

AGENDA ITEM _____

REQUEST

APPROVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES, EXPENDITURES AND FINDINGS REGARDING UNEXPENDED FUNDS FOR FISCAL YEAR 2019-2020 IN ACCORDANCE WITH THE MITIGATION FEE ACT (AB 1600)

EXECUTIVE SUMMARY

Development impact fees are established by the City and imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the City's ability to provide specified public facilities. Development impact fees are one time fees that are generally collected at building permit issuance. The fees vary based on the fee area that projects are located in and the development type. The development impact fee studies identify the projects that are eligible for funding from each fund and the fees must be spent on the projects for which the fees were intended. The City is required by state law to issue an annual fiscal report identifying the information required identified in Government Code Section 66006(b)(1).

The City maintains 43 different development impact fee funds, with combined collected revenues of \$31,433,057 (including interest), in Fiscal Year 2019-2020. Development impact capital expenditures for Fiscal Year 2019-2020 totaled \$7,301,604. For Council consideration is the resolution approving the annual report on development impact fee revenues and expenditures and the findings as to the unexpended development impact fees.

DISCUSSION

The Mitigation Fee Act, commonly referred to as AB 1600 and codified as Government Code sections 66000-66006, imposes requirements for the collection and expenditure of development impact fees. Section 66006(b)(1) requires the City to prepare and make available to the public information for each separate account or fund, including:

- (a) a brief description of the fee;
- (b) the amount of the fee;
- (c) the beginning and ending balance;
- (d) the amount of the fees collected and interest earned;
- (e) an identification of each public improvement on which fees were expended, the amount of expenditures on each improvement including the total percentage of the cost that was funded with fees;
- (f) an identification of an approximate date by which the construction of the public improvement will begin if the city determines sufficient funds have been collected;
- (g) a description of each interfund transfer or loan, including the public improvements on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest; and
- (h) the amount of refunds made, if any.

The report must be made available to the public within 180 days after the end of each fiscal year.

Historically, the City has complied with this requirement through the City Council's acceptance of the Development Impact Fee Annual Report containing the required information and adopting a resolution confirming acceptance of the report. This report and the information attached to the proposed Resolution satisfy the statutory requirements for the account of development impact fees.

STRATEGIC PLAN

The agenda item is mandated by state law and relates to the City Council's Strategic Plans regarding collecting Impact Fees from development and constructing necessary infrastructure with those funds.

FISCAL IMPACT

The costs of these projects are reflected in the CIP Project list as identified in Exhibit C of this report.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the annual report on development impact fee revenues, expenditures and findings as to unexpended funds for Fiscal Year 2019-2020.

Prepared by: Veronica Child, Management Analyst II
Alison Bouley, Harris and Associates

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Summary of Fund Balances, Fees Collected, Interest Earned and Project Expenditures

Attachment B – Brief Description of Fees and Amounts of Fees
(Including Exhibits B-1 through B-16)

Attachment C – Fee-funded Capital Improvement Projects

Attachment D – Report of Findings for Development Fee Funds

EXHIBIT A
Fund Balances, Fees Collected, Interest Earned, and Project Expenditures
for Fiscal Year Ended June 30, 2020
(Government Code Subsection 66006(b)(1)(C) and (D))

New Rev Total (E-H)	Fund	Fund Description	Beginning Fund Balance 07/01/19	Capital Development Fees Collected ¹	Interest / Investment Earnings ²	Fiscal Agent Earnings ³	Other Revenues ⁴	CIP Expenditures ⁵	Project Reimbs &/or Interfund Transfers ⁶	Other Expenditures ⁷	Ending Fund Balance 06/30/20
\$ 865,991	311	Infill, Parks	\$ 2,433,646	\$ 811,533	\$ 54,458	\$ -	\$ -	\$ (1,000,000)	\$ -	\$ -	\$ 2,299,636
\$ 34,164	312	Infill, Strm Drn	(46,554)	34,164	-	-	-	(23,034)	-	-	\$(35,424)
\$ 326,824	313	Infill, Arterials	711,456	302,544	24,280	-	-	(18,329)	-	-	\$ 1,019,951
\$ 588,605	314	Infill, Bldg & Eqpt	1,073,897	550,096	38,509	-	-	-	-	-	\$ 1,662,502
\$ -	315	Infill, Prgrm Mgmt	1,231	-	-	-	-	-	-	-	\$ 1,231
\$ 2,185	316	Infill, Parking	88,812	-	2,185	-	-	-	-	-	\$ 90,997
\$ 79,413	321	Plan C, Parks	3,111,383	36,114	43,299	-	-	(1,753,483)	-	-	\$ 1,437,313
\$ 226,481	322	Plan C, Strm Drn	7,076,302	50,584	175,897	-	-	-	-	-	\$ 7,302,783
\$ 130,766	323	Plan C, Arterials	3,712,583	38,273	92,493	-	-	(19,917)	-	-	\$ 3,823,432
\$ 195,425	324	Plan C, Gen Fac	6,578,359	32,758	162,667	-	-	-	-	-	\$ 6,773,784
\$ 202,145	325	Plan C, Utilities	4,937,728	78,194	123,951	-	-	-	-	-	\$ 5,139,873
\$ 135,940	331	Ellis Area Traffic	1,183,876	104,371	31,569	-	-	-	-	-	\$ 1,319,817
\$ 277,942	332	Ellis Area Drainage	1,272,144	241,195	36,747	-	-	(3,304)	-	-	\$ 1,546,782
\$ 280,268	333	Ellis Area Parks	4,621	273,939	6,329	-	-	-	-	-	\$ 284,889
\$ 213,007	334	Ellis Area Public Bldgs	1,126,016	181,157	31,850	-	-	(150)	-	-	\$ 1,338,872
\$ (389)	335	Ellis Area Water	24,332	-	(389)	-	-	-	-	-	\$ 23,943
\$ 144,075	336	Ellis Area Recycled Water	32,462	138,198	5,877	-	-	(138,198)	-	-	\$ 38,339
\$ 492,971	337	Ellis Area Wastewater	1,987,028	434,120	58,851	-	-	-	-	-	\$ 2,479,998
\$ 176,709	345	RSP, Prgrm Mgt	2,999,673	-	70,413	-	106,296	(212,752)	-	(56,296)	\$ 2,907,334
\$ 3,209,418	350	NEI Storm Drain	7,197,683	-	(5,558)	-	3,214,976	-	-	(7,994,287)	\$ 2,412,814
\$ 295,683	351	NEI, Ph 1	11,325,084	-	295,683	-	-	-	-	-	\$ 11,620,767
\$ 719,771	352	S MacArthur Area	11,021,397	436,280	283,491	-	-	-	-	(2,657)	\$ 11,738,511
\$ 296,872	353	I-205 Corridor	11,148,221	-	296,872	-	-	-	-	(5,285)	\$ 11,439,808
\$ 417,498	354	ISP, South	2,602,577	351,820	65,678	-	-	(527,729)	-	(1,438)	\$ 2,490,908
\$ 154,500	355	Presidio	5,452,253	-	154,472	28	-	-	-	(2,790)	\$ 5,603,963
\$ 51,511	356	Gateway	2,105,561	-	51,511	-	-	(14,308)	-	-	\$ 2,142,764
\$ 441,555	357	NEI, Ph 2	(2,381,600)	441,555	-	-	-	(234,429)	-	-	\$(2,174,474)
\$ 10,749	358	Ellis Area Prgrm Mgmt	62,843	-	10,749	-	-	-	-	(21,339)	\$ 52,253
\$ 674,385	360	TIMP, Pub Safety Comm	-	-	-	-	674,385	-	-	-	\$ 674,385
\$ 1,419,285	361	TIMP, Parks	6,141,550	1,244,781	174,504	-	-	(121,191)	-	-	\$ 7,439,644
\$ 329,593	362	TIMP, Strm Drn	941,257	303,623	25,970	-	-	(142,736)	-	-	\$ 1,128,114
\$ 1,708,035	363	TIMP, Traffic	8,538,590	1,488,909	219,126	-	-	(1,667,156)	-	-	\$ 8,579,469
\$ 4,734,699	364	TIMP, Wastewater	19,461,669	4,483,310	251,389	-	-	(335,600)	(16,485,726)	-	\$ 7,375,041
\$ 1,912,369	365	TIMP, Water	6,216,479	1,664,882	247,487	-	-	(284,085)	-	-	\$ 7,844,762
\$ 1,260,682	366	TIMP, Public Fac	762,641	1,225,909	34,773	-	-	(495,411)	-	-	\$ 1,527,911
\$ 389,494	367	TIMP, Public Safety PD	1,688,282	361,195	28,299	-	-	(30,687)	(1,226,075)	-	\$ 821,013
\$ 973,796	368	TIMP, Recycled Water	39,080	953,450	20,346	-	-	-	(2,000,457)	-	\$(987,581)
\$ 551,691	369	TIMP, Public Safety Fire	-	-	-	-	551,691	-	-	-	\$ 551,691
\$ 929,648	391	Urban Mgt Plan-PM	4,609,490	770,465	159,183	-	-	(279,106)	-	(518,146)	\$ 4,741,886
\$ 634,403	511	Infill, Water	-	634,403	-	-	-	-	(634,403)	-	\$ -
\$ 1,307,072	521	Infill, Wastewater	-	1,307,072	-	-	-	-	(1,307,072)	-	\$ -
\$ 2,189,971	808	Reg Transp Imp	9,938,126	2,189,971	-	-	-	-	-	(1,708,337)	\$ 10,419,760
\$ 408,963	N/A	Ag Mit Fees	-	408,963	-	-	-	-	-	(408,963)	\$ -
\$ 2,038,894	N/A	County Facilities Fees	-	2,038,894	-	-	-	-	-	(2,038,894)	\$ -
\$ -	N/A	Habitat Mitigation Fees	-	-	-	-	-	-	-	-	\$ -
\$ 31,433,057		TOTALS	\$ 145,180,178	\$ 23,612,721	\$ 3,272,961	\$ 28	\$ 4,547,348	\$ (7,301,604)	\$ (21,653,734)	\$(12,758,432)	\$ 134,899,465

Footnotes:

- ¹ No Capital Development Fees collected were refunded in FY18-19
- ² Investment Earnings total includes cash-fair market value offsets.
- ³ Fiscal Agent Earnings are cash reserves held by bond Trustees.
- ⁴ Other Revenues: FD345 Refund of purchase deposit Schulte Rd RESO 12-227, FD345 Tracy Mall Partners Loan, FD350 Bond Proceeds (NEI Land Purchase), FD360 & FD369 Transfers in from FD367 New TIMP PS Funds Created
- ⁵ Capital Improvement Project (CIP) Expenditures: See Exhibit C for more detail;
- ⁶ FD364 Transfer out to WW CIP's 74083 & 74107, FD367 Transfers out to FD360 & FD369 (New TIMP Public Safety), FD368 Transfer out to CIP 74091
- ⁷ Other Expenditures: FD345 Tracy Mall Partners Loan, FD350 NEI Land Purchase Future Dentention Basin

