA's cost share: \$38,194

2. Fire Facilities

7104 Fire Station No. 4 (Near 11th Street & Corral Hollow): Acquisition of land, design, and construction of a 5,346 square foot fire station in the 11th Street/Corral Hollow Road area. The estimated cost of the station is \$1,854,427. PPA's share is approximately 8.2% of the total cost of the station. The remainder of the costs will be funded by other benefiting properties. Construction is ongoing.

PPA's cost share: \$152,317

71XX Fire Apparatus (Quint): Acquire a large specialty "quint" or similar fire apparatus. Estimated cost of the vehicle is \$290,000. Based on calls per year, PPA's share is approximately 9.8% of the total cost.

PPA's cost share: \$28,403

3. General Government Facilities

7118 (GF-01) City Hall Expansion: Design and construct an approximate 34,800 square feet expansion of City Hall Facilities. The 34,800 square feet would be designed and constructed to incorporate the existing 8,780 square feet City Hall. Plans would include 6,000 square feet for council chambers suitable for other public functions. This expansion, in conjunction with the remodel of the existing City Hall, would provide adequate space for City Administration, Community Development, Fire Administration and Public Works. PPA's share is approximately 2.4% of the total cost of the City Hall expansion. The remainder of the costs will be funded by other benefiting properties.

PPA's cost share: \$198,330

71PP-029 City Hall Vehicles: Add approximately seven sedans to the City Hall pool of vehicles.

PPA's cost share: \$5,840

4. Library Facilities

78PP-042 (LB-01) Expansion of Existing Library: Expand the existing library, contiguous to Lincoln Park, by approximately 16,500 square feet. This would allow the existing library to add space needed for additional collection to serve new residents in the more easterly portion of the City. The expansion would also provide an addition to the area needed by central library management staff to handle the ordering, reception, and cataloging of books for the branch libraries. The estimated cost of construction is \$2.31 million. PPA generates a need for 825 square feet of this expansion or approximately 5% of the library expansion. The remainder of the costs will be funded by other benefiting properties.

PPA's cost share: \$115,693

5. Public Meeting Facilities

78PP-042 Senior Center / Community Center Expansion: Construct an approximate 8,200 square feet addition to the existing Community Center. The facility could be constructed contiguous to the existing building. The estimated cost of construction is \$1.15 million. PPA generates the need for 924 square feet of this expansion or approximately 11.2% of the total cost of the public meeting facility expansion. The remainder of the costs will be funded by other benefiting properties.

PPA's cost share: \$129,576

6. Public Works Facilities

71PP-030 (PW-01) Expansion of Existing Public Works Maintenance Facility: Construct miscellaneous improvements to allow the existing corporation yard to continue to meet the increasing maintenance demands of the expanding infrastructure. Improvements would include additional supply storage areas, additional training and locker facilities, and covered fleet maintenance parking spaces. The estimated cost of construction is \$1.065 million. PPA's share is approximately 9.08% of the total cost of the public works facility expansion. The remainder of the costs will be funded by other benefiting properties.

PPA's cost share: \$96,865

7. Aquatic Facilities

7854 New Aquatics Center: Construct an approximate 17,00 square foot aquatic facility, including a pool, decking, and locker facility. The estimated construction cost is \$2.4 million.

PPA's cost share: \$118,998

GROUP 72: TRAFFIC SAFETY

PPA will pay a development impact fee at building permit for CIP projects described in this section. In addition the developer has elected to use public debt financing and upfront a large percentage of the roadway program (see Table A of Appendix C). Those amounts may be offset by a fee credit due the developer as a result of developer's oversized construction of program improvements. Said amount represents 95% of the program costs calculated in the Fehr & Peers Associates, Inc. report dated July 28, 1999. Any remaining obligation may be prepaid and / or financed with bond proceeds from Community Facilities District 2000-01. The Regional Impact Fee shall only be payable if the City adopts a regional traffic mitigation fee in conjunction with the implementation of the Altamont Traffic Authority Joint Powers Agreement. Developer shall pay the Regional Impact Fee in effect at time of building permit issuance in an amount not to exceed \$1,500 per unit. Presidio's obligation to pay a development fee for "Roadway Fees" is based on Fehr & Peers Associates, Inc. report "Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Presidio" dated July 28, 1999. The report presents the PPA as one of a series of projects collectively referred to as "Next Phase Development." It presents the PPA's traffic analysis and calculates a fair-share traffic fee for the PPA developments. PPA's "Roadway Fees" were adopted by the City Council with the adoption of the FIP for PPA in July 2000. In October 2001, the City Council approved and adopted Resolution 01-351, it updated the Road Impact Fee raising the fee from \$6,144 to \$6,736 (an increase of \$592) per lot. Due to the agreement in the D.A. that the total impact fees cannot be increased beyond 5% throughout the life of the project, no further increases in the road impact fee can occur.

The total estimated costs for the "Next Phase" interchange improvements is \$20.4 million. PPA "Roadway Fees" will provide approximately \$1,089,843 for these improvements at the build-out of PPA's developments. PPA is required to pay a \$1,500 per unit cost for a Regional Impact Fee. The regional impact fee is for mitigation of traffic in the Altamont Corridor. Total amount for the Regional Impact Fee is \$825,000.

PPA "Roadway Fees" for Group 72, Traffic Safety, and Group 73, Streets & Highways, will be collected into one fund account.

72PP-030 Corral Hollow Road: Interchange improvements upgrading from a rural interchange to an urban interchange.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$3,920,492	\$4,172,054
Next Phase program cost:	\$3,920,492	\$4,172,054
PPA's cost share:	\$209,338	\$222,770

72PP-031 MacArthur Drive: Interchange improvements upgrading from a diamond interchange to a parclo.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$15,259,400	\$16,238,535
Next Phase program cost:	\$15,259,400	\$16,238,535
PPA's cost share:	\$814,791	\$867,073

72XX Regional Impact Fee: Fee collected to mitigated impacts to the Altamont Corridor. No cost change.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$825,000	\$825,000
PPA's cost share:	\$825,000	\$825,000

