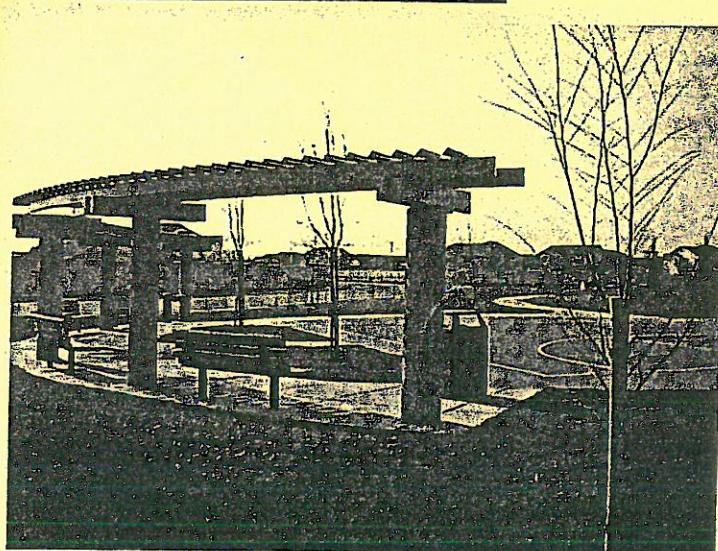
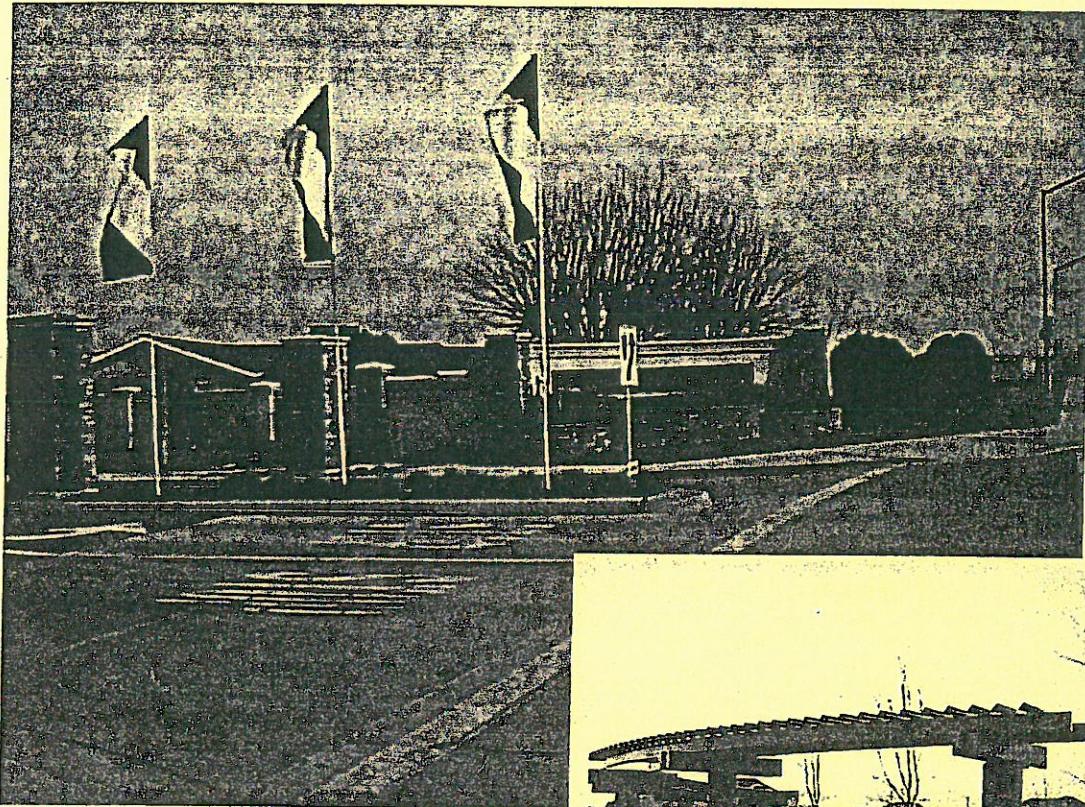


# City of Tracy South MacArthur Planning Area



## Finance and Implementation Plan 2005 Update

August 2005

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**ADOPTED BY COUNCIL**

*City of Tracy*  
*South MacArthur Planning Area*  
*Finance and Implementation Plan*

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## I. Introduction

### 2005 Update

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#### A. Purpose of Report

In December 1999, David Taussig and Associates, Inc. and Ruark and Associates prepared for the City of Tracy "The South MacArthur Planning Area (SMPA) Finance and Implementation Plan" (FIP). The FIP listed the City's Capital Improvement Program (CIP) for which the SMPA Development Area is obligated to participate in mitigating.

The purpose of this updated South MacArthur 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 SMPA developments, which have already paid impact fees.
4. Recalculate the impact fees for the SMPA development yet to be developed.
5. Update the SMPA Capital Improvement Program Construction Schedule and projected cash flow.

#### B. Description of South MacArthur Planning Area

The SMPA is located in a one square-mile section of the City of Tracy bounded to the north by Schulte Road, to the east by Chrisman Road, to the south by Valpico Road, and to the west by MacArthur Drive. The southeast and northwest portions of this area include the two residential projects, respectively: Elissagaray Estates and Lourence Ranch. The southwest corner of the area includes the Eastlake development, which is part of Plan C and not part of the SMPA; the other portions of this area are predominantly undeveloped. Figure 1 in Appendix A identifies the SMPA area on a map.

Table 1 in Appendix A presents the distribution of residential development for the two SMPA projects. This development, including requisite parks and schools, will total approximately 186.2 acres at buildout, with 148.5 acres in Elissagaray Estates and 37.7 acres in Lourence Ranch. A total of 601 residential units (433 in Elissagaray Estates and 168 in Lourence Ranch) will generate an additional population of approximately 1,803 (1,299 in Elissagaray Estates and 504 in Lourence Ranch). All of the residential development will be single family detached dwelling units. Elissagaray Estates is "built-out" with 433 single family dwelling units. The remaining 168 units (Lourence Ranch) are anticipated to be constructed within the next three years.

### **C. Finance and Implementation Summary**

A variety of specific capital improvement projects are outlined in the FIP<sup>2</sup>. However, a fee program cannot always be designed so that fee revenues keep pace with facility requirements, especially when facility costs such as those for SMPA 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.

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.

## **II. South MacArthur Planning Area Finance Plan**

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### **A. Overview**

The SMPA development projects, when combined, consist of over 186.2 acres of land. Table 1 in Appendix A summarizes the proposed land uses for the SMPA, divided into the two planned neighborhoods—Elissagaray Estates and Lourence Ranch. For the SMPA project to develop into a thriving community according to 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 SMPA 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 SMPA landowners. Tables and analysis summarizing the SMPA Finance Plan are contained in Appendix C, 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 SMPA 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

### **C. South MacArthur Planning Area Impact Fees**

The first set of tables in Appendix C, Table 2-A through Table 7, summarizes the recalculated impact fees based on current estimates which reflect changes in cost estimates due to inflation and other factors. The Engineering News Record (ENR) Cost Index (San Francisco Area) is used where fees are adjusted for escalation. The existing impact fees are also shown for comparison. The technical reports that provide the basis for the fees are consistent with the procedural and substantive requirements of Government Code Section 66000, et seq, also known as AB 1600. All of these fees have been adopted by the City through an implementing resolution.

Table 2-A describes the water treatment and storage costs related to the South San Joaquin Irrigation District (SSJID) water project that are attributable to SMPA, as well as the water distribution system and related costs to serve SMPA; Table 2-B presents the cost per SMPA unit associated with the

water facility obligations. Table 3 presents the cost per SMPA unit associated with the wastewater facility obligations per landowner.

Table 4 lists the roadway fees per dwelling unit. Table 5-A describes the storm drainage facility requirements and costs, including the Pink Zone contribution and CFD 89-1 reimbursement costs. The CFD 89-1 reimbursement will be fee funded, as shown on Table 5-B. Table 6 lists the park fees, which are derived from the park costs. Table 7 lists the public buildings and services fees as calculated by the City.

Tables 8-A and 8-B in Appendix C summarize the impact fees that will be required of Elissagaray Estates and Lourence Ranch development, respectively. As shown in Table 8-A Elissagaray Estates has been “built-out”; therefore, update of fees is no longer required. Table 8-B shows Lourence Ranch impact fees of \$39,255 per single family unit. These fees are subject to an annual review and may be adjusted periodically to reflect changes in cost estimates due to inflation and other factors.

#### **D. Absorption**

While an absorption schedule will simply be 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 9 reflects input from SMPA landowners and the City of Tracy and represents the actual and future anticipated absorption scenario resulting in a nine-year build-out. During the first six years of development, single family units were absorbed at an average rate of approximately 72 units per year. The balance of the total 601 units is expected to be absorbed in the 2006 to 2008 years. In 2000, 45 building permits were issued; in 2001, 44 building permits; in 2002, 69 building permits; in 2003, 93 building permits; in 2004, 152 building permits; in 2005, 30 building permits. Table 9A presents the Status of Build Out for SMPA to date.

#### **E. South MacArthur Planning Area Fee Revenues**

Based on the absorption, the following fee revenues were collected by development project. As noted above, Tables 8-A and 8-B present a consolidation of the impact fee per dwelling unit from the individual projects. Tables 10-A through 10-C present the actual collected and projected fee revenues by project and in total. A total of \$13,515,922 in fee revenues, including RSP reimbursements for roadway improvements, CFD 89-1 reimbursements for roadway improvements and storm drainage facilities, is estimated to be collected as South MacArthur Planning Area builds out. Both SMPA developments will pay a small portion of their water and storm drainage costs via fees and the majority of the fee via debt-financing. Lourence Ranch will pay fees to finance its wastewater infrastructure; Elissagaray Estates will pay reduced fees since its wastewater infrastructure is primarily debt-financed.

