



I-205 Corridor Specific Plan

Spreadsheet #47

June 2007

Approved by City Council on : June 19, 2007

By Resolution No.: 2007-136



Harris & Associates

**I-205 CORRIDOR SPECIFIC PLAN
SPREADSHEET #47
June 2007**



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Harris & Associates

I-205 CORRIDOR SPECIFIC PLAN

	Total PCL GL-2B (7) (SC)	Total PCL GL-6 (GC)	Total PCL GL-8 (FC)
Gross Area	10.47	0.7	1.6
Net Area (90%)	9.42	0.6	1.4
Traffic Gen (Trips / acre)	30.25	36.50	51.84
Total Trips / Zone	284.96	21.90	72.58
E.C.U.'s /acre (San. Sewer)	6.85	5.89	16.50
Total E.C.U.'s (San. Sewer)	65	4	23
E.C.U.'s /acre (Water)	8.66	7.70	18.30
Total E.C.U.'s (Water)	82	5	26
SUMMARY OF ALL COSTS			
Cost Allocations			
1. Road Circulation	\$889,337	\$68,349	\$226,508
2. Freeway Interchange	\$0	\$0	\$0
3. Signals	\$46,764	\$3,594	\$11,910
3a. Intersection Mitigation	\$80,876	\$6,216	\$20,598
4. Sub-Total Road Costs	\$1,016,976	\$78,159	\$259,017
5A. Sanitary Sewer Treatment	\$184,868	\$10,125	\$66,181
5B. Sanitary Sewer Collection	\$37,261	\$2,041	\$13,339
6A. Water Distribution (on-site)	\$26,813	\$1,518	\$8,421
6B. Water Distribution (off-site)	\$237,559	\$13,454	\$74,607
6C. Water Supply (9)	(\$134,513)	(\$7,618)	(\$42,245)
6D. Water Treatment / Storage	\$273,603	\$15,495	\$85,927
7. Storm Drains	\$5,456	\$347	\$811
8. Irrigation (NBID)	\$43,426	\$2,766	\$6,454
9. Entries & Gateways (1)	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0
11. Downtown Assistance	\$6,314	\$402	\$938
12. Park & Ride	\$9,445	\$602	\$1,404
13. Air Quality	\$538	\$34	\$80
14. Swainson Hawk	\$18,442	\$1,175	\$2,741
15A. Fire / Public Works Capital	\$102,856	\$6,551	\$15,286
15B. Agricultural Conversion Fee	\$1,758	\$112	\$261
16A. Park Land	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0
TOTAL DISTRICT DIRECT COSTS	\$1,830,800	\$125,163	\$493,222
23. Contingency (15%) *	\$278,608	\$18,726	\$76,627
24. Design & Construction Fees (15%) *	\$278,608	\$18,726	\$76,627
25. TOTAL CONST., DESIGN & CONTING **	\$2,388,016	\$162,616	\$646,476
26. Credit from CFD 91-1 Overlap (3)	(\$30,359)		
27. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0
28. Program Management	\$78,045	\$4,971	\$11,599
29. Credit for Land Dedication for well (8)			
30. TOTAL NET COST	\$2,435,702	\$167,587	\$658,075
31. TOTAL COST/NET ACRE	\$258,567	\$279,312	\$470,054
32. TOTAL COST/SQ. FT. OF LAND	\$5.94	\$6.41	\$10.79

- * Fee on construction items only (1,3,5A-6B,8D,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. Parc 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) 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.

Included w/ Fixed F.P.

I-205 CORRIDOR SPECIFIC PLAN

	Total PCL GL-15 1(A) (GC)	Total PCL GL15-1(B) (GC)	Total PCL GL-16 (SC)	Total PCL GL-24c (GC)	Total PCL M1 (LI)	Total PCL M2 (LI)
Gross Area	1.3	1.8	3.0	23.6	14.2	39.6
Net Area (90%)	1.2	1.6	2.7	21.2	7.7	21.4
Traffic Gen (Trips / acre)	36.50	36.50	30.25	36.50	13.10	13.10
Total Trips / Zone	43.80	58.40	81.68	773.80	100.87	280.34
E.C.U.'s /acre (San. Sewer)	5.89	5.89	6.85	5.89	6.85	6.85
Total E.C.U.'s (San. Sewer)	7	9	18	125	53	147
E.C.U.'s /acre (Water)	7.70	7.70	8.66	7.70	8.30	8.30
Total E.C.U.'s (Water)	9	12	23	163	64	176
SUMMARY OF ALL COSTS					(6)	(6)
Cost Allocations						
1. Road Circulation	\$136,699	\$182,265	\$254,905	\$2,415,008	\$0	\$0
2. Freeway Interchange	\$0	\$0	\$0	\$0	\$0	\$0
3. Signals	\$7,188	\$9,584	\$13,404	\$126,987	\$0	\$0
3a. Intersection Mitigation	\$12,431	\$16,575	\$23,181	\$219,619	\$0	\$0
4. Sub-Total Road Costs	\$156,318	\$208,424	\$291,490	\$2,761,615	\$0	\$0
5A. Sanitary Sewer Treatment	\$20,250	\$26,999	\$52,988	\$357,743	\$151,113	\$419,976
5B. Sanitary Sewer Collector	\$4,081	\$5,442	\$10,680	\$72,104	\$0	\$0
6A. Water Distribution (on-site)	\$3,037	\$4,049	\$7,685	\$53,653	\$0	\$0
6B. Water Distribution (off-site)	\$26,908	\$35,877	\$68,090	\$475,367	\$186,111	\$517,243
6C. Water Supply (9)	(\$15,236)	(\$20,315)	(\$38,555)	(\$269,167)	(\$105,381)	(\$292,878)
6D. Water Treatment / Storage	\$30,990	\$41,320	\$78,421	\$547,493	\$214,349	\$595,722
7. Storm Drains	\$695	\$927	\$1,564	\$12,278	\$0	\$0
8. Irrigation (NBID)	\$5,532	\$7,376	\$12,447	\$97,731	\$0	\$0
9. Entries & Gateways (1)	\$0	\$0	\$0	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0	\$0	\$0	\$0
11. Downtown Assistance	\$804	\$1,072	\$1,810	\$14,209	\$5,161	\$14,343
12. Park & Ride	\$1,203	\$1,604	\$2,707	\$21,257	\$0	\$0
13. Air Quality	\$69	\$91	\$154	\$1,210	\$440	\$1,222
14. Swainson Hawk	\$2,349	\$3,132	\$5,286	\$41,504	\$15,075	\$41,896
15A. Fire / Public Works Capital	\$13,103	\$17,470	\$29,481	\$231,481	\$84,075	\$233,664
15B. Agricultural Conversion Fee	\$224	\$299	\$504	\$3,957	\$1,437	\$3,994
16A. Park Land	\$0	\$0	\$0	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DISTRICT DIRECT COSTS	\$250,327	\$333,769	\$524,752	\$4,422,435	\$552,379	\$1,535,182
23. Contingency (15%) *	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
24. Design & Construction Fees (15%) *	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
25. TOTAL CONST., DESIGN & CONTING **	\$325,232	\$433,643	\$684,463	\$5,745,766	\$743,073	\$2,065,164
26. Credit from CFD 91-1 Overlap (3)						
27. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0	\$0	\$0	\$0
28. Program Management	\$9,942	\$13,256	\$22,370	\$175,643	\$63,795	\$177,300
29. Credit for Land Dedication for well (8)						
30. TOTAL NET COST	\$335,174	\$446,899	\$706,833	\$5,921,408	\$806,868	\$2,242,463
31. TOTAL COST/NET ACRE	\$279,312	\$279,312	\$261,790	\$279,312	\$104,788	\$104,788
32. TOTAL COST/SQ. FT. OF LAND	\$6.41	\$6.41	\$6.01	\$6.41	\$2.41	\$2.41

* Fee on construction items only (1,3,5A-8B,8D,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.
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 (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-8, 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) 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.

I-205 CORRIDOR SPECIFIC PLAN

	TOTAL COMMERCIAL
Gross Area	96.3
Net Area (90%)	67.2
Traffic Gen (Trips / acre)	—
Total Trips / Zone	1718.32
E.C.U.'s /acre (San. Sewer)	—
Total E.C.U.'s (San. Sewer)	450
E.C.U.'s /acre (Water)	—
Total E.C.U.'s (Water)	562
SUMMARY OF ALL COSTS	
Cost Allocations	
1. Road Circulation	\$4,173,071
2. Freeway Interchange	\$0
3. Signals	\$219,431
3a. Intersection Mitigation	\$379,497
4. Sub-Total Road Costs	\$4,771,998
5A. Sanitary Sewer Treatment	\$1,290,242
5B. Sanitary Sewer Collection	\$144,948
6A. Water Distribution (on-site)	\$105,177
6B. Water Distribution (off-site)	\$1,635,216
6C. Water Supply (9)	(\$925,908)
6D. Water Treatment / Storage	\$1,883,319
7. Storm Drains	\$22,077
8. Irrigation (NBID)	\$175,731
9. Entries & Gateways (1)	\$0
10. I-205 Mini Parks	\$0
11. Downtown Assistance	\$45,054
12. Park & Ride	\$38,222
13. Air Quality	\$3,838
14. Swainson Hawk	\$131,600
15A. Fire / Public Works Capital	\$733,968
15B. Agricultural Conversion Fee	\$12,547
16A. Park Land	\$0
16B. Park Land Credit	\$0
16C. Park Construction	\$0
17A. Master Landscape Plan	\$0
17B. Master Landscape Plan Credit	\$0
18. Public Buildings	\$0
19. RSP Storm Drain Fee	\$0
20. I-205 Entry	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0
TOTAL DISTRICT DIRECT COSTS	\$10,068,028
23. Contingency (15%) *	\$1,563,210
24. Design & Construction Fees (15%) *	\$1,563,210
25. TOTAL CONST., DESIGN & CONTING **	\$13,194,448
26. Credit from CFD 91-1 Overlap (3)	(\$21,898)
27. Soundwall - Corral Hollow Rd @ Greenleaf	\$0
28. Program Management	\$556,920
29. Credit for Land Dedication for well (8)	\$0
30. TOTAL NET COST	\$13,729,470
31. TOTAL COST/NET ACRE	\$204,247
32. TOTAL COST/SQ. FT. OF LAND	\$4.69

- * Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).
- ** Includes no District formation or Bond financing costs
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EXHIBIT A
I-205 CIP PROJECTS
Summary Sheet - Fund 353
Spreadsheet #47

June 2007

PROJECT DESCRIPTION	COMPLETED	YEAR	TOTAL #47 AMOUNT
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GROUP 71

PUBLIC BUILDINGS

#7101 Police Facility	\$996,400	Completed	\$996,400
#7109 Civic Center	\$209,000	Completed	\$209,000
Subtotal Public Buildings =	\$1,205,400		\$1,205,400

FIRE STATION (PUBLIC WORKS CAPITAL)

#7104 New Fire Station #91 - Alden Glen & 11 Street	\$2,540,300	Completed	\$2,540,300
Subtotal Public Works Capital =	\$2,540,300		\$2,540,300

GROUP 72

PARK & RIDE FACILITIES

#7209 Grant Line Rd & I-205	\$481,400	Completed	\$481,400
DELETE: MacArthur Dr & I-205 (72PP-866)		deleted	\$0
Subtotal Park & Ride =	\$481,400		\$481,400

SIGNALS

#9200-461 Naglee Rd at Mall Entry #2 & #3	\$268,227	Completed	\$268,227
#9200-561 Grant Line Rd at Orchard Parkway	\$200,000	Completed	\$200,000
#9200-562 Grant Line Rd at Street "F"	\$123,500	Completed	\$123,500
#72PP-028 Grant Line Rd at Street "A"		07/08	\$356,548
#72PP-029 Naglee Rd at Auto Plaza Drive -Signal Upgrade		07/08	\$309,008
#7218 Grant Line Rd at Tracy Blvd	\$66,400	Completed	\$66,400
#9200-957 Grant Line Rd at Corral Hollow Rd	\$65,000	Completed	\$65,000
#9200-961 Corral Hollow Rd at Lowell	\$32,500	Completed	\$32,500
#7213 Corral Hollow Rd at Alegre	\$53,100	Completed	\$53,100
#7214 Future Signal Mod @ I-205 and MacArthur		08/09	\$261,319
#7215 Combine with 7214		Delete	\$0
#7211 Naglee Road and Mall Entry #2	\$20,850	Completed	\$20,850
Subtotal Signals =	\$829,577		\$1,756,453

PROJECT DESCRIPTION	COMPLETED	YEAR	TOTAL
			#47 AMOUNT

Intersection Mitigation Measures

Grant Line & Lammers ²			\$ 35,155.98
Grant Line Rd/ Naglee Rd/ I 205 WB ramps ²			\$ 20,802.37
Naglee & Pavilion Pkwy ²			\$ 352,302.63
I-205 EB ramps at Grant Line Rd. ²			\$ 382,644.98
Grant Line and Corral Hollow ²			\$ 1,685,152.32
Lammers Rd/ Eleventh St. ² - <i>Urban Interchanges not Req per M.P.</i>			\$ 809,009.86
Eleventh St and Corral Hollow ²			\$ 12,660.07
Robertson Dr & Naglee ²			\$ -
Auto Plaza Drive & Naglee Rd ²			\$ 7,499.19
Auto Plaza Dr & Corral Hollow ²			\$ 95,960.13
Subtotal Intersections =		\$0	\$3,401,188

GROUP 73

ROAD CIRCULATION

#7314 Corral Hollow Rd: Grant Line Rd to Mall Entry#4 (Total 4 Phases)		07/08	\$2,601,013
#7335 Grant Line Rd: I-205 to Lammers		07/08	\$2,882,697
#7329 Naglee Rd: Mall Entry #1 to Auto Plaza Dr.	\$2,366,100	Completed	\$2,366,100
#7307 Grant Line Rd: Corral Hollow to I-205	\$1,440,512	Completed	\$1,440,512
#7309 Corral Hollow Rd (Phase I) Byron Rd to Lowell	\$595,718	Completed	\$595,718
#7311 Corral Hollow Rd (Phase I) Lowell to Grant Line Rd	\$2,031,528	Completed	\$2,031,528
#73PP-029 Corral Hollow Rd (Phase II) Byron to Grant Line Rd		07/08	\$2,706,161
#7357 Street "C" east/west: Naglee Rd to Corral Hollow Rd		10/11	\$2,135,045
Subtotal Road Circulation =	\$6,433,858		\$16,758,774

GROUP 74

SANITARY SEWER TREATMENT

#7407a Sewer Treatment Plant Expansion (Phase 1a)	\$2,782,897	Completed	\$2,782,897
#7449 Sewer Treatment Plant Expansion (Phase 1)		07/08	\$5,867,103
Subtotal Sanitary Sewer Treatment =	\$2,782,897		\$8,650,000

SANITARY SEWER COLLECTION

#7410 I-205 Sewer Main - Phase II	\$336,850	Completed	\$336,850
#74PP-661 I-205 Sewer Main - Future		Delete	Delete
#799B Reimbursement to Sewer Fund 420 (#7420)		97/02	\$2,000,000
#799B Reimbursement to AD 84-1 (#7420)		97/02	\$837,300
Subtotal Sanitary Sewer Collection =	\$336,850		\$3,174,150

PROJECT DESCRIPTION	COMPLETED	YEAR	TOTAL #47 AMOUNT
GROUP 75			
WATER DISTRIBUTION (on-site) Grant Line Road Area			
#9500-461 Water Distribution - Naglee Rd	\$168,755	Completed	\$168,755
#7517 Water Distribution - I-205 to Grant Line Rd (Jack & Bore)	\$324,302	Completed	\$324,302
#7518 Water Distribution - Reimb to Chatfield	\$178,587	Completed	\$178,587
#7523 Water Distribution - Reimb to Walmart	\$356,263	Completed	\$356,263
#75PP-037 Reimbursement to Walmart & Westgate CIP (moved to 7533)		Delete	\$0
#7542 Land Cost for Well Site ¹	\$146,780	Completed	\$146,780
Subtotal Water Distribution (on-site) =	\$1,174,687		\$1,174,687
WATER DISTRIBUTION (off-site)			
#7527 18" Waterline on Corral Hollow Rd	\$498,850	Completed	\$498,850
#75PP-861 Reimbursement to King & Lyon & Safeway		05/06	\$650,800
#7533 7.1 MGD Linne Road Reservoir	\$1,919,600	Completed	\$1,919,600
#7567 360 bhp Pump Station Linne Reservoir Site	\$492,800	Completed	\$492,800
#7568 New water line, Linne & MacArthur	\$1,019,000	Completed	\$1,019,000
#7547 560 bhp Pump Station - Linne Reservoir Site		Completed	\$628,800
#799C Reimbursement to RSP (AD 87-3) (#75PP-036)		03/04	\$670,700
Subtotal Water Distribution (off-site) =	\$3,930,250		\$5,880,550
WATER SUPPLY			
#7514 Water Supply - EIR Documents	\$370,283	Completed	\$370,283
#7515 Water Supply - Preliminary Design	\$683,441	Completed	\$683,441
Subtotal Water Supply =	\$1,053,724		\$1,053,724
WATER TREATMENT/STORAGE			
#7532 Water Treatment Plant Expansion (SSJID)	\$9,218,306	Completed	\$9,218,306
#7532 (75PP-87X) SSJID Terminal Storage, Pumping & Water Transmission - combine with #7533			\$0
Subtotal Water Treatment/Storage =	\$9,218,306		\$9,218,306
GROUP 76			
STORM DRAINAGE			
#7606 Detention Basin & Outfall to Old River & Naglee Rd	\$4,075,184	Completed	\$4,075,184
#7614 I-205 Storm Drainage - Under I-205 to GL Rd.	\$324,858	Completed	\$324,858
#76PP-010 Reimbursement to RSP Storm Drainage Fund		04/05	\$1,590,600
Subtotal Storm Drainage =	\$4,400,042		\$5,990,642
IRRIGATION NBID (C)			
#9600-365 NBID Irrigation Relocation/Improvements	\$1,245,272	Completed	\$1,245,272
Subtotal Irrigation (NBID) =	\$1,245,272		\$1,245,272

PROJECT DESCRIPTION	COMPLETED	YEAR	TOTAL #47 AMOUNT
GROUP 78			
ENTRIES & GATEWAYS			
DELETE #7816			\$0
SWAINSON HAWK			
#7831	\$1,191,906	Completed	\$1,191,906
PARK CONSTRUCTION (R) Neighborhood Park			
#7817	\$1,456,000	Completed	\$1,456,000
			\$1,456,000
I-205 ENTRY MARKER (R)			
#7835 (was 78PP-761)	\$162,300	Completed	\$162,300
			\$162,300
I-205 MINI PARK (R) (and Master Plan)			
#7818 Mini - Park @ Park Atherton (0.50 acres)		Completed	B&D
#7836 Mini - Park @ Laurelbrook (0.81 acres)		Completed	B&D
#78PP-86? Mini - Park @ Cintra Park (0.79 acres)		Completed	B&D
#7873 Mini - Park @ Morrison Homes (0.60 acres)		Completed	B&D
			\$0
GROUP 79			
DOWNTOWN ASSISTANCE (C)			
#7912	\$75,000	Completed	\$75,000
#7931	\$209,380	Completed	\$209,380
AIR QUALITY			
#7930	\$26,400	Completed	\$26,400
Soundwall - Corral Hollow Rd @ Greenleaf Subdivision			
#9900-504	\$40,040	Completed	\$40,040
Program Management Services			
#7902 - Past	\$24,248	Completed	\$24,248
#7938 - Past	\$189,128	Completed	\$189,128
#7947	\$207,858	Completed	\$207,858
#7960		01/07	\$537,404
AGRICULTURAL CONVERSION FEE			
#79PP-020		06/07	\$83,870
TOTALS	\$38,385,246		\$66,734,379

¹ Will be reimbursed to redevelopment agency

² Mitigations added in 2007 update per revised Traffic Study completed by Fehr and Peers.

