



# Updated ISP South Finance and Implementation Plan

for the

## City of Tracy



Resolution # 2009-048

Prepared by:



**Harris & Associates**<sup>SM</sup>

Adopted March 17, 2009

AGENDA ITEM 4

REQUEST

**AUTHORIZE, BY IMPLEMENTING RESOLUTION, THE ADOPTION OF THE UPDATED FINANCE AND IMPLEMENTATION PLAN FOR THE SOUTH INDUSTRIAL SPECIFIC PLAN (ISP) DEVELOPMENT AREA**

EXECUTIVE SUMMARY

City Council adopted the updated development impact fees for the South ISP Area on October 21, 2008. The existing Finance and Implementation Plan for the South ISP Area has been updated as a result of the latest impact fees and requires adoption by Council.

DISCUSSION

ISP South consists of approximately 375 acres of which approximately 125 have developed leaving 250 remaining to develop. Of the 250 remaining acres, there are 48.43 acres of residential remaining.

The ISP-South area is generally located on the east side of Tracy Boulevard between Linne Road and north of Valpico to the canal, and the southwest corner of Linne Road and Tracy Boulevard bordering the Tracy Municipal Airport.

In 2008, the technical reports for Water, Wastewater, Storm Drainage, Traffic, Public Buildings and Parks were updated. These updates included cost updates and revisions to infrastructure demands and calculations of the development impact fees. These updates were necessary due to land-use changes in the General Plan, as well as regulatory changes occurring since 2000.

On October 21, 2008 by Resolution 2008-223, City Council adopted the technical studies and related fees for the ISP South Area. This action will update the FIP to be consistent with the recently adopted technical studies and related fees.

The fees adopted by Resolution 2008-223 are:

***Summary of Impact Fee for Residential***

	Calculated Fee per Unit					
	LDR		MDR		HDR	
	Current	Proposed	Current	Proposed	Current	Proposed
Roadways	\$4,913	\$6,645	\$2,358	\$3,189	\$2,358	\$3,189
Water	\$574	\$4,613	\$476	\$3,829	\$385	\$3,091
Wastewater-WWTP Fee	\$247	\$1,943	\$205	\$1,620	\$165	\$1,295
WW-Sewer Collection Conveyance	\$36	\$3,237	\$30	\$2,676	\$24	\$2,158
WW-Cheng Diversion Reimbursement	\$208	\$208	\$173	\$173	\$139	\$139
Storm Drainage- Zone 1/Upgrade	\$1,226	\$3,654	\$760	\$2,265	\$621	\$1,847
Storm Drainage - Zone 2/Upgrade	\$1,354	\$1,311	\$839	\$642	\$686	\$526
Storm Drainage- Zone 1/Westside Outfall	\$846	\$449	\$525	\$220	\$428	\$227

Storm Drainage- Zone 2/Westside Outfall	\$285	\$449	\$177	\$220	\$144	\$227
Parks & Recreation	\$1,346	\$7,309	\$1,117	\$6,091	\$902	\$4,872
Public Buildings & Services	\$3,458	\$2,712	\$2,870	\$2,260	\$2,317	\$1,808

Zone 1 Total Impact Fee	\$12,854	\$30,770	\$8,514	\$22,323	\$7,340	\$18,626
Zone 2 Total Impact Fee	\$12,421	\$28,427	\$8,246	\$20,700	\$7,120	\$17,306

**Summary of Impact Fee For Industrial, Office and Retail**

	Calculated Fee per Acre					
	Industrial		Office		Retail	
	Current	Proposed	Current	Proposed	Current	Proposed
Roadways	\$72,063	\$74,620	\$77,004	\$86,714	\$134,821	\$125,120
Water	\$2,501	\$8,448	\$2,501	\$8,448	\$2,501	\$8,448
Wastewater-WWTP Fee*	\$1,302	\$10,356	\$1,302	\$8,938	\$1,302	\$8,938
WW-Sewer Collection Conveyance	\$201	\$1,995	\$201	\$1,995	\$201	\$1,995
WW-Cheng Diversion Reimbursement	\$1,100	\$1,108	\$1,100	\$970	\$1,100	\$970
Storm Drainage- Zone 1/Upgrade	\$26,672	\$46,037	\$26,672	\$46,037	\$26,672	\$46,037
Storm Drainage - Zone 2/Upgrade	\$23,174	\$16,474	\$23,174	\$16,474	\$23,174	\$16,474
Storm Drainage- Zone 1/Westside Outfall	\$14,575	\$5,662	\$14,575	\$5,662	\$14,575	\$5,662
Storm Drainage- Zone 2/Westside Outfall	\$5,556	\$5,662	\$5,556	\$5,662	\$5,556	\$5,662
Parks-Community Park	N/A	N/A	N/A	N/A	N/A	N/A
Public Buildings & Services	\$3,359	\$4,169	\$13,694	\$17,770	\$13,694	\$17,770