Eastlake, a Plan C project that is not within the SMPA, will be responsible for approximately \$1.1 million in storm drainage-related costs. At Building Permit, Eastlake per Plan C Pink Zone fees will pay \$621,600. By agreement, Eastlake in order to abandon their on-site detention basin will pay an additional \$451,200 at Final Map. Eastlake has paid \$451,201 in fees on 560 permits issued to date.

#### **F. South MacArthur Planning Area Debt Financing**

After a period of discussion and input from landowners and the City, a Mello-Roos Community Facilities District emerged as the recommended mechanism for debt financing. The Mello-Roos Community Facilities Act was enacted by the California State Legislature in 1982 to provide an alternative means of financing public infrastructure and services subsequent to the passage of Proposition 13 in 1978. The Act complies with Proposition 13 and Proposition 218, and permits cities, counties, and special districts to create defined areas within their jurisdiction and, by a two-thirds vote within the defined area, impose special taxes to pay for the public improvements and services needed to serve that area.

A Community Facilities District was set up to fund water and storm drainage improvements required to serve both SMPA developments. The CFD also funds the Elissagaray Estates sewer costs. The CFD is divided into two improvement zones, one for Lourence Ranch and the other for Elissagaray Estates, in order to establish different special tax levels and to avoid cross-collateralization (i.e., impacts on vacant land will apply differently to each project area).

A total of \$7.8 million in public facilities is debt financed through the CFD.

A total of two bonds were issued, one each in 2000 and 2002.

The total amount collected from the two bonds issued is \$9.3 million resulting in \$1.5 million over the \$7.8 million required to debt finance the public facilities.

Table 11 presents the summary of the actual and projected revenue from Bond Revenues and Impact Fees over the course of the development period.

The annual special tax rate for single family homes is set to be comparable to the special tax assessment amounts currently levied in Plan C and other parts of the City. Maximum annual special taxes are set at \$1,110 per single family unit in Lourence Ranch. Maximum annual special taxes per unit in Elissagaray Estates are set at \$1,560, based on the lower density and higher-end product expected to be built there. These rates are prescribed to escalate at 2% per year.

#### **G. Capital Improvement Program Cost Adjustments**

No new projects have been added nor the scopes of the existing projects expanded. The cost of each project that has been adjusted as follows: Projects which are currently being designed have been updated to reflect their most recent construction cost estimate. All other construction estimates have been adjusted by the industry standard Engineering News Record (ENR) Cost Index (San Francisco Area). All equipment purchases have been adjusted by the Consumers Price Index (CPI).

### **III. South MacArthur Implementation Plan**

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#### **A. Overview**

The South MacArthur Planning Area (SMPA) Implementation Plan relates the collection of impact fees and bond proceeds from the SMPA Finance Plan with the SMPA infrastructure improvements that need to be constructed. It is a plan that organizes the SMPA 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 SMPA Implementation Plan will be subject to annual updates to reflect current and projected absorption rates, revised capital improvement project priorities, and available funding.

In January 2000, the City Council adopted and approved the SMPA FIP and established CFD 99-02. Individual impact fees have been updated at various times during the ensuing years. The current and proposed impact fees (by landowner) are shown in Tables 8-A and 8-B.

#### **B. South MacArthur 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. SMPA has the obligation to mitigate its impacts by providing new or expanded facilities. SMPA'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 SMPA developments, as described in the SMPA 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 SMPA 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 D, Capital Improvement Program, presents the water and sewer CIP projects that will be debt financed through CFD 99-02 (or possibly privately financed improvements) and when they must be constructed. Appendix D also includes summary sheets that delineate each SMPA CIP project and when it will be funded, listed by functional group.

Appendix C, Fee Revenue and Debt Financing Analysis, is directly related to Appendix D because the projected impact fee revenues and bond proceeds in Appendix C have been used to determine the phasing of the CIP projects in Appendix D. Table 9 in Appendix C provides the actual and estimated absorption rates for build out of SMPA single family dwelling units ("SFD"). The estimate at this time is that SMPA will build out in approximately 9 years.

Table 10-C in Appendix C summarizes the total actual and estimated impact fee revenues and provides the cash 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 CFD 89-1, and wastewater conveyance reimbursements to AD 84-1 in Group 74. Table 11 in Appendix C summarizes the actual bond issues for SMPA CFD 99-02 and provides SMPA revenue summary.

GROUP 71: GENERAL GOVERNMENT & PUBLIC SAFETY FACILITIES

SMPA will pay a development impact fee at building permit for CIP projects described in this section. SMPA's obligation to pay a development impact fee for "General Government & Public Safety Facilities" is based on a report called "South MacArthur Planning Area Public Buildings Impact Fee Justification Study (1999)" prepared by the City of Tracy dated June 1999. SMPA's "Public Building Fee" was adopted by Resolution No. 99-339 by the City Council on September 7, 1999. The Public Building Fee has been updated by subsequent resolutions.

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

Public Facilities for SMPA 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

SMPA's "Public Building Fees" will provide approximately \$1,427,000 at the build-out of SMPA developments.

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

**1. Law Enforcement**

*7122 Equipment for Additional Officers:* Acquisition of all necessary equipment to outfit 1.8 additional police officers required through SMPA 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 was \$3,836 in 2003; funds have been appropriated therefore, no change to SMPA's cost share.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$6,904	\$6,904

*7122 Vehicles for Additional Officers:* Acquisition of 1.34 additional marked and unmarked police vehicles necessary through build-out of SMPA for the additional 1.8 officers required to maintain the same levels of services offered currently. Each vehicle costs \$33,973 (average for all vehicles) each for the vehicles and equipment in 2003; funds have been appropriated therefore, no change to SMPA's cost share.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$45,524	\$45,524

*71PP-035 Radio Repeater and Tower:* Acquisition and installation of a radio repeater and tower to ensure two-way communication coverage for the area. SMPA will cover the cost of installation. SMPA cost share was \$17,534 in 2003; it has been adjusted by Engineering News Record (ENR) for two years to \$19,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$17,534	\$19,000

## 2. Fire Facilities

*7120 (FD-10) Fire Station (Valpico Road & Tracy Boulevard):* Acquisition of land, design, and construction of a 9,300 square foot fire station in the Valpico Road/Tracy Boulevard area. The facility would be a 4 x 2 configuration, i.e. two vehicles deep, four vehicles wide with four doors in the front and the back. The facility would consist of a 6,000 square feet eight feet tall apparatus room and about 2,300 square feet of living quarters for up to twelve firefighters and an officer. The remaining 1,000 square feet would serve as a training room. The apparatus room is planned to house a pumper, a large specialty truck, and a third vehicle, in this case a large four-wheel drive B.C. type vehicle. The estimated cost of the station was \$4,100,000 in 2003. SMPA's share is approximately 4.9% of the total cost of the station. The remainder of the costs will be funded by other benefiting properties. The cost has been adjusted by Engineering News Record (ENR) for two years to \$216,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$200,900	\$216,000

*71XX (FD-11) Large Specialty Truck (Valpico Road & Tracy Boulevard):* Acquire a large specialty truck such as a ladder, quint, or other type. Estimated cost of the vehicle was \$630,149 in 2003; it has been adjusted by CPI for two years to \$641,000. Based on calls per year, SMPA's share is approximately 10.6% of the total cost.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$66,796	\$68,000

## 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 SMPA's share is approximately 2.6% of the 34,800 sq. ft. expansion (or 905 square feet) and 2.6% of the 6,000 sq. ft. Council Chamber (or 156 square feet) of the total cost of the City Hall expansion. The remainder of the costs will be funded by other benefiting properties. In 2002 the estimated cost was \$410 per sq. ft; it has been adjusted to \$440 per sq. ft. based on latest cost information.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$435,010	\$468,000

*7135 City Hall Vehicles:* Add approximately seven sedans to the City Hall pool of vehicles. SMPA was responsible for \$6,933 of the cost in 2003; it has been adjusted by CPI for two years to \$7,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$6,933	\$7,000

#### **4. Library Facilities**

*7888 (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. SMPA generates a need for 901.5 square feet of this expansion or approximately 5.5% of the library expansion. The remainder of the costs will be funded by other benefiting properties. SMPA was responsible for \$135,721 of the cost in 2003; it has been adjusted by ENR for two years to \$146,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$135,721	\$146,000

#### **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. SMPA generates the need for 955.6 square feet of this expansion or approximately 11.7% of the total cost of the public meeting facility expansion. The remainder of the costs will be funded by other benefiting properties. SMPA was responsible for \$152,007 of the cost in 2003; it has been adjusted by ENR for two years to \$164,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$152,007	\$164,000

#### **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. SMPA's share is approximately 11.59% of the total cost of the public works facility expansion. The remainder of the costs will be funded by other benefiting properties. SMPA's share was \$133,218 in 2003; it has been adjusted by ENR for two years to \$143,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$133,218	\$143,000

## 7. Aquatic Facilities

*7854 New Aquatics Center:* Construct an approximate 1,700 square foot aquatic facility, including a pool, decking, and locker facility. SMPA's share in 2003 was \$134,100; it has been adjusted by ENR for two years to \$144,000.

	<u>2003</u>	<u>2005</u>
SMPA's cost share:	\$134,100	\$144,000

## GROUP 72: TRAFFIC SAFETY

SMPA will pay a development impact fee at building permit for CIP projects described in this section. South MacArthur'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 South MacArthur" dated July 27, 1999. The report presents the SMPA as one of a series of projects collectively referred to as "Next Phase Development." It presents the SMPA's traffic analysis and calculates a fair-share traffic fee for the SMPA developments. "Roadway Fees" was adopted by Resolution No. 99-361 by the City Council on September 21, 1999. The Roadway Fees have been updated by subsequent resolutions.