EXHIBIT B

FINANCE PLAN CIP PROJECT COSTS

June 2007

I-205 Corridor Specific Plan

Balance to be spread to properties without approved finance plans

Spreadsheet #47

	Spreadsheet #47 Total	Current Approved Finance Plans	SS #47 minus Finance Plans Balance
1. Road Circulation	\$13,100,922	\$8,927,851	\$4,173,071
2. Signals	\$1,373,081	\$1,153,650	\$219,431
2a. Intersection Mitigations	\$3,401,188	\$3,021,691	\$379,497
3. Sanitary Sewer Treatment	\$6,762,009	\$5,471,766	\$1,290,242
4. Sanitary Sewer Collection	\$1,826,798	\$1,681,850	\$144,948
5. Water Distribution (On-site)	\$918,294	\$813,117	\$105,177
6. Water Distribution (Off-site)	\$4,072,723	\$2,437,506	\$1,635,216
7. Water Supply	\$1,053,724	\$1,979,632	(\$925,908)
8. Water Treatment/Storage (1)	\$7,206,273	\$5,322,954	\$1,883,319
9. Storm Drains	\$3,439,667	\$3,417,590	\$22,077
10. Entries & Gateways (Funds to be used for item #8)	\$0	\$0	\$0
11. Park Land	\$572,000	\$572,000	\$0
12. Park Land Credit	(\$572,000)	(\$572,000)	\$0
13. Park Construction	\$1,138,206	\$1,143,999	\$0
14. Master Landscape Plan	\$13,000	\$13,000	\$0
15. Master Landscape Plan Credit	(\$13,000)	(\$13,000)	\$0
16. Agricultural Conversion Fee	\$83,870	\$71,323	\$12,547
17. Park & Ride	\$376,327	\$338,106	\$38,222
18. Air Quality	\$26,400	\$22,562	\$3,838
19. Swainson Hawk	\$1,191,906	\$1,080,306	\$131,600
20. Fire/Public Work Capital	\$1,985,842	\$1,251,874	\$733,968
21. Public Buildings	\$1,205,400	\$1,205,243	\$0
22. RSP Storm Drain Fee	\$1,590,600	\$1,590,573	\$0
23. I-205 Entry	\$126,876	\$128,103	\$0
24. I-205 Mini-Park (Build & Dedicate by Developers)	\$0	\$0	\$0
25. AD 84-1 Sewer Collection Fee	\$837,300	\$837,300	\$0
26. AD 87-3 Water Distribution Fee	\$670,700	\$670,700	\$0
27. Irrigation (NBID)	\$973,473	\$797,742	\$175,731
28. Downtown Assistance	\$284,380	\$239,326	\$45,054
29. Contingency (15%) included (2)	\$6,495,073	\$4,874,032	\$1,563,210
30. Design and Construction Fees (15%) included (2)	\$6,495,073	\$4,878,537	\$1,563,210
31. Credit from CFD 91-1 Overlap (included)	(\$900,403)	(\$878,505)	(\$21,898)
32. Soundwall-Corral Hollow Rd.@Greenlead Sub.	\$40,040	\$40,040	\$0
33. Program Management	\$958,638	\$401,718	\$556,920
Total Net Costs	\$66,734,379	\$52,900,587	\$13,729,470

(1) Entries & Gateways Item 10 Funds transferred to Water Treatment/Storage per City Council direction (\$883,417)

(2) Current Approved Finance Plan numbers represent the full 15% mark-up. Not all 15% was collected in the finance plans. Therefore, the total on this exhibit and the total on Exhibit E do not match.

EXHIBIT C

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
GROUP 71								
PUBLIC BUILDINGS								
7101 POLICE FACILITY	\$996,400							\$996,400
7109 CIVIC CENTER	\$209,000							\$209,000
FIRE STATION (PUBLIC WORKS CAPITAL)								
7104 NEW FIRE STATION #4 (BYRON & GRANT LINE ROAD)	\$2,540,300							\$2,540,300
SUBTOTAL GROUP 71	\$3,745,700	\$0	\$0	\$0	\$0	\$0	\$0	\$3,745,700

GROUP 72 PARK & RIDE / INTERSECTIONS & SIGNALS								
PARK AND RIDE								
7209 GRANT LINE RD & I-205	\$481,400							\$481,400
SIGNALS								
9200-461 NAGLEE RD @ MALL ENTRY #2 & #3	\$268,227							\$268,227
9200-561 GRANT LINE RD @ ORCHARD PARKWAY	\$200,000							\$200,000
9200-562 GRANT LINE RD @ STREET "F"	\$123,500							\$123,500
72PP-028 GLR @ ST "A" & TRACY BLVD, NAGLEE @ AUTO PLAZA						\$356,548		\$356,548
72PP-029 NAGLEE ROAD @ MALL ENTRY #2						\$309,008		\$309,008
7218 GRANT LINE ROAD @ TRACY BLVD.	\$66,400							\$66,400
9200-957 GRANT LINE RD @ CORRAL HOLLOW RD	\$65,000							\$65,000
9200-961 CORRAL HOLLOW RD @ LOWELL	\$32,500							\$32,500
7213 CORRAL HOLLOW RD @ ALEGRE	\$53,100							\$53,100
7214 Future Signal Modification @ I-205 & MacArthur	\$100						\$261,219	\$261,319
7211 MACARTHUR @ GRANT LINE RD	\$20,850							\$20,850

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
INTERSECTION MITIGATIONS								
Grant Line & Lammers							\$35,156	\$35,156
Grant Line Rd/ Naglee Rd/ I 205 WB ramps							\$20,802	\$20,802
Naglee & Pavilion Pkwy							\$352,303	\$352,303
I-205 EB ramps at Grant Line Rd.							\$382,645	\$382,645
Grant Line and Corral Hollow							\$1,685,152	\$1,685,152
Lammers Rd/ Eleventh St.							\$809,010	\$809,010
Eleventh St and Corral Hollow							\$12,660	\$12,660
Robertson Dr & Naglee							\$0	\$0
Auto Plaza Drive & Naglee Rd							\$7,499	\$7,499
Auto Plaza Dr & Corral Hollow							\$95,960	\$95,960
SUBTOTAL GROUP 72	\$1,311,077	\$0	\$0	\$0	\$0	\$665,557	\$3,662,406	\$5,639,040

GROUP 73								
ROAD CIRCULATION								
7314 CORRAL HOLLOW RD: GRANT LINE RD TO MALL ENTRY #4			\$300,000			\$1,692,041		\$2,601,013
7335 GRANT LINE RD: I-205 TO LAMMERS	\$1,213,115					\$1,669,582		\$2,882,697
7329 NAGLEE RD: MALL ENTRY #1 TO AUTO PLAZA DR	\$2,366,100							\$2,366,100
7307 GRANT LINE RD: CORRAL HOLLOW RD TO I-205	\$1,440,512							\$1,440,512
7309 CORRAL HOLLOW RD (PHASE I) BYRON RD TO LOWELL	\$595,718							\$595,718
7311 CORRAL HOLLOW RD (PHASE I) LOWELL TO GRANT LINE RD	\$2,031,528							\$2,031,528
73PP-029 CORRAL HOLLOW RD (PHASE II) BYRON TO GRANT LINE						\$2,706,161		\$2,706,161
7357 STREET C (E/W): NAGLEE RD TO CORRAL HOLLOW RD							\$2,135,045	\$2,135,045
SUBTOTAL GROUP 73	\$8,255,945	\$0	\$300,000	\$0	\$0	\$6,067,784	\$2,135,045	\$16,758,774

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
GROUP 74								
SANITARY SEWER TREATMENT								
7407 SEWER TREATMENT PLANT EXPANSION	\$2,722,229	\$60,668						\$2,782,897
7449 SEWER TREATMENT PLANT EXPANSION (PHASE 1)	\$712,716	\$3,954,387		\$1,200,000				\$5,867,103
SANITARY SEWER COLLECTION								
7410 I-205 SEWER MAIN (PHASE II)	\$336,850							\$336,850
799B REIMBURSEMENT TO SEWER FUND 420								\$2,000,000
799B REIMBURSEMENT TO AD 84-1 (#7420)	\$2,000,000	\$837,300						\$837,300
SUBTOTAL GROUP 74	\$5,771,795	\$4,852,355	\$0	\$0	\$0	\$1,200,000	\$0	\$11,824,150

GROUP 75								
WATER DISTRIBUTION (ON-SITE)								
9500-461 WATER DISTRIBUTION - NAGLEE ROAD	\$168,755							\$168,755
7517 WATER DIST: I-205 TO GRANT LINE RD (JACK & BORE)	\$324,300							\$324,302
7518 WATER DIST: GRANT LINE RD - REIMB. TO CHATFIELD	\$178,587							\$178,587
7523 WATER DIST: REIMB. TO WALMART & WESTGATE	\$356,263							\$356,263
7542 LAND COST FOR WELL (REIMB TO REDEVELOPMENT AGENCY)				\$146,780				\$146,780
WATER DISTRIBUTION (OFF-SITE)								
7527 18" WATERLINE ON CORRAL HOLLOW RD	\$498,850							\$498,850
75PP-861 REIMBURSEMENT TO KING & LYON & SAFEWAY				\$650,800				\$650,800
7533 STORAGE, PUMP STATION AND BACKUP GENERATORS	\$1,749,654	\$169,946						\$1,919,600
7567 PUMP STATION LINNE RESERVOIR SITE	\$51,860	\$440,940						\$492,800
7568 NEW WATER LINE, LINNE & MACARTHUR	\$107,953	\$911,047						\$1,019,000
7547 560 BHP PUMP STATION - LINNE RESERVOIR SITE	\$63,647	\$565,153						\$628,800
799C REIMBURSEMENT TO RSP			\$670,700					\$670,700
WATER SUPPLY								