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
311	¹ Infill Area, Parks	Mini/Neighborhood and Community Parks	2012-060	13.12.010	\$5,429.00	\$4,524.00	\$3,619.00	N/A	N/A	N/A	N/A	N/A
312	¹ Infill Area, Strm Dm	Storm Drainage	2012-060	13.04.010	\$1,429.00	\$949.00	\$850.00	N/A	\$22,141	\$22,141	N/A	\$22,141
313	¹ Infill Area, Arterials	Traffic Safety, Streets & Highways	2012-060	13.04.010	\$2,700.00	\$1,296.00	\$1,296.00	N/A	\$25,781	\$35,230	N/A	\$50,834
314	^{1a, 18} Infill Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,335.81	\$2,490.48	\$2,480.21	N/A	\$162.85 ^{1a}	\$815.25 ^{1a}	N/A	\$489.55 ^{1a}
513	¹ Infill Area, Water	Water Supply, Treatment, Storage and Distribution	2012-060	13.04.010	\$5,850.00	\$4,212.00	\$2,984.00	N/A	\$18,251.00	\$18,251.00	N/A	\$24,334.00
523	¹ Infill Area, Wastewater	Wastewater Treatment and Conveyance	2012-060	13.04.010	Exh B-1	Exh B-1	Exh B-1	Exh B-1	Exh B-1	Exh B-1	N/A	Exh B-1
316	² Infill Area, Downtown Imprvs Parking	Downtown Incentive Area Parking Fee	2015-168	10.08.3470	N/A	N/A	N/A	N/A	N/A	Exh B-2	N/A	Exh B-2
321	³ Plan C Area, Parks	Mini/Neighborhood and Community Parks	2007-133	13.12.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
322	³ Plan C Area, Strm Dm	Storm Drainage	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
323	^{3,17} Plan C Area, Arterials	Traffic Safety, Streets & Highways	2014-070	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
324	¹⁸ Plan C Area, General Facilities	General Government & Public Safety Facilities	2014-158	13.04.010	\$5,661.81	\$5,649.48	\$2,589.21	N/A	N/A	N/A	N/A	\$10,903.55
325	³ Plan C Area, Utilities - Water	Water Supply, Treatment, Storage and Conveyance	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
325	³ Plan C Area, Utilities - Wastewater	Wastewater Treatment and Conveyance	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
341	⁴ Residential Specific Plan Area, Parks	Mini/Neighborhood and Community Parks	2003-266	13.12.010	Exh B-4	Exh B-4	Exh B-4	N/A	N/A	N/A	N/A	N/A
342	⁴ Residential Specific Plan Area, Strm Dm	Storm Drainage	2003-266	13.20.010	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	N/A	Exh B-4
344	⁴ Residential Specific Plan Area, Pub Bldgs	General Government & Public Safety Facilities	2003-266	13.20.010	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	N/A	Exh B-4
351	⁵ Northeast Industrial Area, Ph 1, Arterials	Traffic Safety, Streets & Highways	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	^{5,21} Northeast Industrial Area, Ph 1, Strm Dm	Storm Drainage	2018-204	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	Northeast Industrial Area, Ph 1, Water	Water Supply, Treatment, Storage and Distribution	2008-065	13.04.010	N/A	N/A	N/A	N/A	\$5,228.00	N/A	N/A	N/A
351	⁵ Northeast Industrial Area, Ph 1, Wastewater	Wastewater Treatment and Conveyance	2008-065	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	¹⁸ Northeast Industrial Area, Ph 1, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	N/A	\$3,708.19	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Arterials	Traffic Safety, Streets & Highways	2011-227	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Strm Dm	Storm Drainage	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Parks	Mini/Neighborhood and Community Parks	2005-253	13.12.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Water	Water Supply, Treatment, Storage and Distribution	2005-253	13.04.010	\$4,646.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Wastewater	Wastewater Treatment and Conveyance	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	¹⁸ South MacArthur Plan Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,322.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
354	Industrial Specific Plan South Area, Arterials	Traffic Safety, Streets & Highways	2009-048	13.04.010	\$6,645.00	\$3,189.00	\$3,189.00	N/A	\$74,620.00	\$86,714.00	N/A	\$125,120.00
354	⁷ Industrial Specific Plan South Area, Strm Dm	Storm Drainage	2009-048	13.04.010	Exh B-7	Exh B-7	Exh B-7	N/A	Exh B-7	Exh B-7	N/A	Exh B-7
354	Industrial Specific Plan South Area, Parks	Mini/Neighborhood and Community Parks	2009-048	13.12.010	\$7,309.00	\$6,091.00	\$4,872.00	N/A	N/A	N/A	N/A	N/A
354	¹⁸ Industrial Specific Plan South Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$2,779.81	\$2,315.48	\$1,853.21	N/A	\$4,318.19	\$18,371.37	N/A	\$17,968.55
354	Industrial Specific Plan South Area, Water	Water Supply, Treatment, Storage and Distribution	2009-048	13.04.010	\$4,613.00	\$3,829.00	\$3,091.00	N/A	\$8,448.00	\$8,448.00	N/A	\$8,448.00
354	⁷ Industrial Specific Plan South Area, Wastewater	Wastewater Treatment and Conveyance	2009-048	13.04.010	Exh B-7	Exh B-7	Exh B-7	N/A	Exh B-7	Exh B-7	N/A	Exh B-7
355	⁸ Presidio Area, Arterials	Traffic Safety, Streets & Highways	2001-351	13.04.010	\$6,736.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	Presidio Area, Arterials-Regional Fee	Regional Traffic Fee	2000-265	13.04.010	\$1,500.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	⁸ Presidio Area, Strm Dm	Storm Drainage	2000-265	13.04.010	Exh B-8	Exh B-8	Exh B-8	Exh B-8	Exh B-8	Exh B-8	N/A	Exh B-8
355	¹⁸ Presidio Area, Pub Bldgs	General Government & Public Safety Facilities	2000-265	13.04.010	\$1,620.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	⁸ Presidio Area, Water	Water Supply, Treatment, Storage and Distribution	2001-351	13.04.010	\$555.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	Presidio Area, Wastewater	Wastewater Treatment and Conveyance	2000-265	13.04.010	\$1,105.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
356	^{9,17} Tracy Gateway Area, Arterials	Traffic Safety, Streets & Highways	2011-227	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Strm Dm	Storm Drainage	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	^{9,18} Tracy Gateway Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Water	Water Supply, Treatment, Storage and Distribution	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Wastewater	Wastewater Treatment and Conveyance	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
357	^{10,17} Northeast Industrial Area, Ph 2, Arterials	Traffic Safety, Streets & Highways	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	^{10,21} Northeast Industrial Area, Ph 2, Strm Dm	Storm Drainage	2018-204	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	Northeast Industrial Area, Ph 2, Water	Water Supply, Treatment, Storage and Distribution	2008-010	13.04.010	N/A	N/A	N/A	N/A	\$17,639.00	N/A	N/A	N/A
357	¹⁰ Northeast Industrial Area, Ph 2, Wastewater	Wastewater Treatment and Conveyance	2008-010	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	¹⁸ Northeast Industrial Area, Ph 2, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	N/A	\$2,953.19	N/A	N/A	N/A
353	¹¹ I-205 Corridor Area, Arterials	Traffic Safety, Streets & Highways	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Strm Dm	Storm Drainage	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Parks	Mini/Neighborhood and Community Parks	2007-136	13.12.010	11	11	11	11	11	11	N/A	11
353	^{11,18} I-205 Corridor Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Water	Water Supply, Treatment, Storage and Distribution	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Sewer Treatment	Wastewater Treatment and Conveyance	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
391	¹² Habitat Mitigation Fees	Multi-Species Habitat Conservation & Open Space	2017-222	13.04.010	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	N/A	Exh B-12
207	¹³ Agricultural Mitigation Fees	Agricultural Land Mitigation/Farmland Preservation	2005-278	13.28.010	Exh B-13	Exh B-13	Exh B-13	Exh B-13	Exh B-13	Exh B-13	N/A	Exh B-13
391	¹⁴ County Facilities Fees (CFF)	San Joaquin County Public Facilities	2005-142	13.24.010	Exh B-14	Exh B-14	Exh B-14	Exh B-14	Exh B-14	Exh B-14	N/A	Exh B-14
808	¹⁵ Regional Transportation Fees (RTIF)	Regional Transportation Impact Fees (RTIF)	Ord 1087	13.32.010	Exh B-15	Exh B-15	Exh B-15	Exh B-15	Exh B-15	Exh B-15	N/A	Exh B-15
391	¹⁶ Infill Area, Prgm Mgmt	Specific Plan Area Program Management	2012-060	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Plan C Area, Prgm Mgmt	Specific Plan Area Program Management	2007-133	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Residential Specific Plan Area, Prgm Mgmt	Specific Plan Area Program Management	2003-266	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Northeast Industrial Area, Ph 1, Prgm Mgmt	Specific Plan Area Program Management	2008-065	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ South MacArthur Plan Area, Prgm Mgmt	Specific Plan Area Program Management	2005-253	13.04.010	16	16	16	16	16	16	16	16
353	¹⁶ I-205 Corridor Area, Prgm Mgmt	Specific Plan Area Program Management	2007-136	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Industrial Specific Plan South Area, Prgm Mgmt	Specific Plan Area Program Management	2009-048	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Presidio Area, Prgm Mgmt	Specific Plan Area Program Management	2000-265	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Tracy Gateway Area, Prgm Mgmt	Specific Plan Area Program Management	2007-175	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Northeast Industrial Area, Ph 2, Prgm Mgmt	Specific Plan Area Program Management	2008-010	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Ellis Program Area, Prgm Mgmt	Specific Plan Area Program Management	2013-136	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Citywide Master Plan Prgm Area, Prgm Mgmt	Specific Plan Area Program Management	2014-10	13.04.010	16	16	16	16	16	16	16	16
333	¹⁹ Ellis Program Area	Parks and Recreation	2013-136	13.04.010	\$ 8,128.00	\$ 6,651.00	\$ 5,419.00	N/A	N/A	N/A	N/A	N/A
332	¹⁹ Ellis Program Area	Storm Drainage	2013-136	13.04.010	\$ 1,797.00	\$ 981.00	\$ 2,229.00	N/A	N/A	N/A	\$ 6,691.00	\$ 23,836.00
331	¹⁹ Ellis Program Area	Traffic	2013-136	13.04.010	\$ 2,693.00	\$ 2,693.00	\$ 1,293.00	N/A	N/A	N/A	\$ 2,693.00	\$ 42,825.00
331	¹⁹ Ellis Program Area	County Traffic	2013-136	13.04.010	\$ 1,500.00	\$ 1,500.00	\$ 720.00	N/A	N/A	N/A	\$ -	\$ -
334	¹⁸ Ellis Program Area	Public Buildings	2014-158	13.04.010	\$ 3,479.00	\$ 2,846.00	\$ 2,319.00	N/A	N/A	N/A	\$ 2,369.00	\$ 2,369.00
335	¹⁹ Ellis Program Area	Water Supply, Treatment, Storage and Distribution	2013-136	13.04.010	\$ 7,058.00	\$ 6,070.00	\$ 4,094.00	N/A	N/A	N/A	\$ 39,736.00	\$ 39,736.00
337	¹⁹ Ellis Program Area	Wastewater Treatment and Conveyance	2013-136	13.04.010	\$ 8,337.00	\$ 6,753.00	\$ 5,586.00	N/A	N/A	N/A	\$ 3,168.00	\$ 43,352.00
336	¹⁹ Ellis Program Area	Recycled Water	2013-136	13.04.010	\$ 2,654.00	\$ 2,282.00	\$ 1,539.00	N/A	N/A	N/A	\$ 14,942.00	\$ 14,942.00

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
361	^{21, 23} Citywide Master Plan Fees	Parks	2014-10	13.04.010	\$ 8,565.00	\$ 7,008.00	\$ 5,710.00	N/A	N/A	N/A	N/A	N/A
362	^{1, 22, 25} Citywide Master Plan Fees	Storm Drainage	2014-10	13.04.010	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	N/A	Exh B-16
363	^{21, 23} Citywide Master Plan Fees	Transportation	2014-10	13.04.010	\$ 5,878.00	\$ 3,586.00	\$ 3,586.00	N/A	\$ 81,874.00	\$ 143,177.00	N/A	\$ 179,500.00
367	^{18, 23} Citywide Master Plan Fees (EFFECTIVE 7/1/2019 - 11/30/2019)	Public Safety Facilities	2014-158	13.04.010	\$ 1,529.00	\$ 1,250.00	\$ 1,019.00	N/A	\$154.40 ²⁰	\$771.92 ²⁰	N/A	\$463.16 ²⁰
360	²⁴ Citywide Master Plan Fees (EFFECTIVE 12/1/2019-6/30/2020)	Public Safety Facilities - Fire	2019-196	13.04.010	\$ 640.00	\$ 524.00	\$ 427.00	N/A	\$64.64 ²⁰	\$323.22 ²⁰	N/A	\$193.93 ²⁰
367	²⁴ Citywide Master Plan Fees (EFFECTIVE 12/1/2019-6/30/2020)	Public Safety Facilities - Police	2019-196	13.04.010	\$ 776.00	\$ 634.00	\$ 517.00	N/A	\$78.34 ²⁰	\$391.66 ²⁰	N/A	\$235.00 ²⁰
369	²⁴ Citywide Master Plan Fees (EFFECTIVE 12/1/2019-6/30/2020)	Public Safety Facilities - Communication Facilities	2019-196	13.04.010	\$ 262.00	\$ 215.00	\$ 175.00	N/A	\$26.48 ²⁰	\$132.42 ²⁰	N/A	\$79.45 ²⁰
391	²⁴ Citywide Master Plan Fees (EFFECTIVE 12/1/2019-6/30/2020)	Public Safety Program Management	2019-196	13.04.010	\$ 84.00	\$ 69.00	\$ 56.00	N/A	\$8.47 ²⁰	\$42.37 ²⁰	N/A	\$25.42 ²⁰
366	^{21, 23} Citywide Master Plan Fees	Public Facilities	2014-10	13.04.010	\$ 3,347.00	\$ 2,738.00	\$ 2,231.00	N/A	\$28.98 ²⁰	\$144.86 ²⁰	N/A	\$86.91 ²⁰
365	^{21, 23} Citywide Master Plan Fees	Water Supply, Treatment, Storage and Distribution	2014-10	13.04.010	\$ 10,590.00	\$ 7,625.00	\$ 5,400.00	N/A	\$ 33,039.00	\$ 33,039.00	N/A	\$ 44,053.00
364	^{21, 23} Citywide Master Plan Fees	Wastewater Treatment and Conveyance (East Conveyance)	2014-10	13.04.010	\$ 10,350.00	\$ 8,468.00	\$ 6,900.00	N/A	\$ 41,399.00	\$ 44,691.00	N/A	\$ 44,691.00
364	^{21, 23} Citywide Master Plan Fees	Wastewater Treatment and Conveyance (West Conveyance)	2014-10	13.04.010	\$ 9,448.00	\$ 7,731.00	\$ 6,299.00	N/A	\$ 37,795.00	\$ 40,801.00	N/A	\$ 40,801.00
368	^{21, 23} Citywide Master Plan Fees	Recycled Water	2014-10	13.04.010	\$ 3,008.00	\$ 2,587.00	\$ 1,745.00	N/A	\$ 13,806.00	\$ 13,806.00	N/A	\$ 16,934.00
391	^{21, 23} Citywide Master Plan Fees	Program Management	2014-10	13.04.010	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	N/A	¹⁶
391	²⁶ Northeast Industrial Future Area	Water Conveyance	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 284.95	N/A	N/A	N/A
391	²⁶ Northeast Industrial Future Area	Wastewater Conveyance	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 8,362.40	N/A	N/A	N/A
391	²⁶ Northeast Industrial Future Area	Program Management	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 432.37	N/A	N/A	N/A