The total estimated costs for the "Next Phase" interchange improvements is \$23.1 million. SMPA "Roadway Fees" will provide approximately \$1,359,000 for these improvements at the build-out of SMPA's developments.

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

*72PP-030 I-580/Corral Hollow Road:* Interchange improvements upgrading from a rural interchange to an urban interchange. SMPA's cost share was \$257,940 in 2003; it has been adjusted by ENR for two years to \$278,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$4,394,872	\$4,731,000
Next Phase program cost:	\$4,394,872	\$4,731,000
SMPA's cost share:	\$257,940	\$278,000

*72PP-031 I-205/MacArthur Drive:* Interchange improvements upgrading from a diamond interchange to a parclo. SMPA's share was \$1,003,958 in 2003; it has been adjusted by ENR for two years to \$1,081,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$17,105,787	\$18,415,000
Next Phase program cost:	\$17,105,787	\$18,415,000
SMPA's cost share:	\$1,003,958	\$1,081,000

GROUP 73: STREETS & HIGHWAYS

SMPA will pay a development impact fee at building permit for CIP projects described in this section. SMPA'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 South MacArthur" dated July 27, 1999. The report presents SMPA as one of a series of projects collectively referred to as "Next Phase Development." It presents the SMPA's traffic analysis and calculates a fair-share traffic fee for the SMPA developments. "Roadway Fees" was adopted by Resolution No. 99-361 by the City Council on September 21, 1999. The Roadway Fees have been updated by subsequent resolutions.

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 \$109.3 million. SMPA "Roadway Fee" will provide \$3,093,000.

SMPA "Roadway Fees" 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. SMPA's cost share was \$409,726 in 2003; it has been adjusted by ENR for two years to \$441,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$15,042,461	\$16,194,000
Frontage cost:	\$8,061,419	\$8,678,000
Next Phase program cost:	\$6,981,042	\$7,515,000
SMPA cost share:	\$409,726	\$441,000

*73PP-040 Widen Corral Hollow Road:* Between I-205 and Larch-Clover from a two-lane rural highway to a four-lane major arterial. SMPA's cost share was \$55,395 in 2003; it has been adjusted by ENR for two years to \$60,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$2,156,504	\$2,322,000
Frontage cost:	\$1,212,657	\$1,305,000
Next Phase program cost:	\$943,846	\$1,016,000
SMPA cost share:	\$55,395	\$60,000

*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. SMPA's cost share was \$607,861 in 2003; it has been adjusted by ENR for two years to \$654,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$23,045,971	\$24,810,000
Frontage cost:	\$12,689,019	\$13,660,000
Next Phase program cost:	\$10,356,952	\$11,150,000
SMPA cost share:	\$607,861	\$654,000

*7365 Widen Tracy Boulevard:* Between Linne Road and Sycamore Parkway from a two-lane rural highway to a four-lane major arterial. SMPA's cost share was \$46,694 in 2003. The project was constructed and there is no increase in construction cost.

**Built by Shea**

Total estimated cost:	\$1,696,294
Frontage cost:	\$900,709
Next Phase program cost:	\$795,585
SMPA cost share:	\$46,694

*73PP-041 Widen MacArthur Drive:* Between Eleventh Street to Schulte Road upgrading to a four-lane major arterial. SMPA's cost share was \$120,701 in 2003; it has been adjusted by ENR for two years to \$130,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$4,406,493	\$4,744,000
Frontage cost:	\$2,349,940	\$2,530,000
Next Phase program cost:	\$2,056,553	\$2,214,000
SMPA cost share:	\$120,701	\$130,000

*73PP-042 Widen Grant Line Road:* Between Corral Hollow Road to Tracy Boulevard upgrading to a six-lane major arterial. SMPA's cost share was \$149,324 in 2003; it has been adjusted by ENR for two years to \$161,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$4,981,338	\$5,363,000
Frontage cost:	\$2,437,111	\$2,624,000
Next Phase program cost:	\$2,544,227	\$2,739,000
SMPA cost share:	\$149,324	\$161,000

*73PP-043 Widen Grant Line Road:* Between Bryon Road and Street "A" from a two-lane rural highway to a four-lane major arterial. SMPA's cost share was \$80,313 in 2003; it has been adjusted by ENR for two years to \$86,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$2,917,624	\$3,141,000
Frontage cost:	\$1,549,219	\$1,668,000
Next Phase program cost:	\$1,368,406	\$1,473,000
SMPA cost share:	\$80,313	\$86,000

*73PP-044 Widen Eleventh Street:* Between MacArthur Drive and Chrisman Road upgrade to a four-lane expressway. SMPA's cost share was \$215,692 in 2003; it has been adjusted by ENR for two years to \$232,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$8,477,842	\$9,127,000
Frontage cost:	\$4,802,817	\$5,170,000
Next Phase program cost:	\$3,675,025	\$3,956,000
SMPA cost share:	\$215,692	\$232,000

*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. SMPA's cost share was \$104,273 in 2003 it has been adjusted by ENR for two years to \$112,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$4,059,299	\$4,370,000
Frontage cost:	\$2,282,649	\$2,457,000
Next Phase program cost:	\$1,776,650	\$1,913,000
SMPA cost share:	\$104,273	\$112,000

*73PP-049 Construct Schulte Road:* Construct Schulte Road from Lammers to the Presidio N/S arterial as a four-lane major arterial. SMPA's cost share was \$155,756 in 2003; it has been adjusted by ENR for two years to \$168,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$5,543,435	\$5,968,000
Frontage cost:	\$2,889,611	\$3,111,000
Next Phase program cost:	\$2,653,824	\$2,857,000
SMPA cost share:	\$155,756	\$168,000

*73PP-050 Widen Schulte Road:* From Presidio N/S arterial to Sycamore Parkway upgrade to a six-lane major arterial. SMPA's cost share was \$190,802 in 2003; it has been adjusted by ENR for two years to \$205,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$6,365,044	\$6,852,000
Frontage cost:	\$3,114,088	\$3,352,000
Next Phase program cost:	\$3,250,956	\$3,500,000
SMPA cost share:	\$190,802	\$205,000

*73PP-051 Widen Valpico Road:* Lammers Road to Corral Hollow from a two-lane rural highway to a four-lane major arterial. SMPA's cost share was \$299,787 in 2003; it has been adjusted by ENR for two years to \$323,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$11,670,486	\$12,564,000
Frontage cost:	\$6,562,615	\$7,065,000
Next Phase program cost:	\$5,107,870	\$5,499,000
SMPA cost share:	\$299,787	\$323,000

*73PP-045 Widen Central Avenue:* Between Sycamore Parkway to Tracy Boulevard upgrade to a four-lane major arterial. SMPA's cost share was \$48,878 in 2003; it has been adjusted by ENR for two years to \$53,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$1,902,798	\$2,048,000
Frontage cost:	\$1,069,992	\$1,152,000
Next Phase program cost:	\$832,805	\$897,000
SMPA cost share:	\$48,878	\$53,000

*7366 Construct Presidio N/S/ Arterial:* Between Eleventh Street and Schulte Road as a four-lane major arterial. SMPA's cost share was \$157,727 in 2003. The street has been constructed from 11<sup>th</sup> Street to Greystone Road, no increase in cost has occurred.

Total estimated cost:	\$5,613,605
Frontage cost:	\$2,926,188
Next Phase program cost:	\$2,687,417
SMPA cost share:	\$157,727

*73PP-054 Aqueduct Crossings for Corral Hollow Road:* Construct two four-lane crossings over the aqueducts. SMPA's cost share was \$245,583 in 2003; it has been adjusted by ENR for two years to \$264,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$4,184,339	\$4,505,000
Next Phase program cost:	\$4,184,339	\$4,505,000
SMPA cost share:	\$245,583	\$264,000

*73XX Reimbursement to CFD 89-1:* Impact fee related to SMPA properties that benefit from the traffic improvement by CFD 89-1. Fees will be used to retire CFD 89-1 bonds. There is no change to SMPA's cost share.

Total estimated cost:	\$88,800
SMPA's cost share:	\$88,800

*73XX Reimbursement to RSP:* Impact fee related to SMPA properties that benefit from the traffic improvement by Tracy Residential Specific Plan Roadway Program. Fees will be used to reimburse RSP for SMPA share. There is no change to SMPA's cost share.

Total estimated cost:	\$288,700
SMPA's cost share:	\$288,700

#### GROUP 74: WASTEWATER IMPROVEMENTS

SMPA's obligation for wastewater treatment plant capacity and wastewater conveyance system improvements will be financed with the bond proceeds from Community Facilities District 99-2. A "Wastewater Impact Fee" for SMPA's benefit from the existing wastewater collection system constructed by Assessment District 84-1 will be paid as a development impact fee at building permit.

SMPA properties that benefit by the excess capacity will pay the impact fee that will be used to retire the existing AD 84-1 bonds. SMPA's obligation for wastewater treatment and wastewater conveyance is based on CH2MHill's report "Wastewater System Fee Justification Study for South MacArthur Planning Area" dated July 29, 1999. It presents SMPA's wastewater analysis and calculates fair-share wastewater costs for the SMPA developments. SMPA's "Wastewater Impact Fees" were adopted by Resolution No. 99-361 by the City Council on September 21, 1999. The Wastewater Impact Fee has been updated by subsequent resolutions. The latest update included the SMPA Wastewater Treatment Plant (WWTP) upgrade fee and was approved by the City Council on July 5, 2005. The updated WWTP upgrade fee has been incorporated into the proposed Wastewater Impact Fee.

The total estimated cost for expansion of the wastewater treatment plant by approximately 7 mgd (from 9 mgd to 16 mgd) was \$125 million in October 2003. As improvement plans have progressed, the estimate has been revised to \$143 million. SMPA's fair share is \$3,112,000 based on a demand of 0.19 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. SMPA is responsible for needed down stream sewer improvements near Acacia Street.