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
7514 WATER SUPPLY (PHASES II, III, IV)	\$370,283							\$370,283
7515 WATER SUPPLY (PHASE I)	\$683,441							\$683,441
WATER TREATMENT/STORAGE								
7532 WATER TREATMENT PLANT EXPANSION	\$2,369,738	\$6,848,568						\$9,218,306
7532 (75PP-87X) SSIIID TERMINAL STORAGE, PUMPING & WATER TRANS								\$0
SUBTOTAL GROUP 75	\$6,923,331	\$8,935,654	\$670,700	\$797,580	\$0	\$0	\$0	\$17,327,267

GROUP 76								
STORM DRAINAGE								
7606 DETENTION BASIN & OUTFALL TO OLD RIVER & NAGLEE RD	\$4,075,184							\$4,075,184
7614 I-205 STORM DRAINAGE (FUTURE PHASE)	\$324,858							\$324,858
76PP-010 REIMBURSEMENT TO RSP STORM DRAINAGE FUND		\$795,300	\$795,300					\$1,590,600
IRRIGATION (NBID)								
9600-365 NBID IRRIGATION RELOCATION / IMPROVEMENTS	\$1,245,272							\$1,245,272
SUBTOTAL GROUP 76	\$5,645,314	\$795,300	\$795,300	\$0	\$0	\$0	\$0	\$7,235,914

GROUP 78								
ENTRIES & GATEWAYS								
7816 DELETE								
SWAINSON HAWK								
7831 SWAINSON HAWK	\$157,106			\$1,034,800				\$1,191,906
PARK CONSTRUCTION								
7817 PARK CONSTRUCTION (R) - NEIGHBORHOOD PARK	\$1,456,000							\$1,456,000

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS
June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
I-205 ENTRY MARKER (R)								
7835 I-205 ENTRY MARKER (R)	\$162,300							\$162,300
I-205 MINI PARK (R AND MASTER PLAN)								
7818 MINI PARK @ PARK ATHERTON (0.50 ACRES)								B&D
7836 MINI PARK - LAURELBROOK (0.81 ACRES)								B&D
78PP-86? MINI PARK - CINTRA PARK (0.79 ACRES)								B&D
7873 MINI PARK -MORRISON HOMES GL-25B (1)								B&D
SUBTOTAL GROUP 78	\$1,775,406	\$0	\$0	\$1,034,800	\$0	\$0	\$0	\$2,810,206

(1) Morrison Homes to build and dedicate Mini-Park

GROUP 79								
DOWNTOWN ASSISTANCE (C)								
7912 DOWNTOWN ASSISTANCE FROM I-205 DEVELOPMENT	\$75,000							\$75,000
7931 DOWNTOWN ASSISTANCE FROM I-205 DEVELOPMENT	\$139,580		\$69,800					\$209,380
AIR QUALITY								
7930 AIR QUALITY					\$26,400			\$26,400
SOUNDWALL: CORRAL HOLLOW RD @ GREENLEAF SUBDIV								
9900-504 SOUNDWALL: CHR @ GREENLEAF SUBDIVISION	\$40,040							\$40,040
PROGRAM MANAGEMENT SERVICES								
7902 PROGRAM MANAGEMENT - Past	\$24,248							\$24,248
7938 PROGRAM MANAGEMENT - Future	\$189,128							\$189,128
7947 PROGRAM MANAGEMENT - Future	\$207,858							\$207,858
7960 PROGRAM MANAGEMENT - Future	\$297,048	\$82,267	\$30,000	\$42,696	\$42,696	\$42,696		\$557,404
AGRICULTURAL CONVERSION FEE								
79PP-020 AGRICULTURAL CONVERSION FEE							\$83,870	\$83,870
SUBTOTAL GROUP 79	\$972,902	\$82,267	\$99,800	\$42,696	\$69,096	\$42,696	\$83,870	\$1,393,328

I-205 CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

SUMMARY SHEETS

June 2007

	Prior Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	Total
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GRAND TOTAL	\$34,401,470	\$14,665,576	\$1,865,800	\$1,875,076	\$69,096	\$7,976,037	\$5,881,321	\$66,734,379
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EXHIBIT D

PARCELS / PROPERTY OWNERS WITHOUT APPROVED FINANCE
PLANS FOR SPREADSHEET #46

January 2005

Commercial

<u>Property</u>	<u>Owner</u>
GL-6	Pombo
GL-8	Alfonso
GL-15 1(A)	General Growth
GL-15 1(B)	General Growth
GL-16	Furtado
GL-24C	Toste
M-1	N. Bacchetti
M-2	B. Bacchetti

EXHIBIT E
CURRENT APPROVED FINANCE PLANS
(Page 1 of 4)

I-205 Corridor Specific Plan
Commercial / Industrial Area
Spreadsheet No. 47
June 2007

Bond Method:	GL.2A	GL.2B	GL.3A	GL.3B	GL.4	GL.5A	GL.5B	GL.6	GL.7	Interest Income from GL-7	GL-8	GL.12/14/16	GL.13.A	GL.13.B	GL.13.C	GL.17A	GL.17B	GL.17C	GL.17D	GL.17E	GL.27	TOTAL Committed	
	AD.8A.1	AD.8A.1	AD.8A.1	AD.8A.1	AD.8A.1	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	AD.8A.1.A.8.7.3	
Cost Allocations:																							
1. Road Circulation:	\$326,375	\$135,776	\$283,244	\$875,726	\$184,511	\$198,875	\$371,723	\$136,940	\$885,776	\$166,777	\$150,411	\$2,776,465	\$50,915	\$20,829	\$503,349	\$702,865	\$368,470	\$332,818				\$9,031,365	
2. Freeway Interchanges:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3. Intersection & Signals:	\$64,627	\$6,051	\$55,085	\$50,112	\$35,535	\$8,403	\$17,293	\$5,103	\$21,375	\$15,038	\$6,703	\$54,878	\$1,266	\$814	\$53,646	\$124,262	\$65,162	\$14,884				\$1,079,240	
3a. Intersection Modifications:	\$0	\$0	\$0	\$0,021,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,021,691	
4. Sub-Total Road Costs:	\$391,002	\$141,826	\$338,329	\$9,727,829	\$221,047	\$198,878	\$389,028	\$143,043	\$887,151	\$171,815	\$157,114	\$3,326,265	\$52,171	\$21,343	\$505,995	\$826,928	\$433,632	\$347,502				\$12,131,297	
5. A. Sanitary Sewer Treatment:	\$242,420	\$74,109	\$173,325	\$308,781	\$54,234		\$0		\$696,382	\$2,150		\$538,192	\$20,215	\$9,653	\$162,732	\$377,055	\$197,740	\$109,349				\$2,850,130	
B. Sanitary Sewer Collection:	\$127,428	\$14,976	\$91,109	\$62,400	\$29,608	\$7,511	\$23,917	\$3,467	\$120,529	\$469	\$12,133	\$222,302	\$4,154	\$1,780	\$68,559	\$195,166	\$103,927	\$21,763				\$1,185,566	
6. A. Water Distribution (on-site):	\$65,231	\$430	\$47,065	\$1,785	\$16,541				\$3,778	\$26		\$177,054	\$136	\$61	\$43,026	\$99,663	\$52,262	\$19,999				\$20,084	
B. Water Distribution (off-site):	\$66,573	\$82,454	\$45,280	\$394,094	\$15,841				\$316,878	\$297,393		\$191,520	\$11,430	\$5,107	\$44,135	\$102,233	\$53,610	\$122,593				\$1,702,541	
C. Water Supply:	\$138,338	(\$52,240)	\$99,914	(\$217,068)	\$32,968				\$169,102	(\$57,336)		\$378,484	\$6,137	\$2,727	\$51,472	\$211,683	\$111,110	(\$59,351)				\$333,010	
D. Water Treatment / Storage:	\$44,457	\$105,891	\$38,616	\$42,825	\$25,155				\$648,478	\$194,399		\$1,607,342	\$23,528	\$10,457	\$52,470	\$121,638	\$63,794	\$14,125				\$2,282,076	
7. Storm Drains:	\$30,069	\$2,452	\$285,125	\$10,011	\$99,093	\$1,477	\$5,087	\$1,220	\$20,335	\$1,176	\$935	\$1,607,342	\$338	\$391	\$79,336	\$151,993	\$95,225	\$1,404				\$2,780,386	
8. Irrigation (NBID):	\$51,760	\$17,483	\$45,067	\$71,379	\$15,661	\$10,531	\$31,951	\$9,699	\$120,592	(\$333)	\$5,952	\$300,334	\$5,586	\$2,328	\$0	\$0	\$0	\$10,863				\$797,742	
9. Entrances & Gateways: (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10. Ponds & Mini-Ponds:	\$19,281	\$2,543	\$13,327	\$10,352	\$4,831	\$1,532	\$4,596	\$1,265	\$17,352	(\$4)	\$686	\$75,131	\$804	\$335	\$10,387	\$24,015	\$12,593	\$1,547				\$199,542	
11. Downtown Assistance:	\$13,091	\$3,815	\$11,361	\$15,877	\$7,401	\$2,299	\$5,990	\$1,898	\$26,486	(\$128)	\$1,299	\$11,822	\$1,227	\$511	\$15,350	\$35,650	\$19,694	\$2,322				\$275,235	
12. Park & Ride:	\$790	\$217	\$666	\$684	\$447	\$130	\$391	\$108	\$1,478	\$0	\$74	\$6,725	\$69	\$29	\$330	\$2,153	\$1,129	\$132				\$16,370	
13. Air Quality:	\$44,672	\$7,427	\$32,604	\$30,324	\$11,330	\$4,474	\$13,423	\$3,696	\$50,671	\$0	\$2,529	\$193,786	\$2,348	\$979	\$23,582	\$69,748	\$30,898	\$4,517				\$607,707	
14. Swellback Hawk:	\$31,812	\$33,722	\$23,072	\$56,856	\$9,818	\$14,289	\$2,951	\$11,804	\$41,336	(\$229)	\$9,076	\$130,622	\$1,914	\$798	\$17,947	\$41,673	\$21,800	\$25,214	\$300,000			\$960,816	
15. Fire / Public Works Capital:	\$3,725	\$708	\$2,719	\$2,891	\$945	\$427	\$1,280	\$382	\$4,831	\$0	\$241	\$16,330	\$224	\$93	\$0	\$0	\$0	\$431				\$34,198	
15. A. Agricultural Conversion Fee:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
16. Total Distribution Direct Costs:	\$1,249,998	\$384,677	\$912,170	\$1,221,122	\$319,983	\$42,669	\$140,456	\$32,509	\$2,128,028	(\$130,027)	\$32,005	\$4,494,057	\$79,789	\$34,256	\$627,846	\$1,484,320	\$762,832	\$394,663	\$300,000	\$300,000	\$300,000	\$14,339,415	
17. Contingency Fee (15%): (2)	\$215,192	\$71,679	\$168,352	\$314,932	\$73,869	\$4,963	\$76,659	\$28,520	\$415,782	\$91,859	\$27,811	\$1,089,950	\$19,204	\$7,716	\$129,506	\$297,669	\$155,093	\$119,238				\$3,309,729	
18. Design & Construction Fees: (15%): (2)	\$215,192	\$71,679	\$168,352	\$314,932	\$73,869	\$4,963	\$76,659	\$28,520	\$415,782	\$91,859	\$27,811	\$1,089,950	\$19,204	\$7,716	\$129,506	\$297,669	\$155,093	\$119,238				\$3,309,729	
19. Total Construction, Design & Contingency:	\$430,384	\$143,357	\$336,704	\$629,864	\$147,738	\$99,226	\$153,318	\$57,040	\$831,524	\$182,738	\$55,622	\$2,137,160	\$36,008	\$15,432	\$267,012	\$595,338	\$312,186	\$238,469	\$0	\$0	\$0	\$6,617,469	
20. Credit From CFD 91-1 Overage:	(\$48,743)	(\$8,451)	(\$40,564)	(\$21,074)	(\$19,833)	(\$7,098)	(\$26,653)	(\$5,885)	(\$55,950)	\$0	\$0	(\$198,409)	\$0	\$0	(\$27,405)	(\$83,481)	(\$33,299)	\$0				(\$465,913)	
21. Program Management:	\$28,503	\$29,503	\$28,503	\$116,375	\$17,169	\$17,169	\$14,183	\$9,704	\$38,848	\$33,698	\$3,704	\$1,791	\$1,791	\$746	\$0	\$0	\$0	\$17,336				\$225,666	
23. Total Net Costs:	\$2,021,041	\$599,952	\$1,541,539	\$5,573,616	\$669,343	\$319,654	\$709,052	\$234,920	\$3,819,299	\$288,214	\$284,445	\$9,721,086	\$193,139	\$71,779	\$1,214,447	\$2,813,105	\$1,475,181	\$897,971	\$300,000	\$300,000	\$300,000	\$32,651,913	