GROUP 73: STREETS & HIGHWAYS

PPA will pay to the city \$84,000 to cover developer's estimated share of the cost of design for the 11th Street improvements which front PPA and the estimated cost of the 11th Street Improvements (as they are identified in the construction contract) in an amount not to exceed \$1,100,000, as provided in the Annexation and Development Agreement. The pavement widening is part of a larger 11th Street widening project from Lammers to Corral Hollow Road. PPA's obligation of \$1,184,000 will be financed with bond proceeds from Community Facilities District 2000-01. PPA will pay a development impact fee at building permit for CIP projects described in this section. PPA's obligation to pay a development impact fee for the "Roadway Fees" is based on Fehr & Peers Associates, Inc. report "Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Presidio" dated July 28, 1999. The reports presents PPA as one of a series of projects collectively referred to as "Next Phase Development." It presents the PPA's traffic analysis and calculates a fair-share traffic fee for the PPA developments. The roadway fee includes reimbursements to RSP and CFD 89-1. PPA's "Roadway Fees" was adopted by the City Council with the adoption of the FIP for PPA in July 2000. In October 2001, the City Council approved and adopted Resolution 01-351, it updated the Road Impact Fee raising the fee from \$6,144 to \$6,736 (an increase of \$592) per lot. Due to the agreement in the D.A. that the total impact fees cannot increase beyond 5% throughout the life of the project, no further increase of the road impact fee can occur.

To obtain an acceptable level of service throughout the City a number of road segments are required to be upgraded by the build-out of the Next Phase Projects.

Total estimated cost for road segment widening and upgrades is \$46.7 million. PPA will provide \$2,485,116.

PPA funding for Group 72, Traffic Safety, and Group 73, Streets & Highways, will be collected into one fund account.

73PP-047 Widen Lammers Road: Between Eleventh Street and Linne Road from a two-lane rural highway to a four-lane expressway.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$13,418,788	\$14,279,818
Frontage cost:	\$7,191,275	\$7,652,710
Next Phase program cost:	\$6,227,513	\$6,627,108
PPA cost share:	\$331,251	\$352,506

73PP-040 Widen Corral Hollow Road: Between I-205 and Larch-Clover from a two-lane rural highway to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$1,923,732	\$2,047,170
Frontage cost:	\$1,081,764	\$1,151,176
Next Phase program cost:	\$841,968	\$895,994
PPA cost share:	\$44,785	\$47,659

73PP-046 Widen Corral Hollow Road: Between Old Shulte and I-580 from a two-lane rural highway to a four-lane major arterial to Linne Road and a four-lane expressway from Linne to I-580.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$20,558,404	\$21,877,555
Frontage cost:	\$11,319,375	\$12,045,694
Next Phase program cost:	\$9,239,029	\$9,831,861
PPA cost share:	\$491,436	\$522,969

7365 Widen Tracy Boulevard: Between Linne Road and Sycamore Parkway from a two-lane rural highway to a four-lane major arterial. Work completed.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$1,513,197	\$1,610,293
Frontage cost:	\$803,487	\$855,044
Next Phase program cost:	\$709,710	\$755,249
PPA cost share:	\$37,750	\$40,172

73PP-041 Widen MacArthur Drive: Between Eleventh Street to Schulte Road upgrading to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$3,930,859	\$4,183,086
Frontage cost:	\$2,096,289	\$2,230,799
Next Phase program cost:	\$1,834,570	\$1,952,287
PPA cost share:	\$97,584	\$103,846

73PP-042 Widen Grant Line Road: Between Corral Hollow Road to Tracy Boulevard upgrading to a six-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$4,443,656	\$4,728,788
Frontage cost:	\$2,174,051	\$2,313,551
Next Phase program cost:	\$2,269,605	\$2,415,236
PPA cost share:	\$120,724	\$128,470

73PP-043 Widen Grant Line Road: Between Bryon Road and Street "A" from a two-lane rural highway to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$2,602,698	\$2,769,703
Frontage cost:	\$1,381,997	\$1,470,674
Next Phase program cost:	\$1,220,701	\$1,299,029
PPA cost share:	\$64,930	\$69,096

73PP-044 Widen Eleventh Street: Between MacArthur Drive and Chrisman Road upgrade to a four-lane expressway.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$7,562,749	\$8,048,020
Frontage cost:	\$4,284,404	\$4,559,317
Next Phase program cost:	\$3,278,345	\$3,488,703
PPA cost share:	\$174,380	\$185,569

7343 Widen 11th Street Between Lammers and Corral Hollow Road. The project is responsible for frontage widening along the Presidio property. Construction completed.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$1,184,000	\$1,184,000
Frontage cost:	\$1,184,000	\$1,184,000

73PP-048 Widen Schulte Road: West of Lammers Road 3,200 linear feet from a two-lane rural highway to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$3,621,141	\$3,853,495
Frontage cost:	\$2,036,261	\$2,166,920
Next Phase program cost:	\$1,584,880	\$1,686,575
PPA cost share:	\$84,302	\$89,711

73PP-049 Construct Schulte Road: Construct Schulte Road from Lammers to the Presidio N/S arterial as a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$4,945,080	\$5,262,386
Frontage cost:	\$2,577,708	\$2,743,109
Next Phase program cost:	\$2,367,372	\$2,519,277
PPA cost share:	\$125,924	\$134,004

73PP-050 Widen Schulte Road: From Presidio N/S arterial to Sycamore Parkway upgrade to a six-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$5,678,005	\$6,042,340
Frontage cost:	\$2,777,955	\$2,956,205
Next Phase program cost:	\$2,900,050	\$3,086,135
PPA cost share:	\$154,257	\$164,155

73PP-051 Widen Valpico Road: Lammers Road to Corral Hollow from a two-lane rural highway to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$10,410,781	\$11,078,799
Frontage cost:	\$5,854,251	\$6,229,895
Next Phase program cost:	\$4,556,530	\$4,848,904
PPA cost share:	\$242,367	\$257,919

73PP-045 Widen Central Avenue: Between Sycamore Parkway to Tracy Boulevard upgrade to a four-lane major arterial.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$1,697,411	\$1,806,327
Frontage cost:	\$954,498	\$1,015,744
Next Phase program cost:	\$742,913	\$790,583
PPA cost share:	\$39,517	\$42,053

7366 Construct Presidio N/S/ Arterial: Between Eleventh Street and Schulte Road as a four-lane major arterial. Construction completed to Greystone Drive.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$5,007,676	\$5,328,999
Frontage cost:	\$2,610,337	\$2,777,832
Next Phase program cost:	\$2,397,339	\$2,551,167
PPA cost share:	\$127,517	\$135,699

73PP-054 Aqueduct Crossings for Corral Hollow Road: Construct two four-lane crossings over the aqueducts.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$3,732,684	\$3,972,195
Next Phase program cost:	\$3,732,684	\$3,972,195
PPA cost share:	\$198,547	\$211,287

GROUP 74: WASTEWATER IMPROVEMENTS

PPA's obligation for wastewater treatment and wastewater conveyance is based on CH2MHill's report "Wastewater System Analysis for Presidio" dated December 20, 1999. It presents PPA's wastewater analysis and calculates fair-share wastewater costs for the PPA developments. PPA will have responsibility for constructing or participating in the funding of the following wastewater treatment and conveyance facilities.