*7449 WWTP Expansion.* Improvements to expand the existing plant from 9 mgd to 16 mgd. SMPA's cost share was \$2,719,920 in 2003. This project is currently under design, cost estimate indicates that \$143,000,000 is now needed. SMPA's cost share is adjusted by latest cost estimate.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$125,000,000	\$143,000,000
SMPA's cost share:	\$2,719,920	\$3,112,000

*7440 Gravity Sewer Replacement - Acacia Street:* Replace the existing 18-inch gravity line system with a 21-inch sewer approximately 750 LF. SMPA's cost share was \$169,551 in 2003; it has been adjusted by ENR for two years to \$183,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$169,551	\$183,000
SMPA's cost share:	\$169,551	\$183,000

*74XX Reimbursement to AD 84-1:* Impact fee related to SMPA properties that benefit by the excess capacity in AD 84-1 conveyance systems. Fees will be used to retire AD 84-1 bonds. There is no change to SMPA's cost share.

Total estimated cost:	\$326,343
SMPA's cost share:	\$326,343

#### GROUP 75: WATER IMPROVEMENTS

SMPA's obligation for water supply, water treatment, water storage, and water distribution will be financed with the bond proceeds from Community Facilities District 99-2. SMPA's obligation for water improvements is based on West-Yost & Associates' report called "South MacArthur Water System Analysis Final Technical Memorandum" dated June 14, 1999. It presents SMPA's water system analysis and calculates fair-share water system costs for the SMPA developments. CFD 99-2 was formed and approved by Resolution No. 2000-006 by the City Council on January 4, 2000. The Water Impact Fee has been updated by subsequent resolutions.

SSJID: Total estimated cost for water supply, treatment and conveyance outside the City of Tracy is \$58.8 million. SMPA's fair share is approximately 4.4% or \$2.59 million based on a maximum day demand of 0.66 mgd of the 12 mgd project. The total cost for SSJID distribution, pump stations and storage within the City limits is approximately \$15.3 million. SMPA's share is \$1,555,000.

Water Distribution: Total estimated costs for SMPA's water distribution for offsite mainlines and infrastructure cost for the SMPA developments is \$2,010,000.

*7532 SSJID Facility Costs Outside of City:* This includes SMPA'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. This project is currently in construction, latest estimates indicate that the \$58,750,000 will be sufficient. There is no change to SMPA's cost share.

Total estimated cost:	\$58,750,000
SMPA's cost share:	\$2,585,000

*7533 6.3 Storage Reservoir:* Storage Reservoir (7.1 mg) located near the intersection of Linne Road and MacArthur Drive for SSJID water supply. SMPA's cost share was \$1,112,394 in 2003. The project is currently under construction and there is no increase in construction cost.

Total estimated cost:	\$8,007,000
SMPA's cost share	\$1,112,394

*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. SMPA's cost share was \$138,550 in 2003. The project is currently under construction and there is no increase in construction cost.

Total estimated cost:	\$2,370,000
SMPA's cost share:	\$138,550

*7567 360 bhp Pump Station:* A 360 bhp @ 8.56 mgd pump station located near the intersection of Linne Road and MacArthur Drive for SSJID water supply. SMPA's cost share was \$105,098 in 2003. The project is under construction and there is no increase in the construction cost.

Total estimated cost:	\$1,592,000
SMPA's cost share:	\$105,098

*7568 30-inch Water Line Linne & MacArthur:* A 30-inch water transmission line approximately 10,560 linear feet from the storage reservoir along Linne Road and north of MacArthur Drive for SSJID water supply. SMPA's cost share was \$175,079 in 2003; it has been adjusted for actual construction costs to \$199,275.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$3,065,944	\$3,301,000
SMPA's cost share:	\$175,079	\$199,275

*7569 12-inch Water Line - Valpico:* Install approximately 1,320 linear feet of 12-inch water lines in Valpico Road between Elissagaray Drive and the eastern edge of the Eastlake subdivision. This project has been constructed; there is no change to SMPA's cost share.

Total estimated cost:	\$121,940
SMPA's cost share:	\$121,940

*7558 1.5 mgd Production Well:* New production well located in the neighborhood park on the Lourence Ranch subdivision. Required to meet emergency flows for the SMPA projects. SMPA's cost share was \$1,888,420 in 2003; the project is currently under construction and there is no increase in construction cost.

Total estimated cost:	\$1,888,420
SMPA's cost share:	\$1,888,420

*75XX Land Acquisition and Ground Water Study:* SMPA's cost share was \$54,300 in 2003; completed, no increase in cost.

SMPA's cost share:	\$54,300
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## GROUP 76: DRAINAGE IMPROVEMENTS

SMPA will pay a development impact fee at building permit for SMPA projects and for reimbursement to CFD 89-1 for the downstream improvements described in this section. SMPA's obligation to pay a development impact fee for "Drainage Fees" is based on Cella Barr & Associates report called "Storm Drainage Analysis for South MacArthur Planning Area" dated February 1999. It presents the SMPA storm drainage analysis and calculates a fair-share drainage fee for the SMPA developments. SMPA's "Drainage Fee" was adopted by Resolution No. 99-339 by the City Council on September 7, 1999. The Drainage Impact Fee has been updated by subsequent resolutions.

Elissagaray Estates and Lourence Ranch's obligation for the storm drainage will be financed by bond proceeds for CFD 99-2 in lieu of development impact fees. Cella Barr & Associates' report called "South MacArthur Planning Area Storm Drainage Analysis - Phase I Infrastructure" dated April 29, 1999 identifies the necessary downstream improvements to serve these two developments and the Eastlake (Plan C) development. It presents SMPA's storm drainage analysis and calculates a fair share drainage fee for SMPA's developments.

*7634 Phase I South MacArthur Sub-Basin Drainage Improvement:* The drainage improvements include 18", 30", 42", 48" and 54" storm drainage pipes, box culverts, "V" channel, and a 4 AF detention basin. Developers to construct drainage improvements, per an offsite improvement agreement which sets the agreed to reimbursement. There is no change to SMPA's cost share, except for outfall channel improvement for an increase of \$600,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$3,500,000	\$4,100,000
SMPA's cost share:	\$1,672,360	\$2,272,360

*76PP-039 Phase II South MacArthur Sub-Basin Drainage Improvement:* The drainage improvements include widening the "V" channel to a 60-feet wide channel, increasing the detention basin to 120 LF, and concrete lining a portion of the existing downstream channel near I-205. Future developers to construct drainage improvements; there is no change to SMPA's cost share.

Total estimated cost:	\$6,500,000
SMPA's cost share:	\$6,500,000

*76XX Reimbursement to CFD 89-1:* Excess capacity was created in CFD 89-1 for storm drainage facilities for the Eastside Watersheds. SMPA properties will benefit from these improvements and will fund their share of reimbursement amount per unit (or acre). There is no change to SMPA's cost share.

Total estimated cost:	\$545,507
SMPA's cost share:	\$89,850

GROUP 78: PARKS AND RECREATION IMPROVEMENTS

SMPA will pay a development impact fee at building permit for CIP projects described in this section. SMPA's obligation to pay a development impact fee for "Mini/Neighborhood Parks" and for "Community Park" is based on David Volz Design's report "South MacArthur Planning Area Park Impact Fee Justification Study" dated June 1999. It presents the SMPA's park requirements analysis and calculates a fair-share mini/neighborhood park fee and community park fee for the SMPA developments. **SMPA's "Mini/Neighborhood Park Fee" and "Community Park Fee"** were adopted by Resolution No. 99-361 by the City Council on September 21, 1999. Park Impact Fees have been updated by subsequent resolutions.

The total estimated cost for "Mini/Neighborhood Parks" for SMPA is \$2,082,780. The total estimated cost for the Next Phase "Community Park" is \$13,163,000. SMPA share is \$878,000.

SMPA "Mini/Neighborhood Parks Fees" and "Community Park Fee" will be collected into two funds.

*7872 Elissagaray Park:* The Elissagaray Park (S1) consists of 3.9 acres to the Neighborhood/Mini 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. Park has been constructed; there is no change to SMPA's cost share.

Total estimated cost:	\$1,504,230
SMPA's cost share:	\$1,504,230

*78PP-065 Lourence Park:* The Lourence Park (S2) consists of 1.5 acres to the Neighborhood/Mini 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. Developer to construct; there will be no change to SMPA's cost share.

Total estimated cost:	\$578,550
SMPA's cost share:	\$578,550

*78PP-066 Community Park:* The total Community Park development cost is based upon the estimated one acre of park land per 1,000 population (599 homes x 3 person per home / 1,000 = 1.8 acres of community park). A community park needs to be approximately 27 acres. SMPA's cost share was \$815,131 in 2003; it has been adjusted by ENR for two years to \$878,000.

	<u>2003</u>	<u>2005</u>
Total estimated cost:	\$12,226,960	\$13,163,000
SMPA's cost share:	\$815,131	\$878,000

*APPENDIX A:*

*DWELLING UNIT TYPES AND LOCATION MAP  
OF  
SOUTH MACARTHUR PROPERTIES*

**City of Tracy: South MacArthur Planning Area  
Land Uses**

Project	Acres			Residential Units	
	Total	SFD	Park	School	SFD
<i>Elissagay Estates (Built-out)</i>	148.5	139.2	4.3	5.1	433
<i>Lourence Ranch</i>	37.7	36.2	1.5		168
<i>Total</i>	186.2	175.3	5.8	5.1	601

Mac ARTHUR DR.

SCHULTE RD.

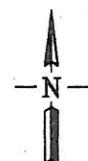
CHRISMAN RD.