(1) These funds will be used to assist in the financing of water treatment / storage facilities.
(2) Applied to construction items only.
(3) General Growth - GL 12/14/16: \$2,150,962 cash & \$7,570,104 COP.
(4) 3.64 acres has paid fees. The remaining parcel is subject to the latest spreadsheet update.

EXHIBIT E
CURRENT APPROVED FINANCE PLANS
(Page 2 of 4)

I-205 Corridor Specific Plan
Residential Area
Spreadsheet No. 47
June 2007

Dwelling Units	GL-23A Phases 1 & 2 123	AD 97-1	GL-23B Phase 3 208	AD 98-77	GL-23C Phase 4 288	AD 98-77	GL-24A Phases 1 & 2 109	AD 98-1	GL-24B Phases 3 & 4 171	AD 97-2	GL-26A McBail 109	AD 95-1	GL-48B Morrison 108	AD 98-4	GL-36B 11 Phase 1 Plan	TOTAL 177	Bacon 118	TOTAL RESIDENTIAL
Bond Method:																		
Cost Allocations:																		
1. Road Circulation:	\$85,197		\$48,371	\$88,832	\$80,874	\$134,434	\$86,683	\$116,653	\$7,730	\$124,383	\$228,651						\$228,651	\$686,465
2. Additional Corral Hollow Road RW:			\$0	\$0	\$0	\$0	\$13,978	\$16,632	\$1,102	\$17,734	\$31,612						\$31,612	\$0
3. Intersection & Signals:	\$3,168		\$1,078	\$1,989	\$2,978	\$4,460	\$16,140	\$2,588	\$172	\$2,768	\$40,132						\$40,132	\$75,410
3a. Intersection Modifications:	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0	\$0
4. Sub-Total Road Costs:	\$88,365		\$49,447	\$91,831	\$83,350	\$138,894	\$129,881	\$135,881	\$9,004	\$144,885	\$235,451						\$235,451	\$871,895
5. A. Sanitary Sewer Treatment:	\$81,356		\$236,602	\$439,405	\$82,524	\$104,188	\$196,545	\$451,651	\$29,928	\$481,580	\$788,664						\$788,664	\$2,384,166
B. Sanitary Sewer Collection:	\$16,730		\$47,724	\$88,628	\$88,710	\$149,481												\$492,284
6. A. Water Distribution (on-alle):	\$79,657		\$19,875	\$37,096	\$58,617	\$97,878												\$283,023
B. Water Distribution (off-alle):	\$132,144		\$120,239	\$223,301	\$87,240	\$162,041												\$734,965
C. Water Supply:	\$147,587		\$73,119	\$135,782	\$108,612	\$180,989	\$144,727	\$171,865	\$11,389	\$193,254	\$503,529						\$503,529	\$1,477,619
D. Water Treatment / Storage:	\$474,274		\$275,413	\$511,482	\$348,002	\$581,675	\$20,373	\$947,361	\$42,887	\$690,256	\$658,913						\$658,913	\$2,961,280
7. Storm Drains:	\$182,182		\$7,398	\$13,738	\$168,974	\$284,812												\$657,204
8. Entries & Gateways: (1)	\$0		\$0	\$0	\$0	\$0												\$0
9. A. Park Land:	\$82,323		\$52,273	\$67,078	\$83,269	\$105,430												\$572,000
B. Park Land Credit:	(\$203,269)		(\$128,059)	(\$339,692)														(\$572,000)
C. Park Construction:	\$166,273		\$104,840	\$184,889	\$127,016	\$211,659	\$146,927	\$181,282	\$12,013	\$193,285								\$1,143,989
10. A. Master Landscape Plan:	\$2,118		\$641	\$1,190	\$1,751	\$2,818												\$13,001
B. Master Landscape Plan Credit:	\$0		\$0	\$0	\$0	\$0												(\$13,000)
C. Agricultural Conversion Fee:	\$4,110		\$1,759	\$3,286	\$4,481	\$7,434	\$4,098	\$5,234	\$0	\$5,234	\$167,348						\$167,348	\$30,360
11. Contingency (15%): (2)	\$128,147		\$128,261	\$240,058	\$106,639	\$284,771	\$72,397	\$208,681	\$13,811	\$223,943	\$187,348							\$1,352,358
12. Design & Construction Fees (15%): (2)	\$1,530,789		\$1,089,545	\$1,686,265	\$1,354,254	\$2,397,858	\$1,931,328	\$2,987,658	\$123,750	\$2,085,078	\$1,886,798							\$12,830,328
13. Total Distribution Direct Costs:	\$1,625,155		\$1,118,862	\$2,078,126	\$1,417,804	\$2,536,762	\$899,381	\$2,087,208	\$132,754	\$2,199,963	\$1,822,248							\$13,802,223
14. Total Construction, Design & Contingency	(\$46,714)		(\$15,064)	(\$57,875)														(\$512,592)
15. Credit From CFP 91-1 Overlap:	\$1,678,441		\$1,103,828	\$2,050,151	\$1,417,804	\$2,536,762	\$899,004	\$2,018,818	\$129,647	\$2,148,365	\$1,784,385							\$13,489,631
Subtotal Costs:	\$8,418		\$8,418	\$11,818	\$11,650	\$21,450												\$40,040
16 Soundwall - CHR @ Greenleaf																		\$72,062
17 Program Management:																		\$2,349
18 Park & Ride:	\$3,940		\$1,927	\$3,579	\$3,238	\$5,382	\$3,877	\$4,855	\$0	\$4,855	\$11,513							\$58,419
19 Air Quality:	\$238		\$122	\$226	\$195	\$328	\$234	\$313	\$0	\$313	\$685							\$2,349
20 Swainson Hawk:	\$42,442		\$17,325	\$32,178	\$41,817	\$68,683	\$45,849	\$58,583	\$0	\$58,583	\$147,268							\$455,274
21 Fire / Public Works Capital:	\$35,774		\$12,844	\$24,042	\$28,691	\$48,511	\$32,518	\$41,061	\$2,721	\$43,782	\$104,228							\$352,187
22 Public Buildings:	\$148,830		\$120,688	\$224,153	\$130,683	\$217,787	\$164,842	\$188,440	\$0	\$188,440	\$1,205,243							\$1,205,243
23 RSP Storm Drainage:	\$0		\$0	\$0	\$0	\$0	\$178,148	\$896,150	\$0	\$896,150	\$715,275							\$1,580,573
24 I-205 Entry:	\$0		\$0	\$0	\$0	\$0	\$20,038				\$108,087							\$128,103
25 I-205 Mini-Park Construction:	\$0		\$0	\$0	\$0	\$0	\$0	\$0										\$0
26 AD 84-1 Collection:	\$0		\$0	\$0	\$0	\$0	\$132,688	\$168,657	\$0	\$168,657	\$535,074							\$697,300
27 AD 97-3 Distribution:	\$80,356		\$2,231	\$4,143	\$68,360	\$11,681	\$108,288	\$135,839	\$0	\$135,839	\$428,683							\$670,700
28 Contingency (15%): (2)	\$50,356		\$2,231	\$4,143	\$68,360	\$11,681	\$16,438	\$8,902	\$408	\$7,311	\$33,571							\$225,088
29 Design & Construction Fees (15%): (2)	\$411,836		\$175,445	\$325,830	\$324,252	\$585,861	\$717,210	\$1,378,702	\$7,314	\$1,396,016	\$2,115,878							\$6,922,427
30 Subtotal Development Fees:	\$1,891,377		\$1,278,374	\$2,375,982	\$1,741,868	\$2,902,813	\$1,678,214	\$3,397,520	\$136,861	\$3,534,381	\$3,810,281							\$19,312,069
31 TOTAL NET COSTS:																		

(1) These funds will be used to assist in the financing of water treatment/water storage facilities.