Footnotes:

- 1 Infill Area - Parks, Storm Drain, Arterials, Water and Program Management fees adopted April 2012. Wastewater fees: See Exhibit B-1; Public Building Fee Updated 9/16/14.
- 1a Infill Area - Pub Bldgs fees for non-residential development are per 1,000 Sq Ft of building area; Public Building Fees Updated 9/16/14.
- 2 Infill Area - Downtown Improvements is for a Downtown Incentive Area Parking Fee. Fee was updated and adopted on 10/6/16. See Exhibit B-2 for fee schedule.
- 3 Plan C Area - Parks, Storm Drain, Water and Wastewater fees: See Exhibit B-3, Adopted 6/19/07. Arterials fees: See Exhibit B-3.
- 4 Residential Specific Plan Area - Arterial fees were no longer applicable after the July 2003 FIP Update.
- 5 Northeast Industrial Area, Ph 1 - Arterials, Storm Drain and Wastewater fees: See Exhibit B-5; Roadway Fees update adopted 5/1/12. Storm Drainage Fees update adopted 10/2/18 by Resolution 2018-204 and updated on 7/1/19.
- 6 South MacArthur Plan Area - Arterials, Storm Drain, Parks and Wastewater fees: See Exhibit B-6; Roadway Fee Update adopted 12/6/11 by Resolution Number 2011-227.
- 7 Industrial Specific Plan South Area - Storm Drain and Wastewater fees: See Exhibit B-7.
- 8 Presidio Area - Water and Arterial Fees updated October 2, 2001 by Resolution 2001-351. Storm Drain fees: See Exhibit B-8.
- 9 Tracy Gateway Area - Golf Course, Golf Course Club House and Golf Maintenance Facilities fees were spread to other Phase 1 land uses: See Exhibit B-9; Roadway Fee Update adopted 12/6/11 by Resolution Number 2011-227.
- 10 Northeast Industrial Area, Ph 2 - Arterials, Storm Drain and Wastewater fees: See Exhibit B-10; Roadway Fees update adopted 5/1/12. Storm Drainage Fees update adopted 10/2/18 by Resolution 2018-204 and updated on 7/1/19.
- 11 I-205 Corridor Area - Obligations vary between parcels: See Exhibit B-17 (Exhibit E titled "Current Approved Finance Plans, June 2007").
- 12 Habitat Mitigation fees are collected to mitigate loss of multi-species habitat. Fees are paid to San Joaquin Council of Governments (SJCOG). See Exhibit B-12.
- 13 Agricultural Mitigation fees are collected to mitigate loss of farmland and open spaces. See Exhibit B-13.
- 14 County Facilities Fees are collected to offset costs associated with County capital facilities. Fees are paid to San Joaquin County. See Exhibit B-14.
- 15 Regional Transportation Impact Fees are collected to finance the regional transportation capital projects. See Exhibit B-15.
- 16 Program Management fees are 5% of Construction Costs.
- 17 As amended on 4/4/14 by Resolution 2014-070.
- 18 As amended on 9/16/14 by Resolution 2014-158.
- 19 Adopted by Resolution Number 2013-136 on 8/20/13.
- 20 Citywide Master Plan Fees - Public Safety and Public Facilities Fees for non-residential development are per 1,000 Sq Ft of building area.
- 21 Adopted by Resolution Number 2014-10 on 1/7/14. Storm Drainage fees: see Exh B-16.
- 22 Citywide Master Plan Storm Drainage Fees: Northeast Industrial Area and Eastside Industrial Fees adopted on 10/2/18 by Resolution 2018-204 and updated on 7/1/2019.
- 23 Citywide Master Plan Fees updated on 7/1/2018 by the City and updated on 7/1/2019.
- 24 Updated Public Safety Impact Fees for Fire, Police, Communication Facilities, and Program Management adopted on 10/1/19 by Resolution 2019-196.
- 25 Updated Lammers and Mountain House Watershed Storm Drainage Fees adopted on 11/5/19 by Resolution No. 2019-217.
- 26 Northeast Industrial Area Future Phases Water, Wastewater and Program Management Fees adopted on 11/5/19 by Resolution 2019-211.

**EXHIBITS B-1 THROUGH B-17
SUPPLEMENTAL DATA TO EXHIBIT B
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)**

EXHIBIT B-1: INFILL AREA - WATER, WASTEWATER, STORM DRAINAGE FEES

Public Facilities	Residential Fees Per Unit			Non-Residential Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
	WW Conveyance-Corral Hollow Sewer	\$9,394.00	\$7,609.00	\$6,294.00	\$37,576.00	\$37,576.00	\$40,394.00
WW Conveyance-Eastside Sewer	\$9,293.00	\$7,527.00	\$6,226.00	\$37,172.00	\$37,172.00	\$39,960.00	\$48,324.00
WW Conveyance-City Core Sewer	\$10,125.00	\$8,201.00	\$6,784.00	\$40,500.00	\$40,500.00	\$43,538.00	\$52,650.00
WW Conveyance-MacArthur	\$9,816.00	\$7,951.00	\$6,577.00	\$39,264.00	\$39,264.00	\$42,209.00	\$51,043.00

EXHIBIT B-2: INFILL AREA - DOWNTOWN INCENTIVE AREA PARKING FEE

Parking Fee	\$0
-------------	-----

EXHIBIT B-3: PLAN C AREA - WATER, WASTEWATER, ROADWAYS, STORM DRAINAGE, PARKS

Public Facilities	Residential Fees Per Unit			Non-Residential (Edgewood Subd Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
	Mini/Neighborhood Parks	\$4,693.00	\$3,911.00	\$3,129.00	N/A	N/A	N/A
Community Parks	\$1,549.00	\$1,290.00	\$1,032.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Byron Zone	\$3,953.00	\$2,451.00	\$2,010.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Purple Zone	\$6,642.00	\$4,117.00	\$3,375.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Yellow Zone	\$5,392.00	\$3,343.00	\$2,742.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Orange Zone	\$4,146.00	\$2,571.00	\$2,109.00	N/A	N/A	N/A	\$52,575.00
Storm Drainage-Upgrade-Blue Zone	\$6,593.00	\$4,087.00	\$4,193.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Pink Zone	\$4,876.00	\$3,024.00	\$2,486.00	N/A	N/A	N/A	N/A
Storm Dm-Subdrains-Byron Zn-Huntington Park	\$138.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Dm-Subdrains-Byron Zone-Lyon Crossroads	\$281.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Dm-Subdrains-Byron Zone-San Marco	\$346.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Dm-Subdrains-Byron Zone-Westgate	\$334.00	N/A	\$97.00	N/A	N/A	N/A	N/A
Arterials-Upgrade-Northwest	\$9,717.00	\$4,626.00	\$4,626.00	N/A	N/A	N/A	N/A
Arterials-Upgrade-Southwest	\$4,413.00	\$2,103.00	\$2,103.00	N/A	N/A	N/A	\$68,894.00
Arterials-Upgrade-Southeast	\$6,615.00	\$3,150.00	\$3,150.00	N/A	N/A	N/A	N/A
Water Supply-Edgewood	\$1,363.00	\$1,131.00	\$913.00	N/A	N/A	N/A	\$982.00
Water SSJID-Edgewood	\$746.00	\$621.00	\$497.00	N/A	N/A	N/A	\$1,123.00
Wastewater Conveyance	\$328.00	\$272.00	\$220.00	N/A	N/A	N/A	\$1,749.00
Wastewater Collection-Corral Hollow	\$774.00	\$645.00	\$516.00	N/A	N/A	N/A	\$3,546.00
Wastewater Collection-East Side	\$570.00	\$475.00	\$379.00	N/A	N/A	N/A	\$2,610.00
WW Treatment Plant Expansion	\$12,807.00	\$10,677.00	\$8,539.00	N/A	N/A	N/A	\$29,280.00

EXHIBIT B-4: RESIDENTIAL SPECIFIC PLAN AREA - STORM DRAINAGE, PUBLIC BUILDINGS, PARKS

Public Facilities	Fees based on number of Project Equivalent Consumer Units	
	All Residential Projects	All Non-Residential Projects
	Parks	\$523
Storm Drainage	\$9,105	\$9,105
Public Buildings	\$19,672	N/A

EXHIBIT B-5: NORTHEAST INDUSTRIAL AREA, PH 1 - WASTEWATER, ARTERIALS, STORM DRAINAGE

Public Facilities	Residential Fees Per Unit			Non-Residential (Industrial Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
	Arterials Upgrades	N/A	N/A	N/A	\$65,609.00	N/A	N/A
Arterials CFD 89-1 Reimb	N/A	N/A	N/A	\$382.00	N/A	N/A	N/A
Arterials RSP Reimb	N/A	N/A	N/A	\$1,484.00	N/A	N/A	N/A
Storm Drainage - Watershed	N/A	N/A	N/A	\$31,821.00	N/A	N/A	N/A
Storm Drainage - Eastside Channel Fee	N/A	N/A	N/A	\$4,019.00	N/A	N/A	N/A
Wastewater Conveyance Upgrade	N/A	N/A	N/A	\$8,428.00	N/A	N/A	N/A
Wastewater Treatment Plant Upgrade	N/A	N/A	N/A	\$28,617.00	N/A	N/A	N/A
Wastewater CFD 89-1 Reimb	N/A	N/A	N/A	\$1,405.00	N/A	N/A	N/A

**EXHIBITS B-1 THROUGH B-17
SUPPLEMENTAL DATA TO EXHIBIT B
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)**

EXHIBIT B-6: SOUTH MACARTHUR PLAN AREA - ALL FEES

Public Facilities (Residential Projects Only)	Yosemite Vista Subdivision			Elissagaray Ranch Subdivision		
	Fees Per Unit			Fees Per Unit		
	SFD	2 - 4	≥ 5	SFD	2 - 4	≥ 5
Arterials - Upgrades	\$7,858.00	N/A	N/A	\$7,858.00	N/A	N/A
Arterials - CFD 89-1 Reimb	\$89.00	N/A	N/A	\$89.00	N/A	N/A
Arterials - RSP Reimb	\$664.00	N/A	N/A	\$664.00	N/A	N/A
Storm Drainage - Upgrade	\$3,855.00	N/A	N/A	\$3,855.00	N/A	N/A
Mini/Neighborhood and Community Parks	\$5,636.00	N/A	N/A	\$5,636.00	N/A	N/A
Wastewater-Eastside Sewer System Connection	\$543.00	N/A	N/A	\$27.00	N/A	N/A
Wastewater-Gravity Sewer Improvements	\$406.00	N/A	N/A	\$58.00	N/A	N/A
Wastewater Treatment Plant Upgrade	\$10,436.00	N/A	N/A	\$7,405.00	N/A	N/A