LOURENCE RANCH

EASTLAKE DEVELOPMENT

ELISSAGARAY ESTATES

VALPICO RD.



NOT TO SCALE

JOB NUMBER:  
COT035

PROJECT LOCATION  
SOUTH MacARTHUR  
PLANNING AREA  
TRACY CALIFORNIA

**RA** Ruark  
and Associates  
Consulting Engineers  
2200 California Street, Suite 270  
San Francisco, CA 94108  
(415) 552-7000

FIGURE  
1

*APPENDIX B:*

*IMPACT FEES  
BY  
PROJECT/LANDOWNER*

**Table A**  
**City of Tracy: South MacArthur Planning Area**  
**Public Facilities Cost and Funding Matrix**

Capital Improvements*	Impact	Debt	Total
	Fees	Financing	Cost/ Funding
<b>Water</b>			
SSUID Related Costs	\$737,416	\$3,402,900	\$ 4,140,316
Water Distribution System and Infrastructure Costs	\$937,637	\$1,127,023	\$2,064,660
<b>Wastewater</b>			
East-Side Sewer System Connection	\$103,086	\$223,257	\$ 326,343
Gravity Sewer Improvements	\$78,662	\$103,868	\$ 182,530
Wastewater Treatment Plant Improvements	\$1,799,140	\$1,312,448	\$ 3,111,588
<b>Roadways</b>			
Improvements	\$4,451,500	\$0	\$4,451,500
CFD 89-1 Reimbursement	\$88,800	\$0	\$88,800
RSP Reimbursement	\$288,700	\$0	\$288,700
<b>Storm Drainage</b>			
Upgrade	\$683,618	\$1,588,742	\$2,272,360
CFD 89-1 Reimbursement	\$89,850	\$0	\$89,850
<b>Parks</b>			
Mini/Neighborhood Community	\$2,082,780 \$877,526	\$0 \$0	\$2,082,780 \$877,526
<b>Public Buildings and Services</b>	\$1,437,000	\$0	\$1,428,000
<b>Total</b>	\$13,655,716	\$7,758,238	\$21,404,954
Percent of Total	64%	36%	100%

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

**Table B**  
**City of Tracy: South MacArthur Planning Area**  
**Impact Fee by Project/Landowner**

	Elissagaray Estates (Built-out)	Lourence Ranch
<b><i>2005 Updated Impact Fees**</i></b>		
Water /1	-	\$4,646
Wastewater /2	-	\$11,385
Roadways	-	\$10,413
Storm Drainage /1	-	\$3,855
Parks	-	\$5,636
Public Buildings and Services	-	\$3,322
<b>Total Fees</b>	-	<b>\$39,255</b>
<b><i>Current Impact Fees (ENR - May 2005)*</i></b>		
Water /1	\$3,905	\$3,905
Wastewater /2	\$4,864	\$8,693
Roadways	\$8,386	\$8,386
Storm Drainage /1	\$299	\$299
Parks	\$5,159	\$5,159
Public Buildings and Services	\$2,791	\$2,791
<b>Total Fees</b>	<b>\$25,404</b>	<b>\$29,233</b>

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005

\*\* Elissagaray Estates "Built-out" no update of fees required

/1 Water and storm drainage facilities are debt-financed for Elissagaray Estate and Lourence Ranch (95%)

/2 The Elissagaray sewer obligations are 95% debt-financed, while the Lourence Ranch sewer obligations are 100% fee-funded.

*APPENDIX C:*

*FEE REVENUE  
TABLES*

**Table 2-A**  
**City of Tracy: South MacArthur Planning Area**  
**Water Facility Requirements and Costs**

<i>Facility</i>	<i>Cost 2005</i>
<b><i>SSJID Related Costs</i></b>	
Terminal Storage Reservoir	\$ 794,567
Pump Stations	\$ 174,034
Water Transmission Lines	\$ 142,339
City of Tracy Markups /1	\$ 444,376
SSJID Facility Cost Outside of City	\$ 2,585,000
<b>Total</b>	<b>\$ 4,140,316</b>
<b><i>Water Distribution System and Infrastructure Costs</i></b>	
Water Lines	\$ 87,100
Production Wells	\$ 1,348,871
City of Tracy Markups /1	\$ 574,389
Land Acquisition	\$ 31,300
Groundwater Conjunctive Use Study	\$ 23,000
<b>Total</b>	<b>\$ 2,064,660</b>
<b>Total Water Facility Costs</b>	<b>\$ 6,204,976</b>

/1 Markups include design (10%), construction management (10%), contingency (15%), and program implementation (5%).

**Table 2-B**  
**City of Tracy: South MacArthur Planning Area**  
**Water Facility Cost Allocation**

Water Facility Improvements	Cost Allocation per Dwelling Unit	
	Current (ENR May 2005)*	2005**
	SFD	
Total Impact Fee	\$11,442	\$12,183
CFD 99-02 Bond Offset	\$7,537	\$7,537
<b>Building Permit Fee</b>	<b>\$3,905</b>	<b>\$4,646</b>

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005  
 \*\* See Table 9A for 2005 Updated fee calculation

**City of Tracy: South MacArthur Planning Area  
Wastewater Fees**

Facility	Fee per Dwelling Unit		
	Current (ENR May 2005)*	SFD	2005**
	Elissagaray	Lourence	Elissagaray (Built-out) Lourence
<i>East-Side Sewer System Connection</i>	\$27	\$543	\$543
<i>Gravity Sewer Improvements</i>	\$58	\$298	\$406
<i>City of Tracy Wastewater Treatment Plant Improvements</i>	\$4,779	\$7,852	\$10,436 ***
<i>Total</i>	<b>\$4,864</b>	<b>\$8,693</b>	<b>\$11,385</b>

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005

\*\* See Table 9A for 2005 Updated fee calculation; Elissagaray Estates "Built-out" no update of fees required

\*\*\* Wastewater Treatment Plant Improvements 2005 Fee Updated by July 05, 2005 City Resolution

Table 4

**City of Tracy: South MacArthur Planning Area  
Roadway Fees**

Road Improvements	Fee per Dwelling Unit				2005**	
	SFD	MF 2-4	MF 5+	SFD	MF 2-4	MF 5+
Road Improvements	\$7,758	\$7,758	\$3,693	\$9,785	\$9,785	\$4,657
CFD 89-1 Reimbursement	\$74	\$74	\$74	\$74	\$74	\$74
RSP Reimbursement	\$554	\$554	\$554	\$554	\$554	\$554
<b>TOTAL</b>	<b>\$8,386</b>	<b>\$8,386</b>	<b>\$4,321</b>	<b>\$10,413</b>	<b>\$10,413</b>	<b>\$5,285</b>

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005

\*\* See Table 9A for 2005 Updated fee calculation

**City of Tracy: South MacArthur Planning Area  
Storm Drainage Facility Requirements and Costs<sup>1</sup>**

Table 5-A

Facility	Elissagaray Estates & Laurence Ranch		
	Facility Costs	Fair Share Costs	Phase I Drainage Costs
<b>Upgrade Cost</b>			
Construction			
Storm Drains/Culverts	\$717,000	\$118,259	\$693,500
Channels	\$1,794,000	\$295,894	\$147,900
Concrete Paving, Existing Channel	\$182,700	\$30,134	\$0
Detention Basin (DET 4)	\$1,200,000	\$197,923	\$40,000
Outfall Channel Improvements	\$428,571	\$428,571	\$428,571
Construction Subtotal	\$4,322,271	\$1,070,781	\$1,309,971
Land Acquisition			
Channels	\$1,337,500	\$220,601	\$900,000 <sup>3</sup>
Detention Basin @ 11th Street (DET 4)	\$2,500,000	\$412,339	\$150,000 <sup>3</sup>
Crossing Agreements with Railroads	\$20,000	\$3,299	\$10,000
Land Acquisition Total	\$3,857,500	\$636,239	\$1,060,000
City of Tracy Markups /2	\$1,728,909	\$428,312	\$523,989
Less Plan C Pink Zone Contribution	(\$621,600)	(\$102,524)	(\$621,600)
<b>Total Upgrade Costs</b>	<b>\$9,287,080</b>	<b>\$2,032,808</b>	<b>\$2,272,360</b>
<b>CFD 89-1 Reimbursement</b>			<b>\$89,850</b>

<sup>1</sup> 2005 costs increased for outfall channel improvements

<sup>2</sup> Markups includes design (10%), construction management (10%), contingency (15%), and program implementation (5%).

<sup>3</sup> Assumes a land acquisition cost of \$75,000 per acre.