(2) Applied to construction items only.

(3) Developer will build and dedicate the Mini-Park. Credit of 71,116 (plus 30% markup) has been credited.

**EXHIBIT E
CURRENT APPROVED FINANCE PLANS**

(Page 3 of 4)

I-205 Corridor Specific Plan
MacArthur Area
Spreadsheet No. 47
June 2007

	M-3	M-4-1a	M-4-1b	M-4-2	M-4-3	M-4-4	TOTAL
Bond Method:	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	MacArthur
1. Road Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Intersection & Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3a. Intersection Mitigations	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Sanitary Sewer Treatment	\$30,673	\$82,826	\$101,233	\$4,744	\$3,683	\$3,612	\$226,771
4. Sanitary Sewer Collection	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Water Distribution (on-site)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Water Distribution (Off-site)	\$2,794	\$32,436	\$39,644	\$1,858	\$1,442	\$1,414	\$79,588
7. Water Supply	\$15,703	\$64,750	\$79,139	\$3,708	\$2,879	\$2,824	\$169,003
8. Water Treatment/Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9. Storm Drains	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11. Entries & Gateways							
12. Parks and Mini-Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13. Downtown Assistance	\$961	\$16,398	\$20,042	\$939	\$729	\$715	\$39,784
14. Park and Ride	\$24,452	\$0	\$0	\$0	\$0	\$0	\$24,452
15. Air Quality	\$135	\$1,566	\$1,914	\$90	\$70	\$68	\$3,843
16. Swainson Hawk	\$2,350	\$40,115	\$49,029	\$2,298	\$1,784	\$1,749	\$97,325
17. Fire/Public Works Capital	\$1,663	\$28,387	\$34,695	\$1,626	\$1,262	\$1,238	\$68,871
18. Contingency (15%)	\$6,576	\$0	\$0	\$504	\$391	\$384	\$7,855
19. Design/Construction Fees (15%)	\$11,039	\$0	\$0	\$522	\$406	\$393	\$12,360
20. Agricultural Mitigation Fee	\$185	\$2,779	\$3,397	\$159	\$124	\$121	\$6,765
21. East Sewer Trunk Buy-in	\$7,128	\$15,555	\$19,012	\$891	\$692	\$678	\$43,956
Total Net Costs	\$103,659	\$284,812	\$348,105	\$17,339	\$13,462	\$13,196	\$780,573
Sub total without item #21							\$736,617

**EXHIBIT E
CURRENT APPROVED FINANCE PLANS**

(Page 4 of 4)

I-205 Corridor Specific Plan
Combined Total of Commercial/Industrial, Residential & MacArthur Areas
Spreadsheet No. 47
June 2007

	TOTAL RESIDENTIAL	TOTAL Comm/Indust.	TOTAL MacArthur	GRAND TOTAL
Cost Allocations:				
1. Road Circulation:	\$896,485	\$8,031,366	\$0	\$8,927,851
2. Additional Corral Hollow Road R/W:	\$0	\$0	\$0	\$0
3. Intersection & Signals:	\$75,410	\$1,078,240	\$0	\$1,153,650
3a. Intersection Mitigations	\$0	\$3,021,691	\$0	\$3,021,691
4. Sub-Total Road Costs:	\$971,895	\$12,131,297	\$0	\$13,103,192
5. A. Sanitary Sewer Treatment:	\$2,394,865	\$2,850,130	\$226,771	\$5,471,766
B. Sanitary Sewer Collection:	\$492,284	\$1,189,566	\$0	\$1,681,850
6. A. Water Distribution (on-site):	\$293,023	\$520,094	\$0	\$813,117
B. Water Distribution (off-site):	\$734,965	\$1,702,541	\$0	\$2,437,506
C. Water Supply	\$1,477,619	\$333,010	\$169,003	\$1,979,632
D. Water Treatment / Storage:	\$2,961,290	\$2,282,076	\$79,588	\$5,322,954
7. A. Storm Drains:	\$637,204	\$2,780,386	\$0	\$3,417,590
B. Irrigation Relocation (NBID)	\$0	\$797,742	\$0	\$797,742
8. Entries & Gateways: (1)	\$0	\$0	\$0	\$0
9. A. Park Land:	\$572,000	\$0	\$0	\$572,000
B. Park Land Credit:	(\$572,000)	\$0	\$0	(\$572,000)
C. Park Construction:	\$1,143,999	\$0	\$0	\$1,143,999
10. A. Master Landscape Plan:	\$13,001	\$0	\$0	\$13,001
B. Master Landscape Plan Credit:	(\$13,000)	\$0	\$0	(\$13,000)
C. Agricultural Conversion Fee:	\$30,360	\$34,198	\$6,765	\$71,323
11. Contingency (15%): (2)	\$1,332,359	\$3,139,822	\$7,855	\$4,480,036
12. Design & Construction Fees (15%): (2)	\$1,332,359	\$3,139,822	\$12,360	\$4,484,541
13. Total Distribution Direct Costs:	\$12,830,328	\$18,769,389	\$502,342	\$32,102,059
14. Total Construction, Design & Contingency:	\$13,802,223	\$30,900,686	\$502,342	\$45,205,251
15. Credit From CFD 91-1 Overlap:	(\$312,592)	(\$565,913)	\$0	(\$878,505)
Subtotal Costs:	\$13,489,631	\$30,334,772	\$502,342	\$44,326,745
16. Downtown Assistance	\$0	\$199,542	\$39,784	\$239,326
17. Soundwall - CHR @ Greenleaf	\$40,040	\$0	\$0	\$40,040
18. Program Management	\$72,062	\$329,656	\$0	\$401,718
19. Park & Ride:	\$38,419	\$275,235	\$24,452	\$338,106
20. Air Quality:	\$2,349	\$16,370	\$3,843	\$22,562
21. Swainson Hawk:	\$455,274	\$507,707	\$97,325	\$1,060,306
22. Fire / Public Works Capital:	\$332,187	\$850,816	\$68,871	\$1,251,874
23. Public Buildings:	\$1,205,243	\$0	\$0	\$1,205,243
24. RSP Storm Drainage:	\$1,590,573	\$0	\$0	\$1,590,573
25. I-205 Entry:	\$128,103	\$0	\$0	\$128,103
26. I-205 Mini-Park Construction:	\$0	\$0	\$0	\$0
27. AD 84-1 Collection:	\$837,300	\$0	\$0	\$837,300
28. AD 87-3 Distribution:	\$670,700	\$0	\$0	\$670,700
29. Contingency (15%): (2)	\$225,088	\$168,908	\$0	\$393,996
30. Design & Construction Fees (15%): (2)	\$225,088	\$168,908	\$0	\$393,996
31. Subtotal Development Fees:	\$5,822,427	\$2,517,141	\$234,275	\$8,573,843
30. TOTAL NET COSTS:	\$19,312,058	\$32,851,913	\$736,617	\$52,900,588

(1) These funds will be used to assist in the financing of water treatment/water storage facilities.

(2) Applied to construction items only.