EXHIBIT B-7: INDUSTRIAL SPECIFIC PLAN SOUTH AREA - STORM DRAINAGE, WASTEWATER

Public Facilities	Residential			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Storm Drainage - Upgrades - Zone 1	\$3,654.00	\$2,265.00	\$1,847.00	\$46,037.00	N/A	\$46,037.00	\$46,037.00
Storm Drainage - Westside Outfall - Zone 1	\$449.00	\$220.00	\$227.00	\$5,662.00	N/A	\$5,662.00	\$5,662.00
Storm Drainage - Upgrades - Zone 2	\$1,311.00	\$642.00	\$526.00	\$16,519.00	N/A	\$16,519.00	\$16,519.00
Storm Drainage - Westside Outfall - Zone 2	\$449.00	\$220.00	\$227.00	\$5,662.00	N/A	\$5,662.00	\$5,662.00
Wastewater Treatment Plant Upgrade	\$1,943.00	\$1,620.00	\$1,295.00	\$10,356.00	N/A	\$8,938.00	\$8,938.00
Wastewater - Sewer Collection Conveyance	\$3,237.00	\$2,676.00	\$2,158.00	\$1,995.00	N/A	\$1,995.00	\$1,995.00
Wastewater - Cheng Diversion Reimb	\$208.00	\$173.00	\$139.00	\$1,108.00	N/A	\$970.00	\$970.00

EXHIBIT B-8: PRESIDIO AREA - STORM DRAINAGE

Public Facilities Single Family Dwelling Units	Residential Only			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	Pink Zone	Purple Zone	Yellow Zone	Industrial	Institutional	Office	Retail
Storm Drainage - Westside Channel Reimb	\$963	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drainage - Upgrades	N/A	\$336.00	\$691.00	N/A	N/A	N/A	N/A
Storm Drainage - RSP Reimb	N/A	\$1,153.00	\$1,112.00	N/A	N/A	N/A	N/A

EXHIBIT B-9: TRACY GATEWAY AREA - ALL FEES

Public Facilities	Residential			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Retail	Ofc w/o Def	Ofc w/ Def	Hotel (200 Room)
Arterials - Streets & Highways	N/A	N/A	N/A	\$36,952.00	\$25,610.00	\$1,626.00	\$34,606.00
Storm Drainage	N/A	N/A	N/A	\$9,549.00	\$9,549.00	\$4,350.00	\$5,199.00
Public Buildings	N/A	N/A	N/A	\$7,385.00	\$17,806.00	\$17,806.00	\$15,307.00
Water & Non-Potable Water	N/A	N/A	N/A	\$80,459.00	\$116,237.00	\$72,302.00	\$352,851.00
Wastewater-Conveyance & WRF	N/A	N/A	N/A	\$28,176.00	\$40,706.00	\$1,106.00	\$123,567.00

EXHIBIT B-10: NORTHEAST INDUSTRIAL AREA, PH 2 - WASTEWATER, ARTERIALS, STORM DRAINAGE

Public Facilities	Residential			Non-Residential (Industrial Only)			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Arterials - Upgrades	N/A	N/A	N/A	\$44,059.00	N/A	N/A	N/A
Arterials - RSP Reimb	N/A	N/A	N/A	\$416.00	N/A	N/A	N/A
Arterials - Traffic Signals	N/A	N/A	N/A	\$1,412.00	N/A	N/A	N/A
Arterials - Land/Easement Acquisitions	N/A	N/A	N/A	\$18,721.00	N/A	N/A	N/A
Storm Drainage - Watershed	N/A	N/A	N/A	\$31,821.00	N/A	N/A	N/A
Storm Drainage - Eastside Channel Fee	N/A	N/A	N/A	\$4,019.00	N/A	N/A	N/A
Wastewater - Collections System Improvements	N/A	N/A	N/A	\$16,494.00	N/A	N/A	N/A
Wastewater - Treatment Plant Upgrade	N/A	N/A	N/A	\$16,786.00	N/A	N/A	N/A
Wastewater - CFD 89-1 Reimb	N/A	N/A	N/A	\$1,431.00	N/A	N/A	N/A

**EXHIBITS B-1 THROUGH B-17
SUPPLEMENTAL DATA TO EXHIBIT B
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)**

EXHIBIT B-12: HABITAT MITIGATION FEES

Land Use	Multi-Purpose Open Space	Natural and Agricultural Lands	Vernal Pool - Uplands	Vernal Pool - Wetted
Fee Per Gross Acre (EFFECTIVE 1/1/19-12/31/19)	\$6,700	\$13,399	\$54,576	\$101,033
Fee Per Gross Acre (EFFECTIVE 1/5/20-12/31/20)	\$6,412	\$12,822	\$52,833	\$100,788

EXHIBIT B-13: AGRICULTURAL MITIGATION FEES

Description	Fee Per Gross Acre
Agricultural Mitigation-Ag Land Purchase (EFFECTIVE 3/1/19-2/28/20)	\$2,906.23
Agricultural Mitigation-Ag Land Purchase (EFFECTIVE 3/1/20-2/28/21)	\$2,977.52

EXHIBIT B-14: COUNTY FACILITIES FEES (EFFECTIVE 7/1/19 to 6/30/20)

Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot		
	SFDU	2 - 4	≥ 5	Industrial	Office	Retail
County Facilities Fee	\$ 2,585.00	\$ 1,918.00	\$ 1,918.00	\$ 0.11	\$ 0.64	\$ 0.43

EXHIBIT B-15: REGIONAL TRANSPORTATION IMPACT FEES (EFFECTIVE 7/1/19 to 6/30/20)

Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot			
	SFDU	2 - 4	≥ 5	Warehouse	Industrial	Office	Retail
Regional Transportation Impact Fee	\$ 3,510.92	\$ 2,106.55	\$ 2,106.55	\$ 0.44	\$ 1.06	\$ 1.76	\$ 1.40

EXHIBIT B-16: CITYWIDE MASTERPLANS- STORM DRAINAGE (EFFECTIVE 7/1/19 to 6/30/20)

Fee Category	Residential Fees Per Unit			Non-Residential (Industrial Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Public Facilities							
Storm Drainage - Keenan	\$ 2,427.00	\$ 1,639.00	\$ 1,465.00	N/A	N/A	N/A	N/A
Storm Drainage - Westside Residential	\$ 5,180.00	\$ 3,470.00	\$ 3,096.00	N/A	N/A	N/A	N/A
Storm Drainage - NW WSO	N/A	N/A	N/A	\$ 18,569.00	N/A	\$ 18,569.00	\$ 18,569.00
Storm Drainage - Larch Clover	N/A	N/A	N/A	N/A	N/A	N/A	\$ 11,396
Storm Drainage - Eastside Industrial	N/A	N/A	N/A	\$ 44,781.00	N/A	N/A	\$ 44,781.00
Storm Drainage - Northeast Industrial Area	\$ 2,115.00	\$ 1,306.00	\$ 1,203.00	\$ 35,840.00	N/A	\$ 35,840.00	\$ 35,840.00
Storm Drainage - South MacArthur & Rocha	\$ 5,065.00	\$ 3,368.00	\$ 3,014.00	N/A	N/A	N/A	\$ 92,367.00
Storm Drainage - Mtn. House (EFFECTIVE 7/1/2019 - 12/4/2019)	N/A	N/A	N/A	\$ 17,901.00	N/A	\$ 17,901.00	\$ 17,901.00
Storm Drainage - Mtn. House (EFFECTIVE 12/5/2019 - 6/30/2020)	N/A	N/A	N/A	\$ 18,324.00	N/A	\$ 18,324.00	\$ 18,324.00
Storm Drainage - Lammers Watershed (EFFECTIVE 7/1/2019 - 12/4/2019)	\$ 1,478.00	\$ 984.00	\$ 880.00	\$ 26,993.00	N/A	\$ 26,993.00	\$ 26,993.00
Storm Drainage - Lammers Watershed (EFFECTIVE 12/5/2019 - 6/30/2020)	\$ 1,529.00	\$ 1,017.00	\$ 911.00	\$ 27,922.00	N/A	\$ 27,922.00	\$ 27,922.00
Storm Drainage - Kagehiro & West Larch Clover	\$ 603.00	\$ 425.00	\$ 379.00	N/A	N/A	N/A	N/A

EXHIBITS B-1 THROUGH B-17
SUPPLEMENTAL DATA TO EXHIBIT B
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-17: I-205 AREA - ROAD, WATER, WASTEWATER, ROADWAYS, STORM DRAINAGE, PARKS

	Total	Total	Total	Total	Total	Total	Total	Total	Total
	PCL GL-2B (7)	PCL GL-6	PCL GL-8	PCL GL-15 1(A)	PCL GL-15-1(B)	PCL GL-16	PCL GL-24c	PCL M1	PCL M2
	(SC)	(GC)	(FC)	(GC)	(GC)	(SC)	(GC)	(LI)	(LI)
Cost Allocations									
1. Road Circulation	\$889,337	\$68,349	\$226,508	\$136,699	\$182,265	\$254,905	\$2,415,008	\$0	\$0
2. Freeway Interchange	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Signals	\$46,764	\$3,594	\$11,910	\$7,188	\$9,584	\$13,404	\$126,987	\$0	\$0
3a. Intersection Mitigation	\$80,876	\$6,216	\$20,598	\$12,431	\$16,575	\$23,181	\$219,619	\$0	\$0
4. Sub-Total Road Costs	\$1,016,976	\$78,159	\$259,017	\$156,318	\$208,424	\$291,490	\$2,761,615	\$0	\$0
5A. Sanitary Sewer Treatment	\$184,868	\$10,125	\$66,181	\$20,250	\$26,999	\$52,988	\$357,743	\$151,113	\$419,976
5B. Sanitary Sewer Collection	\$37,261	\$2,041	\$13,339	\$4,081	\$5,442	\$10,680	\$72,104	\$0	\$0
6A. Water Distribution (on-site)	\$26,813	\$1,518	\$8,421	\$3,037	\$4,049	\$7,685	\$53,653	\$0	\$0
6B. Water Distribution (off-site)	\$237,559	\$13,454	\$74,607	\$26,908	\$35,877	\$68,090	\$475,367	\$186,111	\$517,243
6C. Water Supply (9)	-\$134,513	-\$7,618	-\$42,245	-\$15,236	-\$20,315	-\$38,555	-\$269,167	-\$105,381	-\$292,878
6D. Water Treatment / Storage	\$273,603	\$15,495	\$85,927	\$30,990	\$41,320	\$78,421	\$547,493	\$214,349	\$595,722
7. Storm Drains	\$5,456	\$347	\$811	\$695	\$927	\$1,564	\$12,278	\$0	\$0
8. Irrigation (NBID)	\$43,426	\$2,766	\$6,454	\$5,532	\$7,376	\$12,447	\$97,731	\$0	\$0
9. Entries & Gateways (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11. Downtown Assistance	\$6,314	\$402	\$938	\$804	\$1,072	\$1,810	\$14,209	\$5,161	\$14,343
12. Park & Ride	\$9,445	\$602	\$1,404	\$1,203	\$1,604	\$2,707	\$21,257	\$0	\$0
13. Air Quality	\$538	\$34	\$80	\$69	\$91	\$154	\$1,210	\$440	\$1,222
14. Swainson Hawk	\$18,442	\$1,175	\$2,741	\$2,349	\$3,132	\$5,286	\$41,504	\$15,075	\$41,896
15A. Fire / Public Works Capital	\$102,856	\$6,551	\$15,286	\$13,103	\$17,470	\$29,481	\$231,481	\$84,075	\$233,664
15B. Agricultural Conversion Fee	\$1,758	\$112	\$261	\$224	\$299	\$504	\$3,957	\$1,437	\$3,994
16A. Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23. Communication Tower (10)	\$ 2,529.72	\$ 161.13	\$ 375.97	\$ 322.26	\$ 429.68	\$ 725.08	\$ 5,693.20	\$ 1,148.79	\$ -
24. TOTAL DISTRICT DIRECT COSTS	\$1,833,330	\$125,324	\$493,598	\$250,649	\$334,198	\$525,477	\$4,428,128	\$553,527	\$1,535,182
25. Contingency (15%)*	\$278,608	\$18,726	\$76,627	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
26. Design & Construction Fees (15%)*	\$278,608	\$18,726	\$76,627	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
27. TOTAL CONST., DESIGN & CONTING **	\$2,390,545	\$162,777	\$646,852	\$325,554	\$434,072	\$685,188	\$5,751,459	\$744,222	\$2,065,164
28. Credit from CFD 91-1 Overlap (3)	-\$30,359								
29. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30. Program Management	\$78,045	\$4,971	\$11,599	\$9,942	\$13,256	\$22,370	\$175,643	\$63,795	\$177,300
31. Credit for Land Dedication for well (8)									
32. TOTAL NET COST	\$2,438,231	\$167,748	\$658,451	\$335,496	\$447,328	\$707,558	\$5,927,101	\$808,016	\$2,242,463
33. TOTAL COST/NET ACRE	\$258,836	\$279,580	\$470,322	\$279,580	\$279,580	\$262,058	\$279,580	\$104,937	\$104,788
34. TOTAL COST/SQ. FT. OF LAND	\$5.94	\$6.42	\$10.80	\$6.42	\$6.42	\$6.02	\$6.42	\$2.41	\$2.41

* Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).

** Includes no District formation or Bond financing costs.

(1) Item 9 funds transferred to water treatment / storage per City Council direction.