1. Wastewater Treatment Plant Capacity. PPA's obligation for wastewater treatment plant capacity may be financed with the bond proceeds from Community Facilities District 2000-01 but must be paid and/or funded prior to recordation of the first Final Map.
2. Offsite Sewer Main – PPA to Byron Road/Lammers. PPA is responsible for constructing this facility and will be eligible for reimbursement via a benefit district that will be established to collect funds from other areas that use this facility.
3. Reimbursement to Hansen Sewer. PPA's obligation for reimbursement for the cost of the Hansen Sewer must be paid at building permit issuance.

4. Reimbursement to Byron Road Sewer. PPA's obligation for reimbursement for the cost of the Hansen Sewer may be financed with the bond proceeds from Community Facilities District 2000-01 but must be paid and/or funded prior to recordation of the first Final Map.

PPA's "Wastewater Impact Fees" for the reimbursement to Hansen Road Sewer were adopted by the City Council with the adoption of the FIP for PPA in July 2000. There are no changes to "Wastewater Impact Fees" with this update, due to the agreement in the D.A.

The total estimated cost for expansion of the wastewater treatment plant by approximately 6 mgd (from 9 mgd to 15 mgd) is \$60.3 million. PPA's fair share is 2.9% or \$1.75 million based on a demand of 0.17 mgd. The wastewater treatment plant is anticipated to be expanded in three phases. Certain bond proceeds from Plan C's CFD 98-1 will be used for the first two phases. PPA is responsible for needed down stream sewer improvements from Presidio to Byron Road/Lammers Intersection.

7449 WWTP Expansion. Improvements to expand the existing plant from 9 mgd to 15 mgd.

Total estimated cost:	\$60,300,000
PPA's cost share:	\$1,755,050

74XX Off-site Sewer Main – Presidio to Byron Road/Lammers: Install a new 18-inch gravity line system to connect Presidio to the Hansen Sewer. Construction completed.

Total estimated cost:	\$1,926,000
PPA's cost share:	\$346,500*

*Note: Presidio constructed the entire off-site sewer main and is eligible for reimbursement through a benefit district.

74XX Reimbursement to Hansen Sewer: Proportionate PPA responsibility related to benefit from the excess capacity in the Hansen Road Sanitary Sewer conveyance systems. Revenues from PPA will be used to reimburse enterprise fund.

Total estimated cost:	\$607,750
PPA's cost share:	\$607,750

74XX Reimburse to Byron Road Sewer: Proportionate PPA benefit resulting from use of the excess capacity in Byron Road Sewer which connects to Hansen Road Sewer. Revenue from PPA will be used to reimburse developers who upfronted the sewer.

Total estimated cost:	\$43,890
PPA's cost share:	\$43,890

GROUP 75: WATER IMPROVEMENTS

PPA's obligation to fund water supply, water treatment, water storage, and water distribution may be financed with bond proceeds from Community Facilities District 2000-01. PPA's obligation for water improvements is based on West-Yost & Associates' report called "Presidio Water System Analysis Final Technical Memorandum" dated November 19, 1999. It presents PPA's water system analysis and calculates fair-share water system costs for the PPA developments.

PPA's obligation was revised with the Reconciliation Report for Developer Funded Water Capital Improvement Projects prepared by Harris and Associates in June 2001. The water projects for which PPA is responsible for required an additional \$263,759 above the original FIP obligation. But in accordance with the conditions of the Development Agreement, the total impact fee increase is limited to a maximum of five percent for a maximum of 400 lots throughout the entire life of the project. Therefore the Water Impact Fee was raised by \$555.75 to \$7,166.75 from \$6,611. This was approved and adopted by City Council Resolution 01-351 in October 2001. Due to the agreement in the D.A., no further increase in the water impact fee can occur.

SSJID: Total estimated cost for water supply, treatment and conveyance outside the City of Tracy is \$58.3 million. PPA's fair share is approximately 4% or \$2.67 million based on a maximum day demand of 0.62mgd of the 15mgd project. The total cost for SSJID distribution, pump stations and storage within the City limits is approximately \$29.9 million. PPA's share is \$887,400.

Water Distribution: Total estimated costs for PPA's water distribution and infrastructure cost for the PPA developments is \$447,422.

7532 SSJID Facility Costs Outside of City: This includes PPA's portion of the SSJID Water Treatment Plant and other facilities (pipelines and pump stations) required to transport the water to the City of Tracy. Currently under construction.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$59,921,000	\$58,296,263
PPA's cost share:	\$2,477,000	\$2,665,900

7533 7.1 Storage Reservoir: Storage Reservoir (7.1 mg) located near the intersection of Linne Road and MacArthur Drive for SSJID water supply. Currently under construction.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$5,401,200	\$6,055,802
PPA's cost share	\$78,400	\$99,200

7551 2.0 Storage Reservoir: (2.0 mg) located near the Chrisman Property for Zone 1 for SSJID water supply. Construction completed.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$2,191,000	\$3,349,400
PPA's cost share:	\$381,746	\$503,600

7547 560 bhp Pump Station: A 560 bhp @ 12.0 mgd pump station located near the intersection of Linne Road and MacArthur Drive for SSJID water supply. Construction is part of CIP 7533.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$1,715,000	\$1,825,478
PPA's cost share:	\$88,200	\$101,866

75PP-064 70 bhp Pump Station: A 70 bhp @ 6.0 mgd pump station located near the intersection of Linne Road and MacArthur Drive for SSJID water supply. Construction is part of CIP 7533.