Zone 1 Total Impact Fee	\$121,773	\$152,395	\$137,049	\$176,534	\$194,866	\$214,940
Zone 2 Total Impact Fee	\$109,256	\$122,832	\$124,532	\$146,971	\$182,349	\$185,377

At this time, City staff is recommending adoption of the updated FIP. The FIP summarizes the findings and updated fees from the technical reports. The FIP also provides an anticipated absorption schedule and cash flow analysis.

The updated FIP for the South ISP Development area has been coordinated with the developers of the South ISP area and is available for review in the City Engineer's office upon request which ultimately forms the basis of the budget for these CIP projects.

**FISCAL IMPACT**

There is no fiscal impact to the General Fund. The developers pay the Development Impact Fees for the ISP South Development Area.

**RECOMMENDATION**

That City Council adopt, by resolution, the updated Finance and Implementation for the ISP South Development area.

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March 17, 2009  
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Prepared by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development & Engineering Services Director  
Leon Churchill, Jr., City Manager

RESOLUTION 2009-048

ADOPTING THE UPDATED FINANCE AND IMPLEMENTATION PLAN FOR THE SOUTH INDUSTRIAL SPECIFIC PLAN (ISP) DEVELOPMENT AREA.

WHEREAS, ISP South consists of approximately 375 acres of which approximately 125 have developed leaving 250 remaining to develop, and

WHEREAS, In 2008, the technical reports for Water, Wastewater, Storm Drainage, Traffic, Public Buildings and Parks were updated, and

WHEREAS, On October 21, 2008 by Resolution 2008-223, City Council adopted the technical studies and related fees for the ISP South Area, and

WHEREAS, The updated FIP for the South ISP Development area has been coordinated with the developers of the South ISP area, and

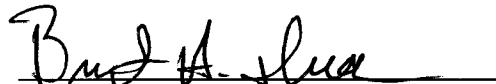
WHEREAS, There is no fiscal impact to the General Fund. The developers pay the Development Impact Fees for the ISP South Development Area;

NOW, THEREFORE, BE IT RESOLVED, That City Council adopts the updated Finance and Implementation for the ISP South Development area.


\* \* \* \* \*

The foregoing Resolution 2009-048 was adopted by the Tracy City Council on the 17<sup>th</sup> day of March 2009 by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, MACIEL, TOLBERT, TUCKER, IVES  
NOES: COUNCIL MEMBERS: NONE  
ABSENT: COUNCIL MEMBERS: NONE  
ABSTAIN: COUNCIL MEMBERS: NONE

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

*City of Tracy*  
*Industrial Specific Plan-South*  
*2009 Update*  
*Finance and Implementation Plan*

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- Appendix A: Area Map and Tables
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## ***I. INTRODUCTION***

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### ***A. Purpose of Report***

In October 2000, Harris and Associates prepared for the City of Tracy “The Industrial Specific Plan – South Finance and Implementation Plan” (FIP). The FIP listed the City’s Capital Improvement Program for which ISP-South has obligation to mitigate in accordance with Government Code Section 66000, et seq., also known as AB1600. The FIP was updated on August 5, 2003 by Ruark and Associates to account for increased project costs. The FIP was updated on June 5, 2006 by Harris & Associates to account for continued rising costs. In early 2008, the City hired their Master Consultants to prepare new technical that take into account land use changes that occurred during the general plan update as well as changes in infrastructure requirements resulting from regulatory changes since 2000. The purpose of this FIP update is to:

1. Incorporate revised technical studies including new projects and updated costs,
2. Provide estimates of the funds required to complete each of these projects,
3. Determine the funds collected to date from the ISP-South developments which have paid impact fees,
4. Account for changes in land use within the ISP-South area that occurred during the general plan update,
5. Summarize the updated impact fees for the ISP-South properties yet to be developed, and
6. Update the ISP-South Capital Improvement Program Construction Schedule and projected cash flow.