(2) AD 84-1 & 87-3 are for sewer collection fees and water distribution fees and does not include wastewater or water treatment cost participation.

(3) Credit from CFD 91-1 overlap.

(4) GL-5B is the remnant of GL-5, GL-11, and Old Naglee Road.

(5) GL-27 is the remnant from the following parcels: GL-5, GL-6, GL-7, GL-9, GL-10 & GL-11.

(6) M-1 & M-2 Net Area was calculated to be approximately 55 percent of gross area due to parcels within flood plain.

(7) GL-2b has a finance plan that is subject to update with the latest spreadsheet. Parcel E (3.64 acres) has pulled a permit and was removed from the spread.

(8) \$146,780 will be paid to the redevelopment agency for the cost of the land that was used for the well near the corner of Grant Line and Naglee Road (part of GL-27).

(9) These numbers are negative due to a change between spreadsheet #42 and #43 where project funds from CIP 7514 in Water Supply were shifted to CIP 7533 under Water Distribution off-site and 7532 under Water Treatment/Storage. Remaining parcels therefore are receiving a "credit" for excess money in water supply but are paying more towards Water Distribution off-site and Water Treatment/Storage.

(10) Communication tower based on building SF. Costs shown here are costs assumed per acre based on estimated FAR. Fee is \$20.55 per 1000 sf of building for commercial/retail, \$34.25 for office, and \$6.85 per 1000 sf of light industrial sf of building.

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

Funding Source	Project Number	Project Title	Project Budget
Program Management	71107	Public Facilities Master Plan Update	\$ 498,984.00
Program Management	71108	Public Safety Master Plan Update	\$ 419,783.00
TIMP Public Safety	71110	Police Department Gun Range	\$ 162,095.00
TIMP Traffic	73148	BW: DMC & Mt House Pkwy	\$ 86,712.00
Arterials Plan "C"	72068	TS: Lammers/West Schulte	\$ 423,853.00
TIMP Traffic	72068	TS: Lammers/West Schulte	\$ 751,582.00
Industrial SP, South	72074	IS Imp: Tracy & Valpico	\$ 21,521.00
Industrial SP, South	72095	TS: CHR & Valpico	\$ 277,448.00
Ellis Area Traffic	72104	Intersection Improvements - Corral Hollow & Linne	\$ 300,000.00
Tracy Gateway Area	73084	IC Impvts:I205 & Lammers	\$ 276,802.00
Arterials Plan "C"	73103	Awid: CHR:, 11th to Schulte	\$ 549,636.00
TIMP Traffic	73109	IC: I205 & Paradise	\$ 375,904.00
Industrial SP, South	73126	AW-MacA Dr, Schulte to Valp	\$ 245,890.00
Infill Arterials	73126	AW-MacA Dr, Schulte to Valp	\$ 158,268.00
TIMP Traffic	73144	AW: Cor Hol Rd, Linne to Old Schult	\$ 1,680,635.00
Reg Transport Impact	73146	I-205/Mountain House Overcrossing	\$ 127,114.00
Reg Transport Impact	73147	OC Upgrade-I205 & Mt House Pkwy	\$ 1,486,298.00
TIMP Traffic	73147	OC Upgrade-I205 & Mt House Pkwy	\$ 805,723.00
TIMP Traffic	73149	BW: DMC & Old Schulte Rd	\$ 91,959.00
TIMP Traffic	73150	BW-DM Canal & Old Schulte	\$ 76,388.00
TIMP Traffic	73161	Widening - Corral Hollow I580/Linne	\$ 500,000.00
Program Management	73173	Transportation Master Plan	\$ 200,055.00
TIMP Traffic	73173	Transportation Master Plan	\$ 373,326.00
Industrial SP, South	74084	WW Lines Upgrade, East Side	\$ 721,013.00
TIMP Wastewater	74159	Wastewater Master Plan	\$ 386,501.00
TIMP Water	75159	Water Master Plan	\$ 385,786.00
TIMP Water	75160	Water Lines Lammers Rd	\$ 2,358,725.00
Plan C Drainage	76059	Dng Imp: SoMacAr, Ph 2	\$ 54,000.00
South MacArthur PA	76059	Dng Imp: SoMacAr, Ph 2	\$ 446,699.00
Industrial SP, South	76066	Detention Basin 2B-Blue Zone	\$ 1,205,402.00
Infill Drainage	76066	Detention Basin 2B-Blue Zone	\$ 143,862.00
Plan C Drainage	76066	Detention Basin 2B-Blue Zone	\$ 213,915.00
Program Management	76086	Storm Drain Master Plan	\$ 29,097.00
TIMP Drainage	76086	Storm Drain Master Plan	\$ -
Gen Fac Plan "C"	78054	Aquatics Center	\$ 1,645,946.00
Industrial SP, South	78054	Aquatics Center	\$ 231,500.00
Presidio Area	78054	Aquatics Center	\$ 114,700.00
Plan C Parks	78164	Legacy Field Site Phase 1D	\$ 255,775.00
Infill Parks	78170	Gretchen Tally Park Phase III	\$ 2,000,000.00
TIMP Parks	78170	Gretchen Tally Park Phase III	\$ 485,581.00
Program Management	78179	Parks Master Plan	\$ 31,856.00
TIMP Parks	78179	Parks Master Plan	\$ 181,650.00
TOTAL:			\$ 20,781,984.00

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

INFILL AREA, PARK FEE - FUND 311

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	78PP-066	Infill 2.66 acres of community park	\$ 376,550.00
Infill	78PP-123	Infill 7.99 acres of neighborhood park	\$ 3,995,000.00
TOTAL:			\$ 4,371,550.00

INFILL AREA, STORM DRAINAGE FEE - FUND 312

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	76PP-073	Detention Basin 12	\$ 408,750.00
Infill	76PP-074	Lowell Detention Basin	\$ 800,500.00
Infill	76PP-075	Storm Drain Improvement - 18" & 24" (Tracy Blvd and 12th St)	\$ 1,196,250.00
Infill	76PP-XXX	Larch Road Pump Station Upgrade	\$ 145,000.00
TOTAL:			\$ 2,550,500.00

INFILL AREA, ARTERIALS FEE - FUND 313

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	72094	Tracy Boulevard / Gandy Dancer Traffic Signal	\$ 250,000.00
Infill	73126	MacArthur Drive: Schulte Road to Valpico Road Phase II	\$ 51,962.98
Infill	72PP-056	Chrisman Road / Valpico Road Traffic Signal	\$ 250,000.00
Infill	72PP-064	Grant Line Road / Lincoln Boulevard re-stripe	\$ 6,857.00
Infill	72PP-094	Eleventh Street / Lincoln Boulevard	\$ 791,329.00
Infill	73PP-042	Grant Line Road upgrade: Lincoln d to Tracy Boulevard	\$ 503,567.00
Infill	73PP-071	MacArthur Drive: Larch to I-205 WB Ramps	\$ 1,552,964.00
TOTAL:			\$ 3,406,679.98

INFILL AREA, PUBLIC BUILDINGS AND EQUIPMENT FEE - FUND 314

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	78088	Fair share of the library facilities expansion	\$ 584,971.00
Infill	71PP-052	Public Safety Facilities	\$ 1,311,189.00
Infill	71PP-072	City Hall & Public Works Facility Expansion, Phase 2	\$ 1,585,652.00
TOTAL:			\$ 3,481,812.00

INFILL AREA, PROGRAM MANAGEMENT FEE - FUND 315

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	79PP-XXX	Infill - Program Management	\$ 250,000.00
TOTAL:			\$ 250,000.00

INFILL AREA, WATER FEE - FUND 513

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	75085	Water Transmission Line 20 in (Lammers Rd between Jackson Ave. and Redbridge Rd.)	\$ 79,750.00
Infill	75PP-095	Emergency Storage - Back-Up Generators	\$ 555,350.00
Infill	75PP-099	Groundwater Conjunctive Use Study	\$ 66,000.00
Infill	75PP-XXX	Linne Road Reservoir and Booster Pump Station	\$ 1,099,100.00
TOTAL:			\$ 1,800,200.00

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

INFILL AREA, WASTEWATER FEE - FUND 523

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	74084	East Side Sewer Upgrades	\$ 2,320,012.00
Infill	74PP-114	Corral Hollow Sewer Upgrades	\$ 363,357.00
Infill	74PP-XXX	Contribution to NEI Improvements	\$ 860,713.00
Infill	74PP-XXX	City Core Sewer Upgrades	\$ 625,212.00
TOTAL:			\$ 4,169,294.00

PLAN C, PARKS FEE - FUND 321

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	78069	Community Park-Phase 2, Youth Sports Facility	\$ 1,356,467.47
TOTAL:			\$ 1,356,467.47

PLAN C, STORM DRAINAGE FEE - FUND 322

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	76066	Detention Basin 2B (Zone 1)	\$ 163,095.03
Plan C	76PP-027	48" Storm Drain	\$ 178,500.00
Plan C	76PP-028	Storm Drainage for San Marco / Gabriel Estates Development	\$ 187,900.00
Plan C	76PP-029	42" Storm Drain	\$ 212,900.00
Plan C	76PP-030	36" Storm Drain	\$ 142,500.00
Plan C	76PP-031	60" Storm Drain Outfall	\$ 79,100.00
Plan C	76PP-032	54" Storm Drain Outfall	\$ 114,700.00
Plan C	76PP-033	48" Storm Drain Outfall	\$ 115,100.00
Plan C	76PP-034	24" Storm Drain Outfall	\$ 67,800.00
Plan C	76PP-035	Storm Drainage for Eastlake Development	\$ 1,131,200.00
TOTAL:			\$ 2,392,795.03

PLAN C, ARTERIALS FEE - FUND 323

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	72014	Update existing traffic improvements at MacArthur Dr. & Pescadero. Add RT and TL on NB and SB lane. Accommodate changes in MacArthur Dr due to widening of I-205 to 6 lanes.	\$ 594,100.00
Plan C	73103	Widen Corral Hollow Road: 11th Street to Schulte Road	\$ 1,642,947.51
TOTAL:			\$ 2,237,047.51

PLAN C, GENERAL FACILITIES FEE - FUND 324

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 1,211,693.49
Plan C	71035	City Hall Vehicles	\$ 29,811.61
Plan C	78054	Fair share of the new Ellis Aquatic Center	\$ 1,751,409.56
Plan C	78088	Fair share of the library facilities expansion	\$ 1,306,900.00
TOTAL:			\$ 4,299,814.66

PLAN C, UTILITIES FEE - FUND 325

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	74049	WWTP Expansion - Phase 1B	\$ 1,478,708.09
Plan C	REIMB	Reimbursement to AD 84-1	\$ 1,468,300.00
Plan C	REIMB	Upgrade to Hansen Sewer- Reimbursement to Hansen Sewer - CFD 98-1	\$ 512,000.00
Plan C	REIMB	Upgrade to Hansen Sewer - Reimbursement to Hansen Sewer - Dev. Agreement	\$ 397,500.00
TOTAL:			\$ 3,856,508.09

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

NORTH EAST INDUSTRIAL AREA, PHASE 1 FEE - FUND 351

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI Phase 1	74049	WWTP Expansion - Phase 1B	\$ 7,504,451.57
NEI Phase 1	71PP-060	Police Facility Expansion for Additional Officers	\$ 64,246.00
TOTAL:			\$ 7,568,697.57

SOUTH MACARTHUR PLAN AREA FEE - FUND 352

Funding Source	Project Number	Project Title	Project Remaining Cost
SMPA	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 284,000.00
SMPA	71035	City Hall Vehicles	\$ 7,000.00
SMPA	72062	MacArthur Drive / I-205 Interchange	\$ 1,081,000.00
SMPA	73158	Aqueduct Crossing for Corral Hollow Road	\$ 260,594.50
SMPA	74049	WWTP Expansion - Phase 1B	\$ 112,644.92
SMPA	78054	Fair share of the new Ellis Aquatic Center	\$ 144,000.00
SMPA	78088	Fair share of the library facilities expansion	\$ 146,000.00
SMPA	71PP-035	Police Radio Repeater & Tower	\$ 19,000.00
SMPA	72PP-030	Corral Hollow Road / I-580 EB and WB	\$ 278,000.00
SMPA	73PP-041	Widen MacArthur Drive: 11th Street to Schulte Road	\$ 130,000.00
SMPA	73PP-042	Widen Grant Line Road: Corral Hollow Road to Tracy Boulevard	\$ 161,000.00
SMPA	73PP-043	Widen Grant Line Road: Byron Road to Street "A"	\$ 86,000.00
SMPA	73PP-044	Widen 11th Street: MacArthur Drive to Chrisman Road	\$ 232,000.00
SMPA	73PP-047	Lammers Road: 11th Street to Linne Road	\$ 441,000.00
SMPA	73PP-048	Widen Schulte Road: New Alignment west of Lammers	\$ 112,000.00
SMPA	73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	\$ 168,000.00
SMPA	73PP-050	Widen Schulte Road: Presidio N/S arterial to Sycamore Parkway	\$ 205,000.00
SMPA	73PP-051	Widen Valpico Road: Lammers Road to Corral Hollow	\$ 323,000.00
SMPA	73PP-095	Construct Presidio N/S Arterial - Greystone Drive to Schulte Road, Phase 2	\$ 157,727.00
SMPA	REIMB	Reimbursement to AD 84-1	\$ 326,343.00
SMPA	75PP-099	Groundwater Conjunctive Use Study	\$ 54,300.00
SMPA	76PP-039	Drainage Improvements (South MacArthur)	\$ 6,499,930.59
TOTAL:			\$ 11,228,540.01