	<u>2000</u>
Total estimated cost:	\$686,000
PPA's cost share:	\$35,000

7568 24-inch Water Line Linne & MacArthur: A 24-inch water transmission line approximately 16,060 linear feet from the storage reservoir along Linne Road and north of MacArthur Drive for SSJID water supply.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$2,233,700	\$2,968,000
PPA's cost share:	\$116,200	\$182,693

75PP-041 24-inch Water Line on Linne Road: A 24-inch water transmission line approximately 5,500 lineal feet to the storage reservoir along Linne Road for SSJID water supply. Combined with CIP 7568.

	<u>2000</u>
Total estimated cost:	\$1,266,300
PPA's cost share:	\$33,600

75PP-063 Chrisman Property: A 20 bhp @ 0.44 mgd pump station at the Chrisman Property for Zone 1 Water. Construction completed with CIP 7551.

	<u>2000</u>
Total estimated cost:	\$191,800
PPA's cost share:	\$191,800

75PP-062 1.7 mgd Production Well: New production well located in the Northeast Industrial Park Area. Required to meet emergency flows for the PPA projects.

	<u>2000</u>	<u>2004</u>
Total estimated cost:	\$233,200	\$1,828,093
PPA's cost share:	\$233,200	\$343,467

GROUP 76: DRAINAGE IMPROVEMENTS

PPA will pay a development impact fee at building permit for reimbursement to the Westside Channel Outfall System for the downstream improvements described in this section. PPA's obligation to fund portions of the Presidio Sub-Basin Infrastructure may be satisfied by developer's construction and dedication of certain portions of that infrastructure or by paying reimbursements for the use of certain existing infrastructure. All of developer's costs related to drainage improvements may be financed with the bond proceeds for Community Facilities District 2000-01 or upfronted by the developer. The facilities constructed by developer and /or paid for through reimbursement fees shall be excluded from the Drainage Fees, which are subject to adjustment pursuant to section IC above. Additionally, developer shall be entitled to a \$150,000 credit against its Drainage Fee obligations pursuant to paragraph 6 (c): "Storm Drainage Fee Credits to the Developer," of Exhibit "E-1" to the Annexation and Development Agreement as well as reimbursement from a Benefit District which developer has the right to form to provide reimbursement for the construction of oversized infrastructure in the amount of \$611,050 as established by the "Storm Drainage Analysis and Fee Justification Study for Presidio Sub Basin Area dated October 1999 prepared by Cella Barr & Associates". PPA's obligation to pay for "Drainage Fees" is based on Cella Barr & Associates report called "Storm Drainage Analysis and Fee Justification Study for Presidio Sub-Basin Area" dated October 1999. It presents the PPA's storm drainage analysis and calculates a fair-share drainage fee for the PPA development. PPA's "Drainage Fee" was adopted by the City Council with the adoption of the FIP for PPA in July 2000. There are no changes to "Drainage Fee" with this update.

The total estimated cost for Presidio Sub-Basin storm drainage improvements is \$1,130,400. The Presidio Development will construct the entire \$1,130,400 improvements. Of the 550 single family homes, Presidio will only have 415 homes drain to the Presidio Sub-Basin. The development is responsible for \$461,065 worth of these improvements. The remainder of the cost is eligible for reimbursement through a benefit district.

108 homes of the remaining 135 homes will drain to the Plan C Purple Zone and the remaining 27 will drain to the Plan C Yellow Zone. Presidio will contribute \$160,812 to the Purple Zone and \$48,681 to the Yellow Zone.

PPA is responsible to reimburse the Westside Channel Outfall System for the necessary downstream improvements. PPA is responsible for \$529,650 worth of improvements to the Westside Channel Outfall System to be paid by a \$963.00 per lot at building permit.

76PP-045 Presidio Sub-Basin Drainage Improvement: The drainage improvements include 24", 30", 36", and 42" storm drainage pipes, and a 12AF detention basin. Construction completed.

Total estimated cost:	\$1,130,400
PPA's cost share:	\$611,050*

*Note: Presidio constructed the entire Storm Drain System and is eligible for reimbursement through a benefit district in accordance with the Tracy Municipal Code.

76XX Reimbursement to Westside Outfall: Excess capacity will be created in the Westside Outfall storm drainage facilities for the Westside Watershed. PPA properties will benefit from these improvements and will fund their share of reimbursement amount per unit (or acre).

Total estimated cost:	\$529,650
PPA's cost share:	\$529,650

76XX Plan C Yellow Zone Drainage Improvements: 27 single family homes in Presidio will utilize Plan C Yellow Zone improvements, including reimbursement to RSP.

PPA's cost share:	\$48,681
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76XX Plan C Purple Zone Drainage Improvements: 108 single family homes in Presidio will utilize Plan C Purple Zone improvements, including reimbursement to RSP.

PPA's cost share:	\$160,812
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GROUP 78: PARKS AND RECREATION IMPROVEMENTS