EXHIBIT F
I-205 CORRIDOR SPECIFIC PLAN AREA
Grant Line and Mac Arthur Area

I-205 Parcel Designation	Property Owner	APN #	Finance Plan (Note 6)				Total Finance Plan Cost	Spreadsheet Number	Spreadsheet Amount
			Approval Date	Assessment District No.	Financed Amount	Bldg Permit/ Tract Map			
GRANT LINE AREA									
COMMERCIAL									
GL-1	City (Panganiban) - Detention Basin	212-04-11	City Owned	n/a	n/a	n/a	n/a	n/a	n/a
GL-1B	City (Panganiban) - Detention Basin	212-04-11	City Owned	n/a	n/a	n/a	n/a	n/a	n/a
GL-2A	Chatfield - Automall	212-04-14	01/03/95	AD 94-1	\$1,543,175	\$697,952	\$2,241,127	#39	\$2,021,041
GL-2B	Chatfield (8)	212-04-14	10/05/04					#47	\$3,035,604
GL-3A	Robertson	212-04-15	01/03/95	AD 94-1	\$1,044,677	\$728,868	\$1,773,545	#39	\$1,541,639
GL-3B	Robertson	212-04-15	See Note 4			\$2,652,125		#45	\$5,673,816
GL-4	Yee	212-04-26	01/03/95	AD 94-1	\$486,960	\$308,783	\$795,743	#39	\$668,243
GL-5a west	Padis - MY Associates	212-04-28	09/03/02	See Note 1		\$839,396	\$839,396	#45	\$708,052
GL-5a east	Padis - MY Associates	212-04-28	04/20/04	See Note 1		\$319,654		#45	\$319,653
GL-5b	Tracy Commercial LLC	212-04-54	06/15/04	See Note 1		\$234,920		#45	\$234,920
GL-6	Pombo	212-04-27	None					#47	\$167,587
GL-7	Padis - Michaelides	212-04-24	07/17/01					#42	\$3,819,299
	Interest Payment		n/a					n/a	\$258,214
GL-8	Alfonso	212-04-23	None					#47	\$658,075
GL-9	Eroeg	212-04-25	02/17/04	See Note 1		\$254,445		#45	\$254,445
GL-10	Eroeg	212-05-14	City Owned	n/a	n/a	n/a	n/a	n/a	n/a
GL-11	Boswell	212-05-13	n/a	See Note 7				#41	n/a
GL-12	General Growth - West Valley Mall	212-05-20	08/26/94	C O P	\$7,600,000	\$2,150,982	\$9,750,982	#30	\$9,721,086
GL-13 1(A)	Leonardo	212-05-16	07/20/99					#42	\$169,139
GL-13 1(B)	Wheelus		07/20/99					#42	\$71,779
GL-14	General Growth - West Valley Mall	212-05-10	08/26/94	C O P	Included with GL-12			n/a	w/GL-12
GL-15	General Growth - West Valley Mall	212-05-12	08/26/94	C O P	Included with GL-12			n/a	w/GL-12
GL-15 1(A)	General Growth - West Valley Mall		None					#47	\$335,174
GL-15 1(B)	General Growth - West Valley Mall		None					#47	\$446,899
GL-16	Furtado	238-02-01	None					#47	\$706,833
GL-17A	Walmart	238-02-15	11/17/92	See Note 2				#30	\$1,214,447
GL-17B (1A & 1B)	Dividend	238-02-14	11/17/92	CFD 93-1	\$2,265,534	\$1,166,844	\$3,432,378	#30	\$2,813,105
GL-17B 1(C)	Dividend	238-02-14	11/17/92	CFD 93-1	\$1,185,260	\$610,458	\$1,795,718	#30	\$1,475,161
GL-18	Ryder Construction	238-02-03	City Owned	n/a	n/a	n/a	n/a	n/a	n/a
GL-24C	Toste Farms, Inc.	238-02-XX	None					#47	\$5,921,408
GL-27	Remainder, adjacent to Park & Ride		4/05					#46	\$987,971
	Bond Refinance								\$300,000
RESIDENTIAL									
GL-23A	Nakano (Phases 1 & 2)	238-02-10	01/15/97	AD 97-1	\$1,231,262	\$837,115	\$2,068,377	#40	\$1,991,377
GL-23B	Nakano (Phases 3 - East)	238-02-XX	07/06/99		\$630,200	\$649,174	\$1,279,374	#41	\$1,279,374
GL-23B	Nakano (Phases 4 - West)	238-02-XX	07/06/99		\$1,499,817	\$955,700	\$2,455,517	#41	\$2,375,982
GL-24A	Surland (Phases 1 & 2)	238-02-11	05/21/96	AD96-1	\$1,096,968	\$691,621	\$1,788,589	#40	\$1,741,856
GL-24B	Surland (Phases 3 & 4)	238-02-XX	12/16/97	AD 97-2	\$1,827,974	\$1,152,515	\$2,980,489	#40	\$2,902,613
GL-25A	McBail	238-030-22	02/21/95	AD 95-1	\$804,079	\$956,991	\$1,761,070	#39	\$1,576,214
GL-25B	Cintra Group (See Note 3)	238-03-10	01/05/98			\$0	\$0	#41	\$3,534,381
	None	231-380-02	05/04/93	AD 93-2	\$3,471,327	\$438,934	\$3,910,261	#30	\$3,910,261
MAC ARTHUR AREA									
M-1	N. Bacchetti	213-06-01	None					#47	\$806,868
M-2	B. Bacchetti	213-06-03	None					#47	\$2,242,463
M-3	MMJ Equities - Outlet Center	213-06-16	07/20/93	CFD 89-1	CFD 89-1	\$103,659	\$103,659	#21	\$103,659
M-4 - 1A	Outlet Center	213-06-40	07/20/93	CFD 89-1	CFD 89-1	\$284,812	\$284,812	#21	\$284,812
M-4 - 1B	Outlet Center	213-06-32	07/20/93	CFD 89-1	CFD 89-1	\$348,105	\$348,105	#21	\$348,105
M-4 - 2	Out Parcel	213-06-37	07/20/93	CFD 89-1	CFD 89-1	\$17,339	\$17,339	#21	\$17,339
M-4 - 3	Out Parcel	213-06-38	07/20/93	CFD 89-1	CFD 89-1	\$13,462	\$13,462	#21	\$13,462
M-4 - 4	Out Parcel	213-06-39	07/20/93	CFD 89-1	CFD 89-1	\$13,196	\$13,196	#21	\$13,196
	TOTAL								\$66,665,552

- Note 1: This parcel is being assessed for AD 87-3 (water) and AD 84-1 (sewer).
- Note 2: Construction of Grant Line Road In -Lieu of fees.
- Note 3: Total excludes line item #2 from Spreadsheet #41 (Ad'l Corral Hollow ROW costs)
- Note 4: Council approved finance plan on 7/7/98 by Reso 98-223 and is subject to Amendment per Section III, paragraph C
- Note 5: GL-19, GL-20, GL-21 and GL-22 were transferred to Infill Study
- Note 6: District Formation & Bond Financing Costs are not included
- Note 7: GL-11 was merged with GL-27
- Note 8: GL-2b is subject to the latest spreadsheet. 1 parcel has paid fees to date (Parcel E).

CITY OF TRACY 1205 CORRIDOR SPECIFIC PLAN AREA

LEGEND



FIXED FINANCE PLANS
(ASSESSMENT DISTRICT OR CFD)



DETENTION BASIN



CALTRANS ROW



PROPERTIES WITHOUT FINANCE PLANS



PROPERTY WITH FINANCE PLAN BUT
SUBJECT TO LATEST SPREADSHEET

COP

CERTIFICATE OF PARTICIPATION

NOTES:

1. THIS PARCEL IS BEING ASSESSED FOR AD-87-3 (WATER) AND AD-84-1 (SEWER).
2. CONSTRUCTION OF GRANT LINE ROAD IN-LIEU OF FEES.

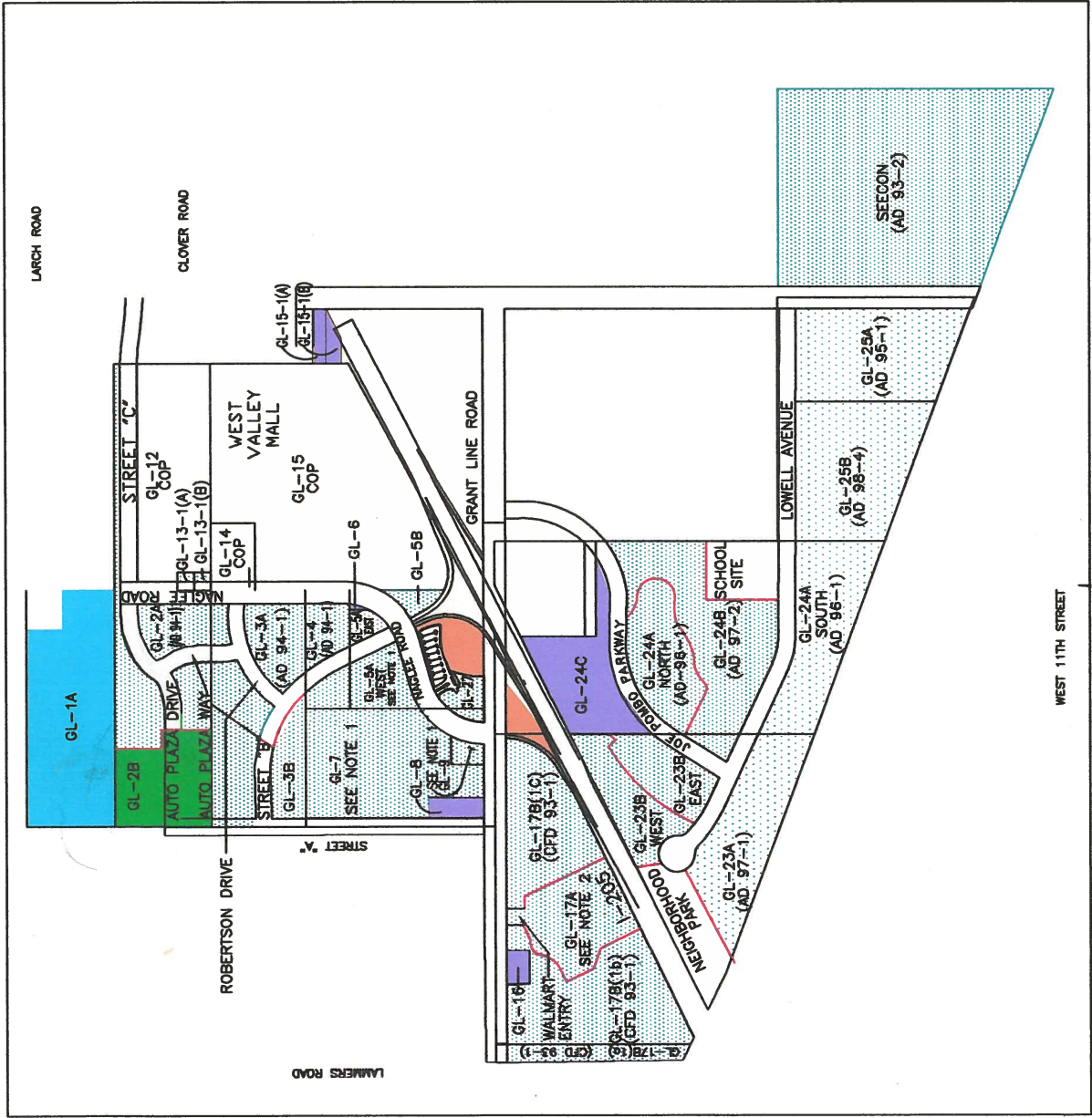


APPROXIMATE SCALE: 1"=1500'