INDUSTRIAL SPECIFIC PLAN SOUTH AREA FEE - FUND 354

Funding Source	Project Number	Project Title	Project Remaining Cost
ISP South	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 1,348,500.00
ISP South	71035	City Hall Vehicles	\$ 17,000.00
ISP South	72074	Traffic Signal at Tracy Blvd./Valpico Road	\$ 727,109.36
ISP South	72082	Valpico Road / Sycamore Parkway	\$ 298,453.14
ISP South	72095	Corral Hollow Road / Valpico Road	\$ 558,136.50
ISP South	73061	Valpico Road Extension: Pebblebrook to MacArthur Drive	\$ 2,175,350.65
ISP South	73095	Valpico Road: Tracy Boulevard to 500' East of Pebblebrook Drive	\$ 8,666,700.00
ISP South	73126	MacArthur Drive: Schulte Road to Valpico Road Phase II	\$ 2,215,697.05
ISP South	74049	WWTP Expansion - Phase 1B	\$ 2,352,200.00
ISP South	74084	East Side Sewer Upgrades	\$ 2,095,162.40
ISP South	76066	Detention Basin 2B (Zone 1)	\$ 628,335.00
ISP South	78054	Fair share of the new Ellis Aquatic Center	\$ 240,032.03
ISP South	78088	Fair share of the library facilities expansion	\$ 255,618.53
ISP South	71PP-060	Police Facility Expansion for Additional Officers	\$ 376,300.00
ISP South	REIMB	Cheng Diversion Reimbursement	\$ 341,200.00
ISP South	75PP-099	Groundwater Conjunctive Use Study	\$ 20,000.00
ISP South	75PP-XXX	Linne Road Reservoir and Booster Pump Station	\$ 800,800.00
ISP South	75PP-XXX	Supply Transfer with Storage in Semi Tropic Water Bank	\$ 287,000.00
ISP South	75PP-XXX	John Jones Water Treatment Plant Expansion	\$ 1,068,200.00
ISP South	76PP-024	Pump Station & Force Main Det 2B (Zone 1) (was 76PP-047)	\$ 489,355.00
ISP South	76PP-048	Drainage Improvements (Zone 1), 24", 30", 36", 42", and bore and jack.	\$ 796,505.00
ISP South	78PP-XXX	ISP South 4.61 acre neighborhood park	\$ 2,570,920.80
TOTAL:			\$ 28,328,575.46

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

PRESIDIO AREA FEE - FUND 355

Funding Source	Project Number	Project Title	Project Remaining Cost
Presidio	71035	City Hall Vehicles	\$ 5,840.00
Presidio	72062	MacArthur Drive / I-205 Interchange	\$ 867,073.00
Presidio	74049	WWTP Expansion - Phase 1B	\$ 55,050.00
Presidio	78054	Fair share of the new Ellis Aquatic Center	\$ 118,998.00
Presidio	78088	Fair share of the library facilities expansion	\$ 115,693.00
Presidio	72PP-030	Corral Hollow Road / I-580 EB and WB	\$ 222,770.00
Presidio	72PP-XXX	Regional Impact Fee	\$ 825,000.00
Presidio	73PP-040	Corral Hollow Road: I-205 to Larch-Clover	\$ 47,659.00
Presidio	73PP-041	MacArthur Drive: 11th Street to Schulte Road	\$ 103,846.00
Presidio	73PP-042	Grant Line Road: Corral Hollow Road to Tracy Boulevard	\$ 128,470.00
Presidio	73PP-043	Grant Line Road: Byron Road to Street "A"	\$ 69,096.00
Presidio	73PP-044	Widen 11th Street: MacArthur Drive to Chrisman Road	\$ 185,569.00
Presidio	73PP-046	Corral Hollow Road: Old Schulte to I-580	\$ 522,969.00
Presidio	73PP-047	Lammers Road: 11th Street to Linne Road	\$ 352,506.00
Presidio	73PP-048	Schulte Road: New Alignment west of Lammers	\$ 89,711.00
Presidio	73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	\$ 134,004.00
Presidio	73PP-050	Schulte Road: Presidio N/S arterial to Sycamore Parkway	\$ 164,155.00
Presidio	73PP-051	Valpico Road: Lammers Road to Corral Hollow	\$ 257,919.00
Presidio	73PP-054	Aqueduct Crossing for Corral Hollow Road	\$ 211,287.00
Presidio	REIMB	Reimbursement to Byron Road Sewer	\$ 43,890.00
Presidio	REIMB	Reimbursement to Hansen Sewer	\$ 607,750.00
Presidio	76PP-XXX	Presidio's share of Purple Zone Drainage Improvements	\$ 160,812.00
Presidio	76PP-XXX	Presidio's share of Yellow Zone Drainage Improvements	\$ 48,681.00
Presidio	REIMB	Reimbursement to Westside Outfall	\$ 529,650.00
TOTAL:			\$ 5,868,398.00

TRACY GATEWAY AREA, WATER FEE - FUND 356

Funding Source	Project Number	Project Title	Project Remaining Cost
Tracy Gateway	75085	Prv Valve Lammers Road Between Zones 1 & 2	\$ 277,200.00
Tracy Gateway	75085	In tract Program Water Transmission Lines	\$ 701,429.00
Tracy Gateway	75085	Water Transmission Line- Zone 1 (Lammers & 11th)	\$ 3,528,000.00
Tracy Gateway	75085	Water Transmission Line- Zone 2 (Lammers Road)	\$ 1,029,000.00
TOTAL:			\$ 5,535,629.00

NORTH EAST INDUSTRIAL AREA FEE - FUND 357

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI Phase 2	72062	MacArthur Drive / I-205 Interchange	\$ 14,439,587.72
NEI Phase 2	73090	Acquire ROW for Chrisman Road Extension: I-205 to Grant Line Road	\$ 3,938,792.90
NEI Phase 2	73PP-055	Acquire ROW for MacArthur Drive: I-205 to Pescadero Ave	\$ 312,212.00
NEI Phase 2	73PP-055	MacArthur Drive: I-205 to Pescadero Ave	\$ 846,065.86
NEI Phase 2	73PP-093	Pescadero Avenue Widening: MacArthur Road to Paradise Road	\$ 2,196,910.00
NEI Phase 2	74PP-032	WWTP Expansion - Phase 2	\$ 513,993.93
NEI Phase 2	74PP-XXX	Acquire Easement	\$ 222,176.00
TOTAL:			\$ 22,469,738.41

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

I-205 CORRIDOR AREA FEE - FUND 353

Funding Source	Project Number	Project Title	Project Remaining Cost
I-205	72014	MacArthur Drive & Pescadero / MacArthur Dr & I-205	\$ 261,219.00
I-205	73035	Grant Line Road: I-205 to Lammers	\$ 2,768,885.28
I-205	73057	Street "C" east/west: Naglee Road to Corral Hollow Road	\$ 2,050,198.04
I-205	74049	WWTP Expansion - Phase 1B	\$ 1,265,639.00
I-205	72PP-028	Grant Line Road / Power Road (Street "A")	\$ 356,548.00
I-205	72PP-081	Grant Line Road / Lammers Road	\$ 35,155.98
I-205	72PP-082	Grant Line Road / Naglee Road / I-205 WB ramps	\$ 20,802.37
I-205	72PP-084	I-205 EB Ramps / Grant Line Road	\$ 382,644.98
I-205	72PP-087	Corral Hollow Road / Eleventh Street	\$ 12,660.07
I-205	72PP-089	Auto Plaza Drive / Corral Hollow Road	\$ 95,960.13
I-205	75PP-861	Reimbursement to King & Lyon & Safeway	\$ 650,800.00
I-205	78PP-128	Swainson Hawk (I-205 program area)	\$ 669,573.00
I-205	REIMB	Reimbursement to Sewer Fund 420 (#7420)	\$ 496,000.00
I-205	REIMB	Reimbursement to AD 84-1 (#7420)	\$ 837,300.00
I-205	79PP-020	Agricultural Conversion Fee	\$ 83,870.00
I-205	92PP-863/72PP-029	Naglee Road / Auto Plaza Drive	\$ 316,507.19
I-205	9600-365	NBID Irrigation Relocation/Improvements	\$ 1,245,272.00
TOTAL:			\$ 11,549,035.04

ELLIS PROGRAM AREA, PARKS AND RECREATION FEE - FUND 333

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	78PP-XXX	Neighborhood Park	\$ 12,163,874.00
Ellis	78PP-XXX	Community Park	\$ 3,496,900.00
TOTAL:			\$ 15,660,774.00

ELLIS PROGRAM AREA, STORM DRAINAGE FEE - FUND 332

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	76PP-XXX	Detention Basin 3A (36 AF plus 36 AF add'l excavation)	\$ 1,786,707.00
Ellis	76PP-XXX	Detention Basin SL (17 AF plus 8 AF add'l excavation)	\$ 683,083.00
Ellis	76PP-XXX	6,100 LF of 12" SD including 100 LF of Jack and Bore under RR from DET SL	\$ 422,026.00
Ellis	76PP-XXX	4,200 LF of 18" SD including 100 LF Jack and Bore under RR from DET 3A North	\$ 455,587.00
Ellis	76PP-XXX	200 LF of 48" SD to DET 3A	\$ 58,211.00
Ellis	76PP-XXX	Dewatering	\$ 166,316.00
Ellis	76PP-XXX	UPTC/WPRR Crossing Agreements	\$ 8,316.00
Ellis	76PP-XXX	WSID Crossing Agreement	\$ 4,158.00
TOTAL:			\$ 3,584,404.00