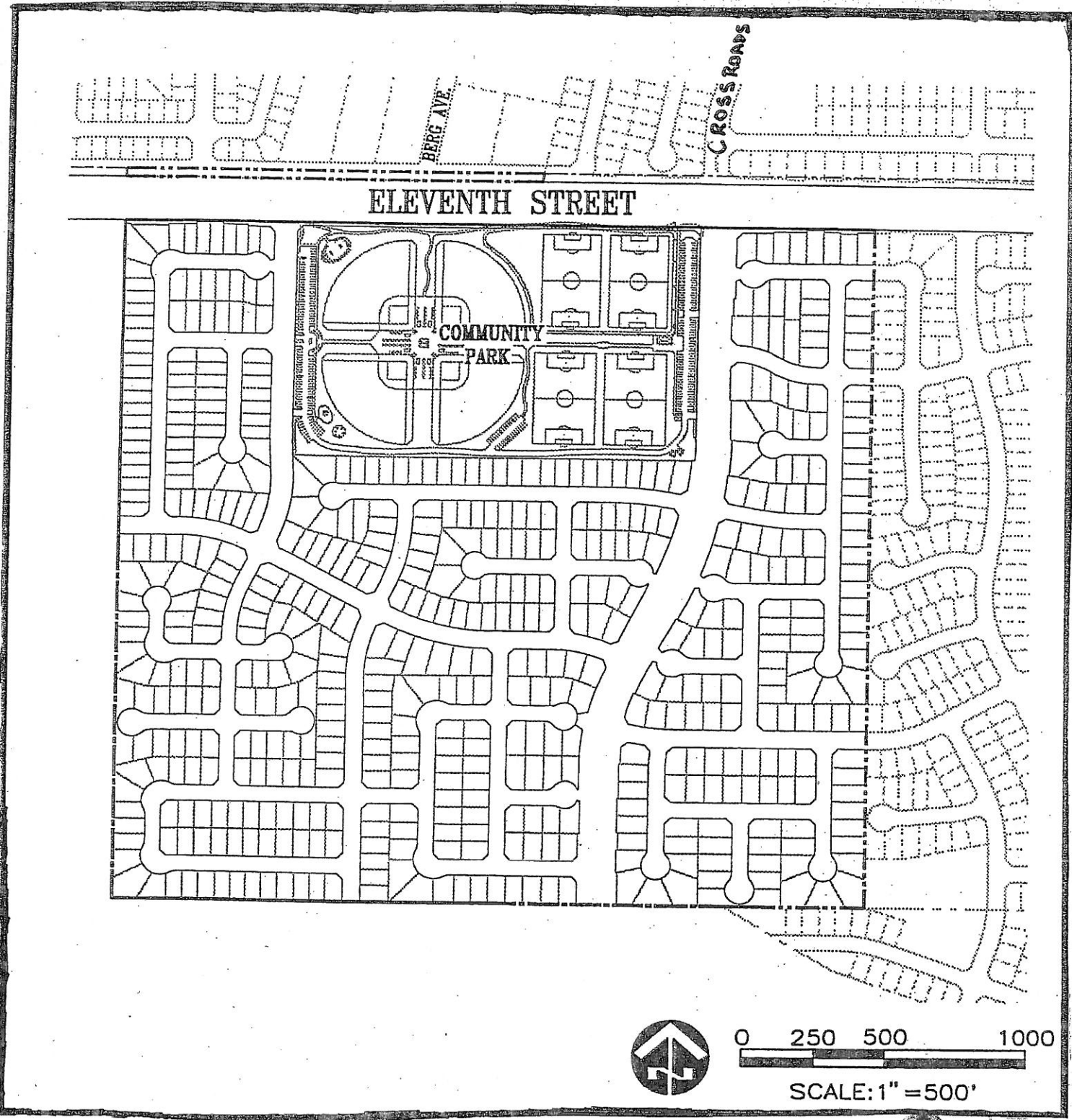
PPA will pay \$4,896,450 through private financing for the Community Park. PPA's obligation to pay for "Community Park" is based on Exhibit "E" of the Annexation and Development Agreement dated October 19, 1999. It presents the PPA's park requirements analysis and calculates a fair-share mini/neighborhood park fee and community park fee for the PPA developments. "The Annexation and Development Agreement" was adopted by Resolution No. 99- by the City Council on October 19, 1999.

78XX Community Park: The Elissagaray Park (S1) consists of 27.1 acres to the Community Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions. Construction is completed.

Total estimated cost:	\$4,896,450
PPA's cost share:	\$4,896,450

APPENDIX A:

*DWELLING UNIT TYPES AND LOCATION MAP
OF
PRESIDIO PLANNING AREA*



PRESIDIO PLANNING AREA
FIGURE 1: LOCATION MAP



Table 1
City of Tracy: Presidio Planning Area
Land Uses

<i>Project</i>	<i>Acres</i>				<i>Residential Units</i>	
	<i>Total</i>	<i>SFD</i>	<i>Park</i>	<i>School</i>	<i>SFD</i>	
<i>Presidio Development</i>	149.2	122.2	27.0		550	
<i>Total</i>	149.2	122.2	27.0	0.0	550	

Source: The Presidio Group; David Taussig & Associates

APPENDIX B:

*FEE REVENUE
AND
DEBT FINANCING ANALYSIS*

Table A
City of Tracy: Presidio Planning Area
Public Facilities Cost and Funding Matrix

Capital Improvements*	Impact Fees	Public Debt Financing	Private Financing	Total Cost/ Funding
<u>Water</u>				
SSJID Related Costs	\$113,141	\$3,210,000	\$0	\$3,323,141
Water Distribution System Costs	\$69,701	\$426,000	\$0	\$495,701
<u>Wastewater</u>				
Off-Site Sewer	\$0	\$346,500	\$1,579,500	\$1,926,000 **
Hansen Reimbursement	\$607,750	\$0	\$0	\$607,750
Hansen Sewer to Byron Road Reimbursement	\$0	\$43,890	\$0	\$43,890
Wastewater Treatment Plant Expansion	\$0	\$1,755,050	\$0	\$1,755,050
<u>Roadways</u>				
Program Roads (except Crossroads)	\$2,148,240	\$169,385	\$0	\$2,317,625
Regional Fee	\$825,000	\$0	\$0	\$825,000
Crossroads (Program)	\$0	\$0	\$1,257,335	\$1,257,335
Crossroads (On-Site)	\$0	\$1,631,450	\$0	\$1,631,450
Soundwalls (On-Site)	\$0	\$540,000	\$0	\$540,000
Granite Hill Road (On-Site)	\$0	\$590,000	\$0	\$590,000
<u>Storm Drainage</u>				
Presidio Sub-Basin Infrastructure Upgrade	\$0	\$461,065	\$669,335	\$1,130,400 **
Westside Channel Outfall System	\$399,645	\$0	\$0	\$399,645
Plan C Purple Zone Facilities	\$35,952	\$0	\$0	\$35,952
Plan C Yellow Zone Facilities	\$19,348	\$0	\$0	\$19,348
RSP Reimbursement	\$154,507	\$0	\$0	\$154,507
<u>Public Buildings and Services</u>	\$890,913	\$0	\$0	\$890,913
<u>Parks</u>	\$0	\$0	\$4,896,450	\$4,896,450 **
<u>11th Street Improvements</u>	\$0	\$1,184,000	\$0	\$1,184,000
<u>Public Benefit Payment</u>	\$0	\$0	\$500,000	\$500,000
<hr/>				
Total	\$5,264,197	\$10,357,340	\$8,902,620	\$24,524,157
Percent of Total	21.5%	42.3%	36.4%	100%

* Does not include school facilities or funding for habitat mitigation.

** These costs must be funded up front, with partial reimbursement (\$669,335 for storm drainage, \$1,579,500 for sewer, and \$4,851,524 for parks) coming from fee revenues generated by other development in the City of Tracy.