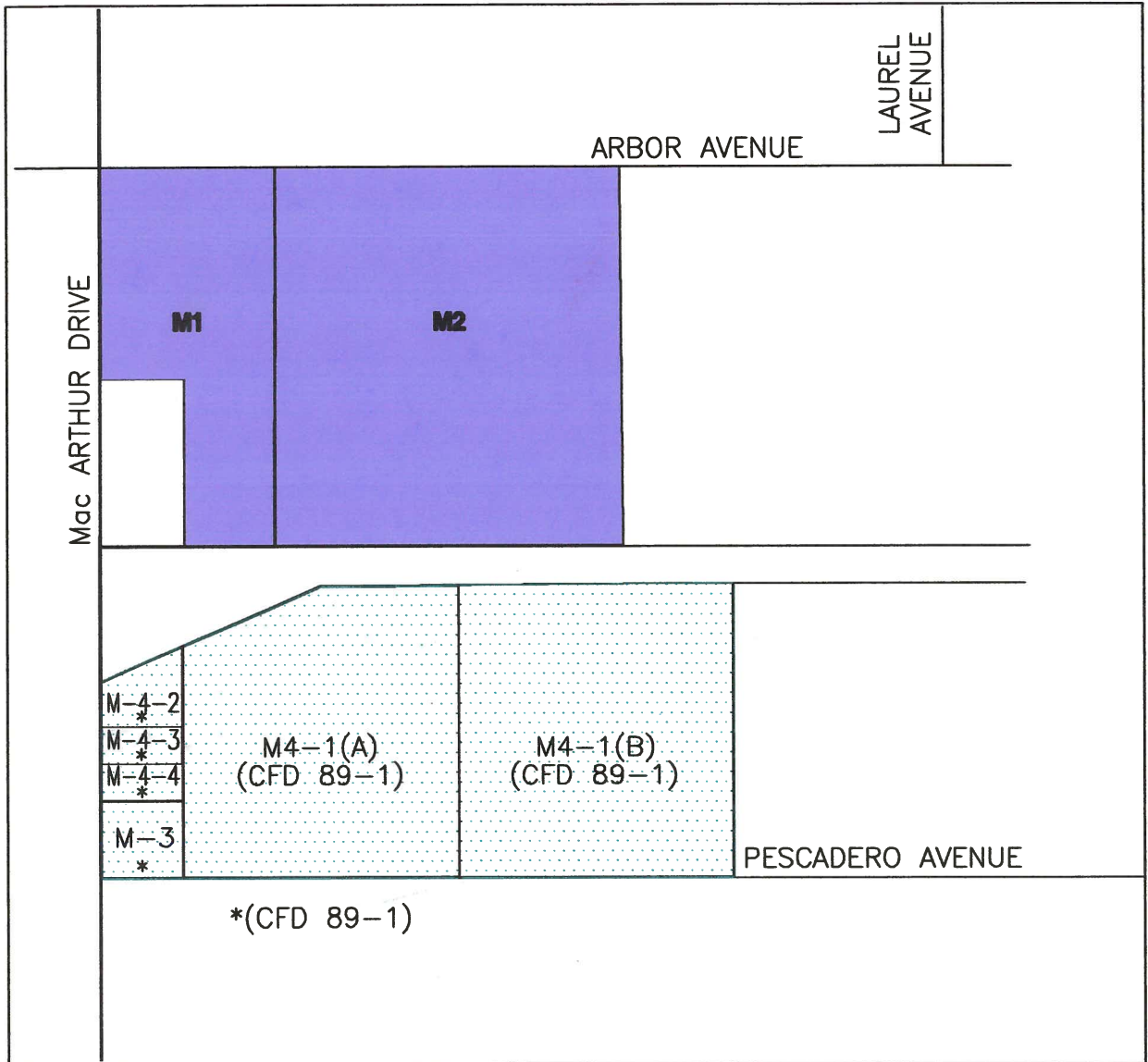
PLOT DATE: 1/2007 FILENAME:TR-SPEC8X11



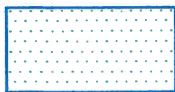
Harris & Associates



CITY OF TRACY
1205 CORRIDOR SPECIFIC PLAN AREA



LEGEND



FIXED FINANCE PLANS



PROPERTIES WITHOUT FINANCE PLANS



APPROXIMATE SCALE: 1"=500'



Harris & Associates

PLOT DATE: 1/2007 FILENAME:TR-SPEC8X11

Appendix A

MEMORANDUM

Date: August 11, 2006
To: Alison Bouley, Harris & Associates
Cc: Kuldeep Sharma, City of Tracy
From: Winnie Chung and Mike Wallace, Fehr & Peers
Subject: Percent Contribution of New Trips

1031-1987 / 1041-2023

The traffic studies for the Tracy Wal-Mart Expansion EIR and the WinCo/Trask EIR identify short-term and cumulative impacts on several Tracy intersections. As dictated by the implementation strategies defined under project mitigation measures, the Projects will be required to participate in funding programs to address their share of cumulative impacts.

CUMULATIVE SHARES

The percentages in Table 1 represent a starting point for discussions on the roadway funding for properties in the I-205 Specific Plan area, including the proposed WinCo and Wal-Mart projects currently under environmental review. They are not meant to substitute for a full fair-share funding evaluation as usually conducted for a Finance and Implementation Plan. The percentages represent project shares of the new usage of each intersection, but they do not account for the influence of other funding sources. Other sources could either increase or decrease the project's reasonable share of the intersection cost. Funding from other FIP's or other State, regional and local sources could reduce the project share of total infrastructure cost. Conversely, in some cases, other development projects that add future traffic to certain intersections may be excluded from the intersection funding program. This could include, for example, traffic from development occurring outside the City of Tracy and traffic from Tracy development that is already fully entitled and no longer eligible for inclusion in a new FIP.

Table 1 identifies the percentage of growth in cumulative peak hour traffic attributed to each of the following development subareas:

- WinCo
- Northern Parcel
- Wal-Mart Expansion
- Other Grant Line I-205 SP eligible properties
- MacArthur I-205 SP eligible properties
- Other Tracy
- Non-Tracy

Percentages are provided for all ten intersections included in the WinCo and Wal-Mart traffic studies. Note that the M Parcels are reflected in the table with 0% contributions to the intersections. Development on these parcels were not assumed under cumulative conditions in

the WinCo and Wal-Mart EIRs. These parcels do not have development plans nor applications pending with the City, and therefore were not included in the "reasonably foreseeable" future.

**Table 1
 Percent of New Cumulative Trips At Study Intersections by Development Area**

Intersection	WinCo	Northern Parcel	Wal-Mart	GL Parcels [1]	M Parcels [2]	Other Tracy	Non-Tracy
1. Grant Line Road / Lammers Road	1.8%	2.1%	0.6%	0.7%	0.0%	78.5%	16.2%
2. Grant Line Road / Naglee Road / I-205 WB Ramps	2.4%	2.7%	5.6%	2.0%	0.0%	71.5%	15.9%
3. Naglee Road / Pavilion Parkway	14.5%	16.3%	0.6%	5.3%	0.0%	51.1%	12.1%
4. Grant Line Road / I-205 EB Ramps	16.7%	18.8%	5.6%	2.2%	0.0%	42.4%	14.3%
2-4. Grant Line / I-205 Interchange	9.7%	11.0%	4.2%	2.0%	0.0%	60.1%	13.0%
5. Grant Line Road / Corral Hollow Road	10.3%	11.6%	2.7%	negligible	0.0%	63.4%	11.9%
6. Eleventh Street / Lammers Road	1.4%	1.6%	0.4%	0.5%	0.0%	84.7%	11.3%
7. Eleventh Street / Corral Hollow Road	4.6%	5.2%	1.2%	1.0%	0.0%	84.0%	3.9%
8. Robertson Drive / Naglee Road	11.5%	13.0%	1.3%	12.2%	0.0%	negligible	62.0%
9. Auto Plaza Drive / Naglee Road	11.5%	13.0%	1.6%	14.3%	0.0%	negligible	59.7%
10. Auto Plaza Drive / Corral Hollow Road	1.3%	1.5%	0.5%	4.4%	0.0%	20.4%	71.8%

Notes:
 [1] GL-8 1.6 gross acres FC
 GL-15-(1)A 1.3 gross acres GC
 GL-15-(1)B 1.8 gross acres GC
 GL-16 3.0 gross acres SC
 GL-24C 23.6 gross acres GC
 [2] M-1 14.2 gross acres LI
 M-2 39.6 gross acres LI
 Source: Fehr & Peers, 2006.

NEAR-TERM SHARES

The WinCo and Wal-Mart traffic studies also identified short-range mitigation measures for the Grant Line Road / Byron Road intersection, which is in San Joaquin County jurisdiction. Improvement projects in County jurisdiction are not subject to City of Tracy funding programs; however, near-term shares are presented for this intersection for information purposes. The contribution of new trips to the intersection from the Wal-Mart expansion, WinCo and the Northern Parcel are presented in Table 2. This table identifies the percentage of total near-term peak hour traffic at the intersection attributed to the development projects.

Table 2 Percent of New Short-Term Trips at the Grant Line Road and Byron Road Intersection	
Project	Project Percentage
Wal-Mart Expansion	0.6%
WinCo	1.2%
Northern Parcel	1.3%

Source: Fehr & Peers, 2006.

Please contact us if you have any questions.