Table 5-B  
**City of Tracy: South MacArthur Planning Area**  
**Storm Drainage Fees<sup>1</sup>**

Fee Type	Fee per Dwelling Unit				2005**
	Current (ENR May 2005)*				
SFD	MF 2-4	MF 5+	SFD	MF 2-4	MF 5+
<i>Fair Share Cost Allocation</i>					
Upgrade	\$2,538	\$1,626	\$1,329	\$3,705	\$2,374
CFD 89-1 Reimbursement	\$150	\$96	\$79	\$150	\$96
<b>Total</b>	<b>\$2,688</b>	<b>\$1,723</b>	<b>\$1,408</b>	<b>\$3,855</b>	<b>\$2,470</b>
<i>Phase I Drainage Cost Allocation</i>					
Upgrade	\$2,962	\$1,898	\$1,552	\$4,141	\$2,654
CFD 89-1 Reimbursement	\$150	\$96	\$79	\$150	\$96
<b>Total</b>	<b>\$3,112</b>	<b>\$1,995</b>	<b>\$1,630</b>	<b>\$4,291</b>	<b>\$2,750</b>
					<b>\$2,248</b>

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005

\*\* See Table 9A for 2005 Updated fee calculation

/1 2005 costs increased for outfall channel improvements

**Table 6**  
**City of Tracy: South MacArthur Planning Area**  
**Park Fees**

<i>Park Costs</i>	<i>Residential Category</i> <i>Park Fees per Dwelling Unit</i>				<i>2005**</i>	
	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>
<i>Mini/Neighborhood Parks</i>	\$ 3,682	\$3,068	\$2,455	\$ 3,682	\$3,068	\$2,455
<i>Community Parks</i>	\$ 1,477	\$1,231	\$985	\$ 1,954	\$1,628	\$1,302
<i>Total</i>	\$5,159	\$4,299	\$3,439	\$5,636	\$4,696	\$3,757

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005  
 \*\* See Table 9A for 2005 Updated fee calculation

**Table 7**  
**City of Tracy: South MacArthur Planning Area**  
**Public Buildings and Services Fees**

Public Buildings and Services	Fee per Dwelling Unit					
	<i>Current (ENR May 2005)*</i>	<i>2005**</i>				
	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>
<b>Total Impact Fee</b>	\$2,791	\$2,326	\$1,861	\$3,322	\$2,768	\$2,214

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005  
 \*\* See Table 9A for 2005 Updated fee calculation

**Table 8-A**  
**City of Tracy: South MacArthur Planning Area**  
**Impact Fees by Landowner**  
**Elissagaray Estates (Built-out)**

<b>Public Facility</b>	<i>Fees per Dwelling Unit</i>					<i>2005**</i>	
	<i>Current (ENR May 2005)*</i>	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>	<i>SFD</i>	<i>MF 2-4</i>	<i>MF 5+</i>
<b>Backbone Facilities</b>							
<b>Water (5% of Total Facility Cost)</b>							
<b>Wastewater (5% of Total Facility Cost)</b>							
East-Side Sewer System Connection	\$3,905	\$3,241	\$2,616				
Gravity Sewer Improvements	\$4,864	\$4,037	\$3,259				
City of Tracy Wastewater Treatment Plant Improvements	\$27	\$22	\$18				
	\$58	\$48	\$39				
	\$4,779	\$3,967	\$3,202				
<b>Roadways</b>							
Improvements	\$8,386	\$8,386	\$4,321				
CFD 89-1 Reimbursement	\$7,758	\$7,758	\$3,693				
RSP Reimbursement	\$74	\$74	\$74				
	\$554	\$554	\$554				
<b>Storm Drainage (5% of Total Facility Cost)</b>							
Upgrade	\$299	\$191	\$157				
CFD 89-1 Reimbursement	\$149	\$95	\$78				
	\$150	\$96	\$79				
<b>Subtotal</b>		\$17,454	\$15,856	\$10,353			
<b>Other Public Facilities and Services</b>							
<b>Parks</b>							
Mini/Neighborhood Community	\$5,159	\$4,299	\$3,439				
	\$3,682	\$3,068	\$2,455				
	\$1,477	\$1,231	\$985				
<b>Public Buildings and Services</b>							
<b>Subtotal</b>		\$2,791	\$2,326	\$1,861			
<b>Total</b>		\$7,950	\$6,625	\$5,300			
		\$25,404	\$22,481	\$15,653			

\* City updated impact fees based on Engineering News Record Cost Index - up to May 2005

\*\* Elissagaray Estates "Built-out" no update of fees required

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

**Table 8-B**  
**City of Tracy: South MacArthur Planning Area**  
**Impact Fees by Landowner**  
**Lourence Ranch**

Public Facility	Fees per Dwelling Unit				2005**	
	SFD	MF 2-4	MF 5+	SFD	MF 2-4	MF 5+
<b>Backbone Facilities</b>						
<b>Water (5% of Total Facility Cost)</b>						
<b>Wastewater (5% of Total Facility Cost)</b>						
East-Side Sewer System Connection	\$3,905	\$3,241	\$2,616	\$4,646	\$3,856	\$3,113
Gravity Sewer Improvements	\$8,693	\$7,215	\$5,824	\$11,385	\$9,450	\$7,628
City of Tracy Wastewater Treatment Plant Improvements	\$543	\$451	\$364	\$543	\$451	\$364
\$298	\$247	\$200	\$406	\$337	\$272	
\$7,852	\$6,517	\$5,261	\$10,436	\$8,662	\$6,992	
<b>Roadways</b>						
Improvements	\$8,386	\$8,386	\$4,321	\$10,413	\$10,413	\$5,285
CFD 89-1 Reimbursement	\$7,758	\$7,758	\$3,693	\$9,785	\$9,785	\$4,657
RSP Reimbursement	\$74	\$74	\$74	\$74	\$74	\$74
\$554	\$554	\$554	\$554	\$554	\$554	\$554
<b>Storm Drainage (5% of Total Facility Cost)</b>						
Upgrade	\$299	\$191	\$157	\$3,855	\$2,467	\$2,028
CFD 89-1 Reimbursement	\$149	\$95	\$78	\$3,705	\$2,371	\$1,949
\$150	\$96	\$79	\$150	\$96	\$96	\$79
<b>Subtotal</b>	\$21,283	\$19,034	\$12,919	\$30,298	\$26,185	\$18,054
<b>Other Public Facilities and Services</b>						
<b>Parks</b>						
Mini/Neighborhood Community	\$5,159	\$4,299	\$3,439	\$5,636	\$4,696	\$3,757
\$3,682	\$3,068	\$2,455	\$3,682	\$3,068	\$2,455	
\$1,477	\$1,231	\$985	\$1,954	\$1,628	\$1,302	
<b>Public Buildings and Services</b>						
<b>Subtotal</b>	\$2,791	\$2,326	\$1,861	\$3,322	\$2,768	\$2,214
<b>Total</b>	\$7,950	\$6,625	\$5,300	\$8,957	\$7,465	\$5,972
	\$29,233	\$25,659	\$18,219	\$39,255	\$33,650	\$24,026

\* City updated impact fees based on Engineering News Record Cost Index -up to May 2005

\*\* See Table 9A for 2005 Updated fee calculation

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

**Table 9**  
**City of Tracy: South MacArthur Planning Area**  
**Single Family Detached Actual and Anticipated Absorption**

<i>Project Year:</i>	1	2	3	4	5	6	7	8	9	<i>Total</i>
<i>Fiscal Year Ending:</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	
Elissagaray Estates (Built-out)	45	44	69	93	152	30				433
Lourence Ranch	0	0	0	0	0	0	56	56	56	168
Annual Total	45	44	69	93	152	30	56	56	56	
Cumulative Total	45	89	158	251	403	433	489	545	601	601

SOUTH MACARTHUR PLANNING AREA-2005 Update

Table 9A  
STATUS OF BUILD OUT

CAPITAL-IN-LIEU FEES		Fees Collected	Bonds	Cost Obligations			SFDU			Impact Fee (SFD)
		Initial (2000)	2003 Update	2005 Update	Remaining	Initial	Developed	Remaining	Existing	2005 Update
<b>Public Buildings</b>	\$ 869,958	\$ 966,744	\$ 1,334,647	\$ 1,428,000	\$ 558,042	601	433	168	\$ 2,791	\$ 3,322
<b>Roads</b>										
Roadway Impr	\$ 2,807,699	\$ 3,702,417	\$ 4,150,409	\$ 4,451,500	\$ 1,643,801	601	433	168	\$ 8,386	\$ 10,413
CFD 89-1 Reimb	\$ 79,742	\$ 88,800	\$ 88,800	\$ 88,800	\$ 9,058	601	433	168	\$ 7,758	\$ 9,785
RSP Reimb	\$ 208,672	\$ 288,700	\$ 288,700	\$ 288,700	\$ 80,028	601	433	168	\$ 74	\$ 74
<b>Wastewater</b>										
Treatment Plant Impr.		\$ 1,902,706	\$ 2,719,920	\$ 3,111,588		601	433			
Gravity Sewer Impr	\$ 10,438	\$ 103,868	\$ 151,250	\$ 169,551	\$ 182,530	\$ 68,224	601	433	168	
AD 84-1 Reimb (Incl 1.4%PM cost)		\$ 326,343	\$ 326,343	\$ 326,343		601	433			
<b>Elissagaray Estates</b>										
Treatment Plant Impr	\$ 794,971	\$ 1,312,448				433	433	0	\$ 4,864	\$ -
Gravity Sewer Impr	\$ 10,438	\$ 103,868	\$ 108,970	\$ 122,156	\$ 114,306	433	433	0	\$ 4,779	\$ -
AD 84-1 Reimbmt	\$ 11,772	\$ 223,257	\$ 235,119	\$ 235,119		433	433	0	\$ 58	\$ -
<b>Lourence Ranch</b>						433	433	0	\$ 27	\$ -
*Treatment Plant Impr						433	433	0		
Gravity Sewer Impr		\$ 42,280	\$ 47,395	\$ 68,224	\$ 68,224	68	0	168	\$ 7,852	\$ 10,436
AD 84-1 Reimbmt		\$ 91,224	\$ 91,224	\$ 91,224	\$ 91,224	68	0	168	\$ 298	\$ 406
<b>Water</b>						68	0	168	\$ 543	\$ 543
Bond Offset	\$ 894,598	\$ 4,767,440	\$ 6,180,780	\$ 6,205,000	\$ 2,046,747	601	433	168	\$ 11,442	\$ 12,183
Impact Fee		\$ 4,529,923							\$ 7,537	\$ 7,537
<b>Storm Drain</b>									\$ 3,905	\$ 4,646
SD Impr-Upgrade, Ph I	\$ 61,229	\$ 1,672,360	\$ 1,672,360	\$ 2,272,360	\$ 1,066,497	601	433	168	\$ 299	\$ 3,855
Bond Offset	\$ 1,588,742					601	433			\$ 6,348
Impact Fee										\$ 2,643
CFD 89-1 Reimb	\$ 65,400	\$ 89,850	\$ 89,850	\$ 89,850	\$ 24,450	601	433	168	\$ 149	\$ 3,705
<b>Parks</b>										
Community Park	\$ 1,116,527	\$ 2,809,926	\$ 2,897,911	\$ 2,960,306	\$ 906,722	601	433	168	\$ 5,159	\$ 5,636
Neighborhood Park (Developer to build, no cost change)	\$ 549,297	\$ 727,146	\$ 815,131	\$ 877,526	\$ 328,229	601	433	168	\$ 1,477	\$ 1,954
*** Park Reimbursement	\$ 937,057									
<b>Total Elissagaray Estates (Built-out)</b>										
<b>Total Lourence Ranch</b>		\$ 6,921,006	\$ 7,758,238	\$ 16,766,536	\$ 19,919,272	\$ 21,404,978				
Totals						168	0	168	\$ 29,233	\$ 39,255

\*2005 Update Impact fee (for Wastewater Treatment Plant Improvements) reflects approved fee from July 05, 2005 City Resolution.