Table B
City of Tracy: Presidio Planning Area
Facilities Eligible To Be Funded By CFD

1. Water Treatment
2. Water Distribution
3. Wastewater Conveyance
4. Wastewater Treatment
5. Program Roads
6. Intract Arterials and Collectors
7. Storm Drainage Infrastructure
8. Public Building Fees
9. 11th Street Improvements

The
following

1. Water
 - A. SSJID Related Costs
 - B. Water Distribution System Costs
2. Wastewater
 - A. Offsite Sewer
 - B. Byron Road Reimbursement
 - C. Wastewater Treatment Plant Expansion
3. Roadways
 - A. 11th Street Improvements
 - B. Crossroads Improvements

Table 2

**City of Tracy: Presidio Planning Area
Actual and Anticipated Single Family Detached Absorption**

Project Year: Fiscal Year Ending:	1 2001 Actual	2 2002 Actual	3 2003 Actual	4 2004 Anticipated	Total
Presidio Development	83	247	121	99	550
Annual Total	83	247	121	99	550
Cumulative Total	83	330	451	550	
Absorption by Drainage Zone*					
Presidio Zone	72	243	109	0	424
Plan C Purple Zone	0	0	0	99	99
Plan C Yellow Zone	11	4	12	0	27
Annual Total	83	247	121	99	550
Cumulative Total	83	330	451	550	

*Presidio Planning Area units will be developed in one of three drainage zones: Presidio, Plan C Purple, or Plan C Yellow. Presidio Zone units will pay an impact fee to fund their fair share of the Westside Channel Outfall System, while Plan C Purple and Yellow Zone units will pay their respective Plan C storm drainage impact fees. The fees are shown on Table 4.

Table 3
City of Tracy: Presidio Planning Area
Updated 2004 Facility Costs

Facility	Presidio Project Total Cost	Presidio Project Fair Share Cost	Fair Share Cost per Presidio Dwelling Unit (415 Units)	Fair Share Cost per Plan C Purple Dwelling Unit (107 Units)	Fair Share Cost per Plan C Yellow Dwelling Unit (28 Units)
Water					
SS/JID Related Costs	\$3,323,141	\$3,323,141	\$6,177.85	\$6,177.85	\$6,177.85
Water Distribution System Costs	\$495,701	\$495,701	\$988.90	\$988.90	\$988.90
Wastewater					
Off-Site Sewer	\$1,926,000	\$346,500	\$630	\$630	\$630
Hansen Reimbursement	\$607,750	\$607,750	\$1,105	\$1,105	\$1,105
Hansen Sewer to Byron Road Reimbursement	\$43,890	\$43,890	\$80	\$80	\$80
Wastewater Treatment Plant Expansion	\$1,755,050	\$1,755,050	\$3,191	\$3,191	\$3,191
	\$4,332,690	\$2,753,190	\$5,006	\$5,006	\$5,006
Roadways					
Program Roads (except Crossroads)	\$2,317,625	\$2,317,625	\$4,450	\$4,450	\$4,450
Crossroads (Program)	\$1,257,335	\$127,517	\$232	\$232	\$232
Crossroads (On-Site)	\$1,631,450	\$1,631,450	\$2,966	\$2,966	\$2,966
Soundwalls (On-Site)	\$540,000	\$540,000	\$982	\$982	\$982
Granite Hill Road (On-Site)	\$590,000	\$590,000	\$1,073	\$1,073	\$1,073
Regional Fee	\$825,000	\$825,000	\$1,500	\$1,500	\$1,500
	\$7,161,410	\$5,031,592	\$11,203	\$11,203	\$11,203
Storm Drainage					
Presidio Sub-Basin Infrastructure Upgrade	\$1,130,400	\$461,065	\$1,111	\$0	\$0
Westside Channel Outfall System	\$399,645	\$399,645	\$963	\$0	\$0
Plan C Purple Zone Fees	\$35,952	\$35,952	\$0	\$336	\$0
Plan C Yellow Zone Fees	\$19,348	\$19,348	\$0	\$0	\$691
RSP Reimbursement	\$154,507	\$154,507	\$0	\$1,153	\$1,112
	\$1,739,852	\$1,070,517	\$2,074	\$1,489	\$1,803
Presidio Park Phase I Improvements (Not Including Land Costs)					
	\$4,896,450	\$44,926	\$82	\$82	\$82
Public Buildings					
	\$890,913	\$890,913	\$1,620	\$1,620	\$1,620
11th Street Improvements					
Design	\$84,000	\$84,000	\$153	\$153	\$153
Construction	\$1,100,000	\$1,100,000	\$2,000	\$2,000	\$2,000
	\$1,184,000	\$1,184,000	\$2,153	\$2,153	\$2,153
Public Benefit Payment					
	\$500,000	\$500,000	\$909	\$909	\$909
Total	\$24,524,157	\$16,293,980	\$30,213	\$29,628	\$29,942

NOTE: The cost totals reflected in this table are not to be confused with the total amount of fees subject to adjustment per the Annexation and Development Agreement. For clarification, please refer to Section D and Footnote #1 on page 4 of the text of this document

Source: Celia Barr Associates; CH2M-Hill; City of Tracy; Fehr & Peers Associates; The Presidio Group; Ruark & Associates; West Yost Associates; David Taussig & Associates