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

ELLIS PROGRAM AREA, TRAFFIC FEE - FUND 331

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	72038	Tracy Blvd/Valpico Rd - Widen EB approach to add 1 thru lane, widen WB approach to provide 1 LT, 2 thru and 1 RT lane, Widen NB approach to provide 1 LT, 2 Thru, and 1 RT lane, Widen SB approach to provide 2 LT, 1 thru, and 1 RT lane. Modify Signal.	\$ 59,513.00
Ellis	72068	Lammers Rd./Schulte Rd. - Signalize. Widen EB approach to provide 1 LT and 1 TR lane, add WB approach to 1 LT and 1 TR lane, widen NB approach to add 1 thru lane and 1 TR lane, widen SB approach to add 1 TL and 1 Thru lane.	\$ 700,036.00
Ellis	72024 & 72056	Lammers Road/Eleventh St - Total Intersections:	\$ 8,214.00
Ellis	72095	Corral Hollow/Valpico Rd - Signalize & widen SB approach to provide 1 TL and 1 TR Lane	\$ 419,462.00
Ellis	72104	Corral Hollow/ Linne Rd - Signalize. Convert intersection to T with no EB Approach, widen WB approach to add 1 LT and 1 TR lane, widen NB approach to provide 2 Thru lanes and 1 RT lane, Widen SB approach to provide 1 LT and 2 Thru lanes.	\$ 430,686.00
Ellis	73093	11th Street - Widen to 6 lanes	\$ 458,425.00
Ellis	73095	Valpico Road - Rural to 4 lane Arterial	\$ 153,468.00
Ellis	73144	Corral Hollow Road - 2 lanes to 4 lane arterial	\$ 448,022.00
Ellis	73144	Corral Hollow Road - Rural to 4 lane arterial	\$ 692,144.00
Ellis	73161	Corral Hollow Road - Rural to 4 lane Arterial	\$ 851,677.00
Ellis	73170	MacArthur Drive - 2 lanes to 4 lane arterial	\$ 74,927.00
Ellis	72PP-021	Widen NB approach to provide 2 LT, 3 Thru, and RT lane, Widen SB approach to provide 2 LT, 3 Thru, and 1 RT lane. Convert EB RT from permitted to free, modify signal and adjust phasing.	\$ 174,603.00
Ellis	72PP-030	Corral Hollow/I-580 EB - Signalize. Widen EB approach to provide 1 LT and 1 TR lane. Widen NB approach to provide 1 thru lane and 1 RT lane, Widen SB approach to provide 1 LT lane and 2 Thru lanes.	\$ 54,556.00
Ellis	72PP-030	to add 1 Thru lane, widen SB approach to provide 2 thru lanes and 1 RT lane.	\$ 60,618.00
Ellis	72PP-054	Tracy Blvd/Linne Rd - Signalize. Widen EB approach to provide 2 LT and 3 Thru Lanes, Widen WB approach to provide 1 TL and 1 TR lane, Widen SB approach to provide 1 LT, 2 Thru, and 1 RT lane.	\$ 183,647.00
Ellis	72PP-056	Chrisman/Valpico - Re-stripe to modify NB approach to provide 1 LT and 1 thru lane. Re-stripe to modify SB approach to provide 1 Thur and 1 RT.	\$ 1,186.00
Ellis	72PP-XXX	Widen NB approach to add 1 thru Lane, Widen SB approach to add 1 thru lane, Convert EB and WB RT lanes from permitted to free. Modify Signal.	\$ 125,168.00
Ellis	72PP-XXX	Signalize. Widen EB approach to provide 1 LT, 1 Thru and 1 TR lanes, widen WB approach to provide 1 TL and 1 TR lane.	\$ 255,615.00
Ellis	72PP-XXX	Modify NB approach to add 1 Thru lane.	\$ 384,536.00
Ellis	72PP-XXX	Lammers Rd./Valpico - Signalize, Widen WB approach to provide 1 LT and 1 RT lane, Widen NB approach to add 2 thru lanes, widen SB approach to provide 1 SB LT and 3 thru lanes.	\$ 325,649.00
Ellis	72PP-XXX	Chrisman/Linne - Widen EB approach to provide 1 TL and 1 TR lane, widen SB approach to provide 1 TL and 1 TR lane.	\$ 46,370.00
Ellis	72PP-XXX	Chrisman/11th - Convert SB RT from permitted + overlap phasing to permitted.	\$ 525.00
Ellis	72PP-XXX	Lammers/I-580 EB - Intersection Improvements	\$ 197,979.00
Ellis	72PP-XXX	Lammers/I-580 WB - Intersection Improvements	\$ 344,921.00
Ellis	72PP-XXX	Patterson Pass/I-580 EB - Signalize. Widen EB approach to provide 1 LT and 1 TR lane, Widen NB approach to provide 1 Thru and 1 RT lane, Widen SB approach to provide 2 LT and 1 Thru lane	\$ 24,247.00
Ellis	72PP-XXX	Patterson Pass/I-580 WB - Signalize. Widen WB approach to provide 1 TL and 1 RT lane. Widen SB approach to provide 1 thru lane and 1 RT lane.	\$ 59,279.00
Ellis	73PP-047	Lammers Road - 2 lane rural to 4 lane parkway	\$ 1,350,278.00
Ellis	73PP-XXX	Valpico Road - Rural to 4 lane Arterial	\$ 462,281.00
Ellis	73PP-XXX	Schulte Road - New 6 lane roadway	\$ 1,691,533.00
Ellis	73PP-XXX	Grant Line Road - Widen to 6 lanes	\$ 428,553.00
Ellis	73PP-XXX	Lammers Road - New 6 lanes expressway	\$ 466,011.00
Ellis	73PP-XXX	Lammers Road - 2 lane rural to 4 lane parkway	\$ 890,562.00
Ellis	73PP-XXX	Lammers Road - 2 lane rural to 4 lane parkway	\$ 908,003.00
Ellis	73PP-XXX	Corral Hollow - Rural to 4 lane arterial	\$ 421,523.00
TOTAL:			\$ 13,154,217.00

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

ELLIS PROGRAM AREA, PUBLIC BUILDINGS FEE - FUND 334

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	71PP-XXX	City Hall & Public Work Facilities	\$ 2,557,783.80
Ellis	71PP-XXX	Community Center	\$ 1,251,508.72
Ellis	71PP-XXX	Library	\$ 1,159,826.36
Ellis	71PP-XXX	Public Safety Facilities	\$ 1,818,154.22
TOTAL:			\$ 6,787,273.10

ELLIS PROGRAM AREA, WATER SUPPLY, TREATMENT AND CONVEYANCE FEE - FUND 335

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	75118	Clearwell at JJWTP 2.0 MG	\$ 2,863,000.00
Ellis	75PP-109	John Jones Water Treatment Plant Expansion 15.0 mgd	\$ 6,769,000.00
Ellis	75PP-XXX	City - Side Booster Pump Station Pressure Zone 3 - 6.48 MGD (JJWTP)	\$ 960,400.00
Ellis	75PP-XXX	Long-term Emergency Groundwater Storage 2,500 gpm	\$ 926,800.00
Ellis	75PP-XXX	Land Acquisition	\$ 46,000.00
Ellis	75PP-XXX	Water Transmission Line 12" (ESP backbone Phase 1)	\$ 947,800.00
Ellis	75PP-XXX	Water Transmission Line 12" (ESP backbone Buildout)	\$ 476,000.00
Ellis	75PP-XXX	Water Transmission Line 12"(ESP Backbone - Phase 1 to Valpico Rd)	\$ 284,200.00
Ellis	75PP-XXX	Water Transmission Line 24"(JJTP Clearwell to PBS3)	\$ 6,800.00
Ellis	75PP-XXX	Water Transmission Line 20"(ESP-JJWTP BPS3 to Corral Hollow Rd and Linne Rd. Phase 1)	\$ 1,542,800.00
Ellis	75PP-XXX	Water Transmission Line 20"(Corral Hollow Rd and Linne Rd to Middlefield Rd. - buildout)	\$ 1,318,800.00
Ellis	75PP-XXX	Water Transmission Line 18"(ESP Corral Hollow Rd and Linne Rd to Middlefield Rd - buildout)	\$ 109,200.00
Ellis	75PP-XXX	Water Transmission Line 18"(ESP-Linne Rd. to Corral hollow Rd. Phase 1 - PZ2 Bypass)	\$ 18,200.00
Ellis	75PP-XXX	Water Transmission Line 16"(from existing Clearwell No. 2 to English Oaks)	\$ 918,400.00
Ellis	75PP-XXX	Water Transmission 20" Jack and Bore under Delta Mendota Canal	\$ 238,000.00
Ellis	75PP-XXX	Water Transmission 20" Jack and Bore (CH and Linne under Railroad)	\$ 130,200.00
Ellis	75PP-XXX	Water Transmission Line 12" (Whirlaway Ln. to Linne Rd.)	\$ 61,600.00
Ellis	75PP-XXX	12" Jack and Bore (SW Portion of Plan C under RR to Linne Rd.)	\$ 53,000.00
Ellis	75PP-XXX	Water Valve - 18" Check Valve Connection at Middlefield Dr.	\$ 43,400.00
Ellis	75PP-XXX	Connection at Middlefield Drive 12" Diameter bypass PZ2 on Corral Hollow, Jack and Bore (SW portion of the Plan C under Corral Hollow	\$ 21,400.00
Ellis	75PP-XXX	Pressure Reducing Valve ESP - Phase 1 to Valpico Rd (12-inch Diameter)	\$ 53,200.00
TOTAL:			\$ 17,788,200.00

ELLIS PROGRAM AREA, WASTEWATER TREATMENT AND CONVEYANCE FEE - FUND 337

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	74PP-XXX	Corral Hollow Sewer System Improvement	\$ 2,843,123.00
Ellis	74PP-XXX	Tracy WWTP Expansion Fee	\$ 12,385,752.00
TOTAL:			\$ 15,228,875.00

ELLIS PROGRAM AREA, RECYCLED WATER FEE - FUND 336

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	75PP-XXX	Citywide Recycled Water Contribution	\$ 5,825,339.00
TOTAL:			\$ 5,825,339.00

EXHIBIT C
Summary of Expenses Anticipated Construction Dates
for Fiscal Year Ended June 30, 2019
(Government Code §66006(b)(1)(C) and (D).)

NORTHEAST INDUSTRIAL SHED & EAST SIDE INDUSTRIAL SHED, STORM DRAINAGE FEE - FUND 350

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI - Storm Drainage	76PP-XXX	DET NEI (128 AF, plus 22 AF add'l excavation)	\$ 3,360,000.00
NEI - Storm Drainage	76PP-XXX	DET 16 (38 AF, plus 10 AF add'l excavation)	\$ 1,075,200.00
NEI - Storm Drainage	76PP-XXX	DET E55 (49 AF, plus 15 AF add'l excavation)	\$ 1,433,600.00
NEI - Storm Drainage	76PP-XXX	DET NEI Pump Station (16.0 cfs capacity)	\$ 2,100,000.00
NEI - Storm Drainage	76PP-XXX	DET 16 Pump Station (1.0 cfs capacity)	\$ 490,000.00
NEI - Storm Drainage	76PP-XXX	10" SDFM (Outfall DET 16 to DET NEI)	\$ 350,000.00
NEI - Storm Drainage	76PP-XXX	24" SDFM (Outfall DET NEI to Eastside Channel)	\$ 861,000.00
NEI - Storm Drainage	76PP-XXX	18" SD (DET 55 to Grant Line Road)	\$ 378,000.00
NEI - Storm Drainage	76PP-XXX	18" SD (Bore & Jack, Crossing of UPRR North of DET E55)	\$ 168,000.00
NEI - Storm Drainage	76PP-XXX	30" SD (South Side of Home Depot, deep trenching required)	\$ 277,200.00
NEI - Storm Drainage	76PP-XXX	36" SD (South Side of Home Depot, deep trenching required)	\$ 462,000.00
NEI - Storm Drainage	76PP-XXX	36" SD (South Side of I-205, Paradise Road to DET 16)	\$ 714,000.00
NEI - Storm Drainage	76PP-XXX	36" SD (Chrisman Road, South of UPRR)	\$ 1,176,000.00
NEI - Storm Drainage	76PP-XXX	48" SD (South Side of UPRR, Chrisman to DET E55)	\$ 1,176,000.00
NEI - Storm Drainage	76PP-XXX	54" SD (Pescadero Ave., East Side Home Depot to DET NEI)	\$ 945,000.00
NEI - Storm Drainage	76PP-XXX	60" SD (Chrisman Road, Paradise Road to Grant Line Road)	\$ 1,001,000.00
NEI - Storm Drainage	76PP-XXX	Dewatering	\$ 2,100,000.00
NEI - Storm Drainage	76PP-XXX	Access Roadways (30"/36" SDs South Side Home Depot)	\$ 203,280.00
NEI - Storm Drainage	76PP-XXX	UPTC Crossing Agreement	\$ 7,000.00
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET NEI 33 AC	\$ 4,950,000.00
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET NEI (possible future expansion) 7 AC	\$ 1,050,000.00
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET 16 12 AC	\$ 1,800,000.00
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET E55 12 AC	\$ 1,800,000.00
NEI - Storm Drainage	76PP-XXX	10" SDFM/36" SD Easement (Paradise Rd to DET 16) 0.7 SC	\$ 35,000.00
NEI - Storm Drainage	76PP-XXX	18" SD Easement (DET E55 to Grant Line Rd) 1.2 AC	\$ 60,000.00
NEI - Storm Drainage	76PP-XXX	30" SD Easement (South Side Home Depot) 0.3 AC	\$ 15,000.00
NEI - Storm Drainage	76PP-XXX	36" SD Easement (South Side Home Dept) 0.3 AC	\$ 15,000.00
New East Side Industrial	76PP-XXX	DET 13 Expansion (4 add'l AF, plus AF add'l excavation)	\$ 112,000.00
New East Side Industrial	76PP-XXX	DET 14 (16 AF, plus 6 AF add'l excavation)	\$ 492,800.00
New East Side Industrial	76PP-XXX	DET 15 (13 AF, plus 5 AF add'l excavation)	\$ 403,200.00
New East Side Industrial	76PP-XXX	DET 14 Pump Station (1.0 cfs capacity)	\$ 490,000.00
New East Side Industrial	76PP-XXX	DET 15 Pump Station (1.0 cfs capacity)	\$ 490,000.00
New East Side Industrial	76PP-XXX	10" SDFM (Arbor Ave., DET 15 to Existing Stub at DET 13)	\$ 980,000.00
New East Side Industrial	76PP-XXX	Dewatering	\$ 1,400,000.00
New East Side Industrial	76PP-XXX	Land Acquisition - DET 13 Expansion 2.2 AC	\$ 330,000.00
New East Side Industrial	76PP-XXX	Land Acquisition - DET 14 7 AC	\$ 1,050,000.00
New East Side Industrial	76PP-XXX	Land Acquisition - DET 15 6 AC	\$ 900,000.00
TOTAL:			\$ 34,650,280.00

PROGRAM MANAGEMENT FEE - FUND 391

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	79PP-XXX	Plan C - Program Management	\$ 250,000.00
NEI Phase 1	79PP-XXX	NEI Phase 1 - Program Management	\$ 250,000.00
NEI Phase 2	79PP-XXX	NEI Phase 2 - Program Management	\$ 250,000.00
ISP South	79PP-XXX	ISP South - Program Management	\$ 250,000.00
I-205	79PP-XXX	I-205 - Program Management	\$ 100,000.00
Ellis	79PP-XXX	Ellis - Program Management	\$ 250,000.00
SMPA	79PP-XXX	SMPA - Program Management	\$ 100,000.00
Presidio	79PP-XXX	Presidio - Program Management	\$ 100,000.00
TOTAL:			\$ 1,550,000.00

CITYWIDE PUBLIC SAFETY, TOWER FEES ¹

Funding Source	Project Number	Project Title	Project Remaining Cost
Multiple Fee Program ¹	71PP-XXX	Public Safety - Radio communications tower and equipment	\$ 3,905,000.00
TOTAL:			\$ 3,905,000.00

¹ The Citywide Safety Master Plan, Tower Fees was adopted by Resolution 2014-158 on September 2014 and will be funded by North East Industrial Area Phase 1, North East Industrial Area Phase 2, Plan C Development Area, Gateway Phase 1, Infill, Ellis, I-205, ISP South, and South MacArthur Planning Area development areas.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

INFILL AREA, PARK FEE- FUND 311

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 311.