\*\* Elissagaray Estates "Built-out" no update of fees required.

\*\*\* Fees collected for Neighborhood Park takes into account Park Reimbursement; the remaining amount includes reduction for reimbursement.

Table 10-A  
**City of Tracy: South MacArthur Planning Area**  
**Actual Impact Fee Revenues by Project**  
**Elissaggaray Estates (Built-out)**

Facility Type	Project Year: 2000	1 2001	2 2002	3 2003	4 2004	5 2005	6 2005	7 2006	8 2007	9 2008	Total
<b>Backbone Facilities</b>											
<b>Water (5% of Total Facility Cost)</b>											
	\$17,910	\$17,512	\$51,486	\$223,200	\$458,313	\$126,177		\$0	\$0	\$0	\$894,598
<b>Wastewater (5% of Total Facility Cost)</b>											
East-Side Sewer System Connection	\$1,215	\$1,188	\$1,863	\$2,511	\$4,104	\$891	\$0	\$0	\$0	\$0	\$11,772
Gravity Sewer Improvements	\$585	\$572	\$897	\$1,209	\$5,261	\$1,914	\$0	\$0	\$0	\$0	\$10,438
City of Tracy Wastewater Treatment Plant Improvements	\$7,200	\$7,040	\$11,040	\$154,249	\$458,515	\$156,927	\$0	\$0	\$0	\$0	\$794,971
<b>Roadways</b>											
Improvements	\$274,860	\$276,916	\$421,452	\$567,416	\$1,016,381	\$250,674	\$0	\$0	\$0	\$0	\$2,807,699
CFD 89-1 Reimbursement	\$35,640	\$12,590	\$10,866	\$6,956	\$11,248	\$2,442	\$0	\$0	\$0	\$0	\$79,742
RSP Reimbursement	\$3,465	\$18,175	\$32,466	\$52,076	\$84,208	\$18,282	\$0	\$0	\$0	\$0	\$208,672
<b>Storm Drainage (5% of Total Facility Cost)</b>											
Upgrade	\$6,300	\$6,160	\$9,660	\$13,020	\$21,280	\$4,809	\$0	\$0	\$0	\$0	\$61,229
CFD 89-1 Reimbursement	\$6,750	\$6,600	\$10,350	\$13,950	\$22,800	\$4,950	\$0	\$0	\$0	\$0	\$65,400
	<b>\$353,925</b>	<b>\$346,753</b>	<b>\$550,080</b>	<b>\$1,034,587</b>	<b>\$2,082,110</b>	<b>\$567,066</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,934,521</b>
<b>Other Public Facilities and Services</b>											
<b>Parks</b>											
Mini/Neighborhood Community	\$156,195	\$152,724	\$130,683	\$16,140	\$105,536	\$5,951	\$0	\$0	\$0	\$0	\$567,230
	\$54,540	\$53,328	\$83,628	\$112,716	\$197,364	\$47,721	\$0	\$0	\$0	\$0	\$549,297
<b>Public Buildings and Services</b>											
	<b>\$72,630</b>	<b>\$71,016</b>	<b>\$117,018</b>	<b>\$193,905</b>	<b>\$325,206</b>	<b>\$90,183</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$869,958</b>
	<b>\$283,365</b>	<b>\$277,068</b>	<b>\$331,329</b>	<b>\$322,761</b>	<b>\$628,106</b>	<b>\$143,855</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,986,485</b>
	<b>\$637,290</b>	<b>\$623,821</b>	<b>\$881,409</b>	<b>\$1,357,348</b>	<b>\$2,710,216</b>	<b>\$710,921</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,921,006</b>

Table 10-B

**City of Tracy: South MacArthur Planning Area  
Estimated Impact Fee Revenues by Project  
Lourence Ranch**

Facility Type	Project Year: 2000	1 2001	2 2002	3 2003	4 2004	5 2005	6 2006	7 2007	8 2008	9 Total
<b>Backbone Facilities</b>										
Water (5% of Total Facility Cost)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,160	\$260,160	\$780,479
<b>Wastewater (100% of Total Facility Cost)</b>										
East-Side Sewer System Connection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,408	\$30,408	\$91,224
Gravity Sewer Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,741	\$22,741	\$68,224
City of Tracy Wastewater Treatment Plant Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$584,416	\$584,416	\$1,753,248
<b>Roadways</b>										
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$547,934	\$547,934	\$1,643,801
CFD 89-1 Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,144	\$4,144	\$12,432
RSP Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,024	\$31,024	\$93,072
<b>Storm Drainage (5% of Total Facility Cost)</b>										
Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,463	\$207,463	\$622,389
CFD 89-1 Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,400	\$8,400	\$25,200
<b>Subtotal</b>								<b>\$0</b>	<b>\$1,696,690</b>	<b>\$1,696,690</b>
<b>Other Public Facilities and Services</b>										
<i>Parks</i>										
Mini/Neighborhood Community	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,192	\$206,192	\$618,576
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,410	\$109,410	\$328,229
<i>Public Buildings and Services</i>										
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$501,616</b>	<b>\$501,616</b>	<b>\$1,504,847</b>
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,198,305</b>	<b>\$2,198,305</b>	<b>\$6,594,916</b>

**Table 10-C Summary of Revenue**  
**City of Tracy: South MacArthur Planning Area**  
**Actual and Estimated Impact Fee Revenues**

Facility Type	Project Year: 2000	1 2001	2 2002	3 2003	4 2004	5 2005	6 2006	7 2007	8 2008	9 2008	Total
<b>Backbone Facilities</b>											
<b>Water (5% of Total Facility Cost)</b>											
<b>Wastewater<sup>a</sup></b>											
East-Side Sewer System Connection	\$1,215	\$1,188	\$1,863	\$2,511	\$4,104	\$891	\$30,408	\$30,408	\$22,741	\$22,741	\$102,996
Gravity Sewer Improvements	\$685	\$572	\$897	\$1,209	\$5,261	\$1,914	\$22,741	\$22,741	\$584,416	\$584,416	\$78,662
City of Tracy Wastewater Treatment Plant Improvements	\$7,200	\$7,040	\$11,040	\$154,249	\$458,515	\$156,927	\$584,416	\$584,416			\$2,548,219
<sup>a</sup> 5% of total for Ellissagray Estates; 100% of total for Lourence Ranch											
<b>Roadways</b>											
Improvements	\$274,860	\$276,916	\$421,452	\$567,416	\$1,016,381	\$250,674	\$547,934	\$547,934	\$4,144	\$4,144	\$4,451,500
CFD 89-1 Reimbursement	\$35,640	\$12,590	\$10,866	\$6,956	\$11,248	\$2,442	\$31,024	\$31,024	\$31,024	\$31,024	\$92,174
RSP Reimbursement	\$3,465	\$18,175	\$32,466	\$52,076	\$84,208	\$18,282					\$301,744
<b>Storm Drainage (5% of Total Facility Cost)</b>											
Upgrade	\$6,300	\$6,160	\$9,660	\$13,020	\$21,280	\$4,809	\$207,463	\$207,463	\$8,400	\$8,400	\$683,618
CFD 89-1 Reimbursement	\$6,750	\$6,600	\$10,350	\$13,950	\$22,800	\$4,950					\$90,600
<b>Subtotal</b>	<b>\$353,925</b>	<b>\$346,753</b>	<b>\$550,080</b>	<b>\$1,034,587</b>	<b>\$2,082,110</b>	<b>\$567,066</b>	<b>\$1,696,690</b>	<b>\$1,696,690</b>			<b>\$10,024,590</b>
<b>Other Public Facilities and Services</b>											
<b>Parks</b>											
Mini/Neighborhood Community	\$156,195	\$152,724	\$130,683	\$16,140	\$105,536	\$5,951	\$206,192	\$206,192	\$109,410	\$109,410	\$1,185,806
	\$54,540	\$53,328	\$83,628	\$112,716	\$197,364	\$47,721	\$109,410	\$109,410			\$877,526
<b>Public Buildings and Services</b>	<b>\$72,630</b>	<b>\$71,016</b>	<b>\$117,018</b>	<b>\$193,905</b>	<b>\$325,206</b>	<b>\$90,183</b>	<b>\$186,014</b>	<b>\$186,014</b>			<b>\$1,428,000</b>
<b>Subtotal</b>	<b>\$283,365</b>	<b>\$277,068</b>	<b>\$331,329</b>	<b>\$322,761</b>	<b>\$628,106</b>	<b>\$143,855</b>	<b>\$501,616</b>	<b>\$501,616</b>			<b>\$3,491,332</b>
<b>Total</b>	<b>\$637,290</b>	<b>\$623,821</b>	<b>\$881,409</b>	<b>\$1,357,348</b>	<b>\$2,710,216</b>	<b>\$710,921</b>	<b>\$2,198,305</b>	<b>\$2,198,305</b>			<b>\$13,515,922</b>