Table 3A
City of Tracy: Presidio Planning Area
2000 Facility Costs

Facility	Presidio Project Total Cost	Presidio Project Fair Share Cost	Fair Share Cost per Presidio Dwelling Unit (415 Units)	Fair Share Cost per Plan C Purple Dwelling Unit (107 Units)	Fair Share Cost per Plan C Yellow Dwelling Unit (28 Units)
Water					
SS/JID Related Costs	\$3,210,000	\$3,210,000	\$5,836	\$5,836	\$5,836
Water Distribution System Costs	\$426,000	\$426,000	\$775	\$775	\$775
		\$3,636,000	\$6,611	\$6,611	\$6,611
Wastewater					
Off-Site Sewer	\$1,926,000	\$346,500	\$630	\$630	\$630
Hansen Reimbursement	\$607,750	\$607,750	\$1,105	\$1,105	\$1,105
Hansen Sewer to Byron Road Reimbursement	\$43,890	\$43,890	\$80	\$80	\$80
Wastewater Treatment Plant Expansion	\$1,755,050	\$1,755,050	\$3,191	\$3,191	\$3,191
	\$4,332,690	\$2,753,190	\$5,006	\$5,006	\$5,006
Roadways					
Program Roads (except Crossroads)	\$2,121,865	\$2,121,865	\$3,858	\$3,858	\$3,858
Crossroads (Program)	\$1,257,335	\$127,517	\$232	\$232	\$232
Crossroads (On-Site)	\$1,631,450	\$1,631,450	\$2,966	\$2,966	\$2,966
Soundwalls (On-Site)	\$540,000	\$540,000	\$982	\$982	\$982
Granite Hill Road (On-Site)	\$590,000	\$590,000	\$1,073	\$1,073	\$1,073
Regional Fee	\$825,000	\$825,000	\$1,500	\$1,500	\$1,500
	\$6,965,650	\$5,835,832	\$10,611	\$10,611	\$10,611
Storm Drainage					
Presidio Sub-Basin Infrastructure Upgrade	\$1,130,400	\$461,065	\$1,111	\$0	\$0
Westside Channel Outfall System	\$399,645	\$399,645	\$963	\$0	\$0
Plan C Purple Zone Fees	\$35,952	\$35,952	\$0	\$336	\$0
Plan C Yellow Zone Fees	\$19,348	\$19,348	\$0	\$0	\$691
RSP Reimbursement	\$154,507	\$154,507	\$0	\$1,153	\$1,112
	\$1,739,852	\$1,070,517	\$2,074	\$1,489	\$1,803
Presidio Park Phase I Improvements (Not Including Land Costs)					
	\$4,896,450	\$44,926	\$82	\$82	\$82
Public Buildings					
	\$890,913	\$890,913	\$1,620	\$1,620	\$1,620
11th Street Improvements					
Design	\$84,000	\$84,000	\$153	\$153	\$153
Construction	\$1,100,000	\$1,100,000	\$2,000	\$2,000	\$2,000
	\$1,184,000	\$1,184,000	\$2,153	\$2,153	\$2,153
Public Benefit Payment					
	\$500,000	\$500,000	\$909	\$909	\$909
Total	\$24,145,555	\$15,915,378	\$29,065	\$28,481	\$28,795

NOTE: The cost totals reflected in this table are not to be confused with the total amount of fees subject to adjustment per the Annexation and Development Agreement. For clarification, please refer to Section D and Footnote #1 on page 4 of the text of this document

Source: Cella Barr Associates; CH2M/Hill; City of Tracy; Fehr & Peers Associates; The Presidio Group; Ruark & Associates; West Yost Associates; David Taussig & Associates

Table 4
City of Tracy: Presidio Planning Area
Actual and Estimated Impact Fee Revenues

Facility Type	Project Year: Fiscal Year Ending:	1 2001 Actual	2 2002 Actual	3 2003 Actual	4 2004 Projected	Total
<u>Backbone Facilities</u>						
Water						
SSJID Related Costs		\$0	\$37,262	\$41,364	\$34,515	\$113,141
Water Distribution System Costs		\$0	\$23,315	\$25,882	\$20,504	\$69,701
Wastewater						
Off-Site Sewer		\$0	\$0	\$0	\$0	\$0
Hansen Reimbursement		\$91,715	\$272,935	\$133,705	\$109,395	\$607,750
Hansen Reimbursement		\$0	\$0	\$0	\$0	\$0
Wastewater Treatment Plant Expansion		\$0	\$0	\$0	\$0	\$0
Roadways		\$416,162	\$1,315,838	\$682,682	\$558,558	\$2,973,240
Storm Drainage						
Presidio Sub-Basin Infrastructure Upgrade		\$0	\$0	\$0	\$0	\$0
Westside Channel Outfall System		\$69,336	\$234,009	\$104,967	\$0	\$408,312
Plan C Purple Zone		\$0	\$0	\$0	\$33,264	\$33,264
Plan C Yellow Zone		\$7,601	\$2,868	\$8,604	\$0	\$19,073
RSP Reimbursement		\$12,232	\$4,580	\$13,740	\$114,147	\$144,699
Subtotal		\$597,046	\$1,890,807	\$1,010,944	\$870,383	\$4,369,180
<u>Other Public Facilities and Services</u>						
Parks		\$0	\$0	\$0	\$0	\$0
Public Buildings and Services		\$134,460	\$400,140	\$196,020	\$160,380	\$891,000
11th Street Improvements						
Design		\$0	\$0	\$0	\$0	\$0
Construction		\$0	\$0	\$0	\$0	\$0
Public Benefit Payment		\$0	\$0	\$0	\$0	\$0
Subtotal		\$134,460	\$400,140	\$196,020	\$160,380	\$891,000
Total		\$731,506	\$2,290,947	\$1,206,964	\$1,030,763	\$5,260,180
Cummulative Total		\$731,506	\$3,022,453	\$4,229,417	\$5,260,180	

APPENDIX C:

*CAPITAL
IMPROVEMENT
PROGRAM*

PPA CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	TOTAL
GROUP 71 GENERAL GOV'T & PUBLIC SAFETY FACILITIES									
LAW ENFORCEMENT									
7122 EQUIPMENT FOR OFFICERS	\$5,785								\$5,785
7122 B35 VEHICLES FOR OFFICERS		\$38,194							\$38,194
FIRE PROTECTION									
7104 FIRE STATION #4 (11TH STREET AND CORRAL HOLLOW)			\$152,317						\$152,317
71XX FIRE APPARATUS (QUINT)			\$28,403						\$28,403
GENERAL FACILITIES									
7118 CITY HALL EXPANSION & REMODEL				\$198,330					\$198,330
71PP-029 CITY HALL VEHICLES	\$5,840								\$5,840
LIBRARY FACILITIES									
71PP-042 EXPANSION OF EXISTING LIBRARY								\$115,693	\$115,693
PUBLIC USE BUILDINGS									
78PP-042 SENIOR CENTER/COMMUNITY CENTER EXPANSION					\$16,100	\$113,476			\$129,576
PUBLIC WORKS FACILITIES									
71PP-030 EXPANSION OF PW MAINTENANCE FACILITY						\$96,865			\$96,865
EXPAND EXISTING AQUATICS FACILITIES									
7854 NEW AQUATICS CENTER						\$118,998			\$118,998
SUBTOTAL GROUP 71	\$11,625	\$38,194	\$180,720	\$198,330	\$16,100	\$329,339	\$0	\$115,693	\$890,001