INFILL AREA, STORM DRAINAGE FEE - FUND 312

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 312.

INFILL AREA, ARTERIALS FEE - FUND 313

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 313.

INFILL AREA, PUBLIC BUILDINGS AND EQUIPMENT FEE - FUND 314

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158 and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 314.

INFILL AREA, DOWNTOWN IMPROVEMENTS PARKING FEE - FUND 316

In conjunction with the adoption of Tracy Municipal Code chapter 6.20 regarding the Downtown Incentive Program, and TMC section 10.08.3470(d)(3), regarding off-street parking requirements within the Downtown Incentive Area, development impact fees were established to offset a portion of the City's costs in upgrading parking and streetscape improvements in the Downtown Incentive Area. To spur revitalization of the Downtown, the Downtown Improvements Parking Fee has been updated to \$0 and adopted on October 6, 2015 and ending October 6, 2020 with a check-in point with City Council at 3 years, by Resolution 2015-168.

INFILL AREA, WATER FEE - FUND 513

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 513.

INFILL AREA, WASTEWATER FEE - FUND 523

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 523.

INFILL AREA, PROGRAM MANAGEMENT FEE - FUND 315

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 315.

PLAN C AREA, PARKS FEE - FUND 321

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 321.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

PLAN C AREA, STORM DRAINAGE FEE - FUND 322

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 322.

PLAN C AREA, ARTERIALS FEE - FUND 323

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the latest Roadway Development Impact Fee Update adopted on May 6, 2014 and adopted by Resolution 2014-070, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 323.

PLAN C AREA, GENERAL FACILITIES FEE - FUND 324

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 324.

PLAN C AREA, UTILITIES FEE - FUND 325

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 325.

PLAN C AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

RESIDENTIAL SPECIFIC PLAN AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Residential Specific Plan (RSP) 2003 Update Finance and Implementation Plan and dated July 15, 2003, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

NORTHEAST INDUSTRIAL AREA, PHASE 1, ARTERIALS FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April, 15 2008, (2) the latest Roadway Development Impact Fee Update adopted on May 1, 2012 by Resolution 2012-077, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, STORM DRAINAGE FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the latest storm drainage impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and the latest annual update on July 1 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

NORTHEAST INDUSTRIAL AREA, PHASE 1, WATER FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, WASTEWATER FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, PUBLIC BUILDINGS FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

SOUTH MACARTHUR PLAN AREA, ARTERIALS FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the latest Roadway Development Impact Fee update adopted on December 6, 2011 by Resolution 2011-227, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

SOUTH MACARTHUR PLAN AREA, STORM DRAINAGE FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

SOUTH MACARTHUR PLAN AREA, PARKS FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

SOUTH MACARTHUR PLAN AREA, WATER FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

SOUTH MACARTHUR PLAN AREA, WASTEWATER FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

SOUTH MACARTHUR PLAN AREA, PUBLIC BUILDINGS AND SERVICES FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 352.

SOUTH MACARTHUR PLAN AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, ARTERIALS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, STORM DRAINAGE FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PARKS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PUBLIC BUILDINGS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, WATER FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, WASTEWATER FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 354.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

PRESIDIO AREA, ARTERIALS FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) the latest Roadway Development Impact Fee Update adopted on October 2, 2001 by Resolution 2001-351, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, ARTERIALS - REGIONAL FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, STORM DRAINAGE FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, PUBLIC BUILDINGS FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, WATER FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) the latest Water Fee Update adopted on October 2, 2001 by Resolution 2001-351, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, WASTEWATER FEE - FUND 355

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 355.

PRESIDIO AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

TRACY GATEWAY AREA, ARTERIALS FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the latest Roadway Development Impact Fee Update adopted on December 6, 2011 by Resolution 2011-227, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

TRACY GATEWAY AREA, STORM DRAINAGE FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

TRACY GATEWAY AREA, PUBLIC BUILDINGS FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

TRACY GATEWAY AREA, WATER FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

TRACY GATEWAY AREA, WASTEWATER FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

TRACY GATEWAY AREA, PROGRAM MANAGEMENT FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 356.

NORTHEAST INDUSTRIAL AREA, PHASE 2, ARTERIALS FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, (2) in the arterial fees adopted on May 1, 2012, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 357.

NORTHEAST INDUSTRIAL AREA, PHASE 2, STORM DRAINAGE FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the latest storm drainage impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and the latest annual update on July 1 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 351.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

NORTHEAST INDUSTRIAL AREA, PHASE 2, WATER FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 357.

NORTHEAST INDUSTRIAL AREA, PHASE 2, WASTEWATER FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 357.

NORTHEAST INDUSTRIAL AREA, PHASE 2, PUBLIC BUILDINGS FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 357.

NORTHEAST INDUSTRIAL AREA, PHASE 2, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, WATER FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum and dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, WASTE WATER FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum and dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, PROGRAM MANAGEMENT - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum and dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

I-205 CORRIDOR AREA, ARTERIALS FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

I-205 CORRIDOR AREA, STORM DRAINAGE FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

I-205 CORRIDOR AREA, PARKS FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

I-205 CORRIDOR AREA, PUBLIC BUILDINGS FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

I-205 CORRIDOR AREA, WATER FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

I-205 CORRIDOR AREA, SEWER TREATMENT FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

I-205 CORRIDOR AREA, PROGRAM MANAGEMENT FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 353.

HABITAT MITIGATION FEES - FUND 391

The purpose of the fee is to mitigate the cumulative impacts to threatened, endangered, rare, and unlisted SJMSCP covered species and other wildlife and other impacts to recreation, agriculture, scenic values, and other beneficial open space uses of new development on undeveloped lands. The relationship between the fee and the purpose for which the fee is imposed is set forth in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan prepared by San Joaquin Council of Governments (SJCOG) on July 25, 2001 and updated in 2011 and 2016. The fees are updated annually. The fees collected are remitted to SJCOG pursuant to the Plan.

AGRICULTURAL MITIGATION FEES - FUND 207

The purpose of the fee is to mitigate the loss of productive agricultural lands converted for urban uses within the City by permanently protecting agricultural lands planned for agricultural use and by working with farmers who voluntarily wish to sell or restrict their land in exchange for fair compensation. The relationship between the fee and the purpose is set forth in Tracy Municipal Code Chapter 13.28 and in the South San Joaquin County Farmland Conversion Fee Nexus Study, dated July 18, 2005 and prepared by ESA, including any amendments to it. The fees are updated annually. Pursuant to Tracy Municipal Code section 13.28.080(b) and an agreement entered into, the monies in the fund are forwarded to the Central Valley Farmland Trust, Inc., a California non-profit public benefit corporation, a qualified entry under Chapter 13.28.

COUNTY FACILITIES FEE - FUND 391

The purpose of the fee is to finance the construction of region-serving capital facilities located throughout San Joaquin County to reduce the impacts caused by future development in San Joaquin County. The funds derived from County Facilities Fees will be used to finance the facilities identified in the San Joaquin Countywide Capital Facilities Fees Nexus Report dated October 12, 2017 and prepared by Economic & Planning Systems, Inc. Pursuant to Tracy Municipal Code Chapter 13.24.020(b) and an agreement entered into, the monies in the fund are remitted to the County of San Joaquin, who is responsible for administering the fee funds and constructing the capital facilities.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

REGIONAL TRANSPORTATION IMPACT FEE - FUND 808

The purpose of the fee is to finance the construction of transportation and transit improvements that help mitigate impacts to the San Joaquin County regional transportation network. Pursuant to Tracy Municipal Code Chapter 13.32.020(b)(2), the fees collected shall be used to finance Regional Transportation Impact Fee capital projects identified in the San Joaquin County Regional Transportation Impact Fee Technical Report dated October 2015 and adopted in April 2015, prepared by the San Joaquin Council of Governments (SJCOG). The fees are updated annually. The monies in the fund are remitted to SJCOG, who has the responsibility as the region's designated Metropolitan Planning Organization and through its powers as specified in its joint powers agreement to maintain and improve the Regional Transportation Network, as per the Regional Transportation Impact Fee Operating Agreement, dated October 27, 2005.

ELLIS PROGRAM AREA PARKS AND RECREATION FEE - FUND 333

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 333.

ELLIS PROGRAM AREA STORM DRAINAGE FEE - FUND 332

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 332.

ELLIS PROGRAM AREA TRAFFIC FEE - FUND 331

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 331.

ELLIS PROGRAM AREA PUBLIC BUILDINGS FEE - FUND 334

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the latest Public Safety Development Fee Update on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 334.

ELLIS PROGRAM AREA WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION FEE - FUND 335

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 335.

ELLIS PROGRAM AREA WASTEWATER TREATMENT AND CONVEYANCE FEE - FUND 337

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 337.

ELLIS PROGRAM AREA RECYCLED WATER FEE - FUND 336

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 336.

ELLIS PROGRAM AREA PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit C, Fund 391.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2019
(Government Code §66001(d).)

CITYWIDE MASTER PLAN PARKS FEE - FUND 361

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Parks AB1600 Development Impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Parks Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 361.

CITYWIDE MASTER PLAN STORM DRAINAGE FEE - FUND 362

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Storm Drainage Master Plan Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) in the latest Citywide Master Plan Storm Drainage Fee update on July 1, 2018 and the latest update on July 1, 2019, and (3) in the latest impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and the latest annual update on July 1, 2019, and (4) in the latest impact fee study, Lammers and Mountain House Watershed Storm Drainage Fees adopted on November 5, 2019 through Resolution No. 2019-217, and (5) in the City's Capital Improvement Plan and Exhibit C, Fund 362.

CITYWIDE MASTER PLAN TRANSPORTATION FEE - FUND 363

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Roadway and Transportation Master Plan Traffic Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Transportation Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 363.

CITYWIDE MASTER PLAN PUBLIC SAFETY FACILITIES FEE - FUND 360, 367, and 369

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Safety AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) in the latest Public Safety Development Fee Update on September 16, 2014 by Resolution 2014-158, (3) Citywide Master Plan Public Safety Facilities Fee update on July 1, 2018 and the latest update on July 1, 2019, and (4) in the latest fee update, called Public Safety Impact Fee Update dated August 2019 and adopted on October 1, 2019 through Resolution No. 2019-196, and (5) in the City's Capital Improvement Plan and Exhibit C, Fund 360, 367, and 369.

CITYWIDE MASTER PLAN PUBLIC FACILITIES FEE - FUND 366

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Facilities AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Public Facilities Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 366.

CITYWIDE MASTER PLAN WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION - FUND 365

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Water Supply, Treatment, Storage, and Distribution Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 365.

CITYWIDE MASTER PLAN WASTEWATER TREATMENT AND CONVEYANCE - FUND 364

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Tracy Wastewater Conveyance and Treatment Development Impact Fee Study dated January 2013 and adopted on January 7, 2014, (2) in the latest Citywide Master Plan Wastewater Treatment and Conveyance Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 364.

CITYWIDE MASTER PLAN RECYCLED WATER - FUND 368

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Recycled Water Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 368.

CITYWIDE MASTER PLAN PROGRAM MANAGEMENT - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the various AB1600 fee studies adopted on January 7, 2014, and (2) Citywide Master Plan Program Management Fee update on July 1, 2018 and the latest annual update on July 1, 2019, and (3) in the City's Capital Improvement Plan and Exhibit C, Fund 391.