**TABLE 11**  
**SMPA Revenue Summary**  
**City of Tracy: South MacArthur Planning Area**

<i>Project Year: Fiscal Year Ending:</i>	<i>1 2000</i>	<i>2 2001</i>	<i>3 2002</i>	<i>4 2003</i>	<i>5 2004</i>	<i>6 2005</i>	<i>7 2006</i>	<i>8 2007</i>	<i>9 2008</i>	<i>Total</i>
<b>Total SMPA Impact Fee Revenue</b>										
<b>Bond Revenue CFD-99-2 (Water and Storm Drain)</b>	\$637,290	\$623,821	\$881,409	\$1,357,348	\$2,710,216	\$710,921	\$2,198,305	\$2,198,305	\$2,198,305	\$13,515,922
	\$2,715,765		\$6,563,057							\$9,278,822
<i>Annual Total</i>										
<b>Cumulative Total</b>	\$3,353,055	\$623,821	\$7,444,466	\$1,357,348	\$2,710,216	\$710,921	\$2,198,305	\$2,198,305	\$2,198,305	\$22,794,744
	\$3,353,055	\$3,976,876	\$11,421,342	\$12,778,690	\$15,488,907	\$16,199,828	\$18,398,133	\$20,596,439	\$22,794,744	

*APPENDIX D:*

*CAPITAL  
IMPROVEMENT  
PROGRAM*

**SMPA 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
<b>GROUP 71 GENERAL GOVT &amp; PUBLIC SAFETY FACILITIES</b>									
<b>LAW ENFORCEMENT</b>									
7122 EQUIPMENT FOR OFFICERS	\$6,904								\$6,904
7122 VEHICLES FOR OFFICERS		\$45,524							\$45,524
71PP-035 RADIO REPEATER AND TOWER									\$19,000
<b>FIRE PROTECTION</b>									
7120 FIRE STATION - VALPICO RD & TRACY BLVD.				\$84,000	\$132,000				\$216,000
71XX LARGE SPECIALTY TRUCK					\$68,000				\$68,000
<b>GENERAL FACILITIES</b>									
7118 CITY HALL EXPANSION & REMODEL				\$468,000					\$468,000
7135 CITY HALL VEHICLES					\$7,000				\$7,000
<b>LIBRARY FACILITIES</b>									
7888 EXPANSION OF EXISTING LIBRARY								\$146,000	\$146,000
<b>PUBLIC USE BUILDINGS</b>									
78PP-042 SENIOR CENTER/COMMUNITY CENTER EXPANSION								\$164,000	\$164,000
<b>PUBLIC WORKS FACILITIES</b>									
71PP-030 EXPANSION OF PW MAINTENANCE FACILITY								\$143,000	\$143,000
<b>EXPAND EXISTING AQUATICS FACILITIES</b>									
7854 NEW AQUATICS CENTER								\$144,000	\$144,000
<b>SUBTOTAL GROUP 71</b>	<b>\$6,904</b>	<b>\$45,524</b>	<b>\$0</b>	<b>\$0</b>	<b>\$559,000</b>	<b>\$200,000</b>	<b>\$19,000</b>	<b>\$597,000</b>	<b>\$1,427,438</b>
<b>GROUP 72 TRAFFIC SAFETY</b>									
<b>INTERCHANGE IMPROVEMENTS</b>									
72PP-030 I-580 / CORRAL HOLLOW RD								\$278,000	\$278,000
72PP-031 I-205 / MAC ARTHUR DRIVE								\$1,081,000	\$1,081,000
<b>SUBTOTAL GROUP 72</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,359,000</b>	<b>\$1,359,000</b>

**SMPA 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
<b>GROUP 73 STREETS &amp; HIGHWAYS</b>									
<b>ROADWAY WIDENING AND UPGRADE</b>									
73PP-047 LAMMERS RD (widening) 11TH to LINNE									\$441,000
73PP-040 CORRAL HOLLOW RD (widening) 1-205 to LARCH CLOVER									\$60,000
73PP-046 CORRAL HOLLOW RD (widening) OLD SCHULTE to L-580									\$654,000
7365 TRACY BLVD (widening) LINNE to SYCAMORE									\$46,694
73PP-041 MAC ARTHUR DRIVE (widening) 11TH to SCHULTE									\$130,000
73PP-042 GRANT LINE RD (wid.) CORRAL HOLLOW to TRACY BLVD									\$161,000
73PP-043 GRANT LINE ROAD (widening) BYRON to STREET "A"									\$86,000
73PP-044 11TH STREET (widening) MAC ARTHUR to CHRISMAN									\$232,000
73PP-048 SCHULTE DRIVE (widening) WEST OF LAMMERS									\$112,000
73PP-049 CONSTRUCT SCHULTE (LAMMERS to PRESIDIO N/S)									\$168,000
73PP-050 SCHULTE ROAD (widening) PRESIDIO N/S to SYCAMORE									\$205,000
73PP-051 VALPICO ROAD (widening) LAMMERS to CORRAL HOLLOW									\$323,000
73PP-045 CENTRAL AVENUE (widening) SYCAMORE to TRACY BLVD									\$53,000
7366 PRESIDIO N/S ARTERIAL (11TH ST TO SCHULTE)									\$157,727
73PP-054 AQUEDUCT CROSSING CORRAL HOLLOW ROAD									\$264,000
<b>REIMBURSEMENTS</b>									
73XX REIMBURSEMENT TO CFD 89-1									\$88,800
73XX REIMBURSEMENT TO RSP									\$288,700
<b>SUBTOTAL GROUP 73</b>	<b>\$0</b>	<b>\$0</b>	<b>\$157,727</b>	<b>\$46,694</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,266,500</b>	<b>\$3,470,921</b>

**SMPA 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
<b>GROUP 76 DRAINAGE IMPROVEMENTS</b>									
<b>EASTSIDE CHANNEL WATERSHED IMPROVEMENTS</b>									
7634 PHASE 1 - SMPA DRAINAGE IMPROVEMENTS	\$747,000		\$500,000		\$1,126,000	\$101,000			\$2,272,000
<b>REIMBURSEMENTS</b>									
76XX REIMBURSEMENT TO CFD 89-1	\$11,231	\$11,231	\$11,231	\$11,231	\$11,231	\$11,231	\$11,231	\$11,233	\$89,850
<b>SUBTOTAL GROUP 76</b>	<b>\$758,231</b>	<b>\$11,231</b>	<b>\$511,231</b>	<b>\$11,231</b>	<b>\$1,137,231</b>	<b>\$89,769</b>	<b>\$11,231</b>	<b>\$11,233</b>	<b>\$2,361,850</b>
<b>GROUP 78 PARKS &amp; RECREATION IMPROVEMENTS</b>									
<b>NEIGHBORHOOD / MINI PARKS</b>									
7872 ELISSAGARAY PARK (S1)*			\$1,504,230						
78PP-065 LOURENCE PARK (S2)*									
COMMUNITY PARK							\$578,550		\$578,550
78PP-066 COMMUNITY PARK									
<b>SUBTOTAL GROUP 78</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,504,230</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$578,550</b>	<b>\$878,000</b>	<b>\$2,960,780</b>
<b>GRAND TOTAL (GROUPS 71-76 AND 78)</b>	<b>\$887,075</b>	<b>\$56,755</b>	<b>\$3,009,132</b>	<b>\$735,946</b>	<b>\$6,448,303</b>	<b>\$3,222,231</b>	<b>\$608,781</b>	<b>\$6,438,076</b>	<b>\$21,406,298</b>
<b>CUMMULATIVE TOTAL (GROUPS 71-76 AND 78)</b>	<b>\$887,075</b>	<b>\$943,830</b>	<b>\$3,952,961</b>	<b>\$4,688,907</b>	<b>\$11,137,210</b>	<b>\$14,359,441</b>	<b>\$14,968,222</b>	<b>\$21,406,298</b>	

\*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.

\$21,406,298

**SMPA 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
<b>GROUP 74 WASTEWATER TRAFFIC SAFETY</b>									
WWTP IMPROVEMENTS									
7449 WWTP EXPANSION - PHASE 2						\$3,112,000			\$3,112,000
<b>WASTEWATER COLLECTION SYSTEM IMPROVEMENTS</b>									
7440 GRAVITY SEWER REPLACEMENT - ACACIA STREET						\$183,000			\$183,000
REIMBURSEMENTS									
74XX REIMBURSEMENT TO AD 84-1									\$326,343
<b>SUBTOTAL GROUP 74</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$183,000</b>	<b>\$3,112,000</b>	<b>\$0</b>	<b>\$326,343</b>	<b>\$3,621,343</b>
<b>GROUP 75 WATER IMPROVEMENTS</b>									
SSJID									
7332 SSJID IMPROVEMENTS OUTSIDE CITY						\$2,585,000			\$2,585,000
7333 7.1 mg STORAGE RESERVOIR (Linne Rd & MacArthur Dr)						\$556,197			\$556,197
7547 560 bhp @ 12.0 mgd PUMP STATION (Linne & MacArthur)						\$69,275			\$69,275
7567 360 bhp @ 8.56 mgd PUMP STATION (Linne & MacArthur)						\$52,549			\$52,549
7568 24-inch WATER LINE (Linne Rd & MacArthur Dr - 10560 LF)						\$103,623			\$103,623
<b>WATER DISTRIBUTION</b>									
7569 1320 LF 12" WL - VALPICO RD, EAST of EASTLAKE to ELIJASAGARAY DR						\$121,940			\$121,940
7558 1.5 mgd PRODUCTION WELL									\$1,888,420
75XX Land Acquisition and Groundwater Study						\$54,300			\$54,300
<b>SUBTOTAL GROUP 75</b>	<b>\$121,940</b>	<b>\$0</b>	<b>\$835,944</b>	<b>\$678,021</b>	<b>\$4,569,072</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,204,976</b>