PPA CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS
SUMMARY SHEETS

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	TOTAL
GROUP 72 TRAFFIC SAFETY									
INTERCHANGE IMPROVEMENTS									
72PP-030 I-580 / CORRAL HOLLOW RD						\$222,770			\$222,770
72PP-031 I-205 / MAC ARTHUR DRIVE						\$867,073			\$867,073
72XX REGIONAL IMPACT FEE								\$825,000	\$825,000
SUBTOTAL GROUP 72	\$0	\$0	\$0	\$0	\$0	\$1,089,843	\$0	\$825,000	\$1,914,843

GROUP 73 STREETS & HIGHWAYS									
ROADWAY WIDENING AND UPGRADE									
73PP-047 LAMMERS RD (widening) 11TH to LINNE								\$352,506	\$352,506
73PP-040 CORRAL HOLLOW RD (widening) I-205 to LARCH CLOVER						\$47,659			\$47,659
73PP-046 CORRAL HOLLOW RD (widening) OLD SCHULTE to I-580					\$522,969				\$522,969
7365 TRACY BLVD (widening) LINNE to SYCAMORE				\$40,172					\$40,172
73PP-042 GRANT LINE RD (widening) CORRAL HOLLOW to TRACY BLVD					\$128,470				\$128,470
73PP-043 GRANT LINE ROAD (widening) BYRON to STREET "A"						\$69,096			\$69,096
73PP-044 11TH STREET (widening) MAC ARTHUR to CHRISMAN					\$185,569				\$185,569
7343 11TH STREET (widening) LAMMERS TO CORRAL HOLLOW ROAD			\$1,184,000						\$1,184,000
73PP-048 SCHULTE DRIVE (widening) WEST OF LAMMERS							\$89,711		\$89,711
73PP-049 CONSTRUCT SCHULTE (LAMMERS to PRESIDIO N/S)								\$134,004	\$134,004
73PP-050 SCHULTE ROAD (widening) PRESIDIO N/S to SYCAMORE								\$164,155	\$164,155
73PP-051 VALPICO ROAD (widening) LAMMERS to CORRAL HOLLOW								\$257,919	\$257,919
73PP-045 CENTRAL AVENUE (widening) SYCAMORE to TRACY BLVD						\$42,053			\$42,053
7366 PRESIDIO N/S ARTERIAL (11TH ST TO SCHULTE)			\$135,699						\$135,699
73PP-054 AQUEDUCT CROSSING CORRAL HOLLOW ROAD							\$211,287		\$211,287
73PP-041 MacARTHUR DRIVE (widening) 11TH STREET TO SCHULTE						\$103,846			\$103,846
SUBTOTAL GROUP 73	\$0	\$0	\$1,319,699	\$40,172	\$837,009	\$262,653	\$300,998	\$908,584	\$3,669,116

PPA CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS
SUMMARY SHEETS

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	TOTAL
GROUP 74 WASTEWATER TRAFFIC SAFETY									
WWTP IMPROVEMENTS									
7449 WWTP EXPANSION - PHASE 2									
WASTEWATER COLLECTION SYSTEM IMPROVEMENTS									
74XX OFF-SITE SEWER MAIN - PRESIDIO TO BYRON				\$1,755,050					\$1,755,050
REIMBURSEMENTS									
74XX REIMBURSEMENT TO HANSON SEWER	\$1,926,000								\$1,926,000
74XX REIMBURSEMENT TO BYRON ROAD SEWER	\$43,890							\$607,750	\$607,750
SUBTOTAL GROUP 74	\$1,969,890	\$0	\$0	\$1,755,050	\$0	\$0	\$0	\$607,750	\$4,332,690

GROUP 75 WATER IMPROVEMENTS									
SSJID									
7532 SSJID IMPROVEMENTS OUTSIDE CITY									\$2,665,900
7533 7.1 mg STORAGE RESERVOIR (Linne Rd & MacArthur Dr)			\$2,665,900						\$99,200
7551 2.0 mg Storage Reservoir & Pump Station (Near Chrisman Prop.)	\$9,914	\$490,153	\$3,533						\$503,600
7547 560 bhp @ 12.0 mgd PUMP STATION (Linne & MacArthur)		\$101,866							\$101,866
75PP-064 70 bhp @ 6.0 mgd PUMP STATION (Linne & MacArthur) incl. in CIP 75PP039		\$0							\$0
7568 24-inch WATER LINE (Linne Rd & MacArthur Dr - 10560 LF)		\$182,693							\$182,693
75PP-041 24-inch WATER LINE (Linne Rd - 5500 LF) included in CIP 7568		\$0							\$0
WATER DISTRIBUTION									
75PP-063 20 bhp @ 0.44 mgd PUMP (Chrisman Prop.) included in CIP 7551	\$0								\$0
75PP-062 1.7 mgd PRODUCTION WELL (NEI)						\$343,467			\$343,467
SUBTOTAL GROUP 75	\$9,914	\$774,712	\$2,768,633	\$0	\$0	\$343,467	\$0	\$0	\$3,896,726

PPA CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	TOTAL
GROUP 76 DRAINAGE IMPROVEMENTS									
PRESIDIO WATERSHED IMPROVEMENTS									
76PP-045 PRESIDIO SUBBASIN DRAINAGE IMPROVEMENTS	\$1,130,400								\$1,130,400
REIMBURSEMENTS									
76XX REIMBURSEMENT TO WESTSIDE OUTFALL								\$529,650	\$529,650
76XX REIMBURSEMENT TO PLAN C YELLOW ZONE								\$48,681	\$48,681
76XX REIMBURSEMENT TO PLAN C PURPLE ZONE								\$160,812	\$160,812
SUBTOTAL GROUP 76	\$1,130,400	\$0	\$0	\$0	\$0	\$0	\$0	\$739,143	\$1,869,543

GROUP 78 PARKS & RECREATION IMPROVEMENTS									
COMMUNITY PARK									
78XX COMMUNITY PARK	\$4,896,450								\$4,896,450
SUBTOTAL GROUP 78	\$4,896,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,896,450

GRAND TOTAL (GROUPS 71-76 AND 78)	\$8,018,279	\$812,906	\$4,269,052	\$1,993,552	\$853,109	\$2,025,302	\$300,998	\$3,196,170	\$21,469,369
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*Note Neighborhood Parks dollars are based on anticipated revenue from the building permits. Actual completion of the parks is based on the subdivision improvement agreements with each developer.