### ***B. Description of ISP – South Area***

The ISP-South area consists of approximately 375 acres, of which approximately 115 acres are Industrial (IND), 49 acres are Office/Commercial (O/C), 18 acres are Retail (R), 92 acres are Low Density Residential (LDR), 48 acres are High Density Residential (HDR), 6 acres are a Park & Ride Facility, 10 acres are a park, 10 acres are a detention basin, 2 acres are a Fire Station and 24 acres are a quarry pit. The ISP-South area is generally located on the east side of Tracy Boulevard between Linne Road and north of Valpico to the canal, and the southwest corner of Linne Road and Tracy Boulevard bordering the Tracy Municipal Airport. Figure 1 in Appendix A identifies the ISP-South area on a map.

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

A variety of specific capital improvement projects are outlined in the FIP. The FIP projects are funded by development impact fees paid at the issuance of building permits. No debt financing was used in the capital improvement program for ISP South.

Note that the FIP does not account for any fees required by other public agencies or for regional purposes, such as regional traffic fees, school fees, or habitat mitigation. Habitat mitigation fees are per gross acre payable at final map recordation.



**II. INDUSTRIAL SPECIFIC PLANNING AREA – SOUTH  
FINANCE PLAN  
2009 UPDATE**

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**A. Overview**

The ISP-South area consists of approximately 375 acres of various land uses. Table 1 in Appendix A presents the actual absorption for the years 2001 to October, 2008 and summarizes the anticipated absorption through build-out. For the ISP South project to develop successfully according to standards prescribed in the City’s adopted General Plan (the Urban Management Plan), an assortment of backbone infrastructure (i.e., water, wastewater, roadway, and storm drainage capital facilities), and public buildings (including equipment) must be constructed. The goal of the ISP-South Finance Plan Update is to structure a financing package that allows program infrastructure to be funded when needed in a way that can be financially supported by ISP-South landowners. Table 2 in Appendix A, “Fee Revenue”, provides the revenue collected for the years 2001 to October, 2008 and the estimated annual revenue until build-out.

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

All of the ISP-South technical studies prepared for roadways, storm drainage, water, wastewater, public buildings and parks and recreation improvements used the following methodology for markups:

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

The costs associated with program implementation and ongoing administration of the ISP-South fee program were included in the cost estimates presented in the October 2000 report. In order to clearly fund the program implementation for the ISP-South program, the 5% markup, which was included in the cost estimates of October 2000, is shown separately from the project cost. The 5% markup for program implementation has been combined into one project called program implementation.

**C. ISP - South Impact Fees**

The ISP-South Finance Plan was last updated on June 5, 2006 by Resolution No. 2006-135. Since that time, the general plan has been amended and land use changes have occurred. In order to accommodate these changes, the City hired their master consultants to prepare new technical studies.

Tables 4 and 5 of Appendix A “Summary of Impact Fee for Residential” and “Summary of Impact Fee For Industrial, Institutional, Office and Retail” have been updated based on revised technical studies. These technical studies and revised impact fees were adopted on October 21, 2008 by Resolution 2008-223. They are summarized below:

- “Updated Storm Drainage Technical Report for the South ISP Sub-Basin” by Storm Water Consulting and Stantec, October 2008.
- “South Industrial Specific Plan Water System Analysis Technical Memorandum” by West Yost, October 2008.
- “ISP South and Infill Traffic Fee Study – Program Cost Shares” by Fehr & Peers, October 13 2008.
- “South Industrial Specific Plan Wastewater System Analysis” by CH2MHill, October 2008.
- “ISP South Public Building Fee Update” by Harris & Associates, October, 2008.
- “ISP South Parks and Recreation Fee Updates” by Harris & Associates, October, 2008.

The technical reports that provide the basis for the fees are consistent with the procedural and substantive requirements of Government Code Section 66000, et seq., also known as AB 1600. These fees are subject to annual reviews and may be adjusted periodically to reflect changes in cost estimates.

If any ISP-South parcels are subdivided into separate sub-parcels with separate Assessor Parcel Numbers (APN), the “at-permit” fees will be due, in full, upon the issuance of the first building permit for each sub-parcel or will be paid subject to conditions of an approved Deferred Improvement Agreement. If the parcel is not subdivided, then the calculation of the “at-permit” fee will be based on the “gross” acres associated with the applicants Preliminary & Final Development Plan (PDP/FDP) as a percentage of the parcel’s total “gross” acres. Should the applicant wish to phase the development within the PDP/FDP, the “at-permit” fees will be calculated based on the developed and improved area of the first phase as a percentage of the total “gross” area in the approved PDP/FDP and will be due at the issuance of the first building permit. The remaining phases will have Deferred Improvement Agreements (DIA) for each phase which will identify the remaining “at-permit” fees to be paid.

#### ***D. Absorption***

While an absorption schedule is simply an estimate of unpredictable future events, it is a critical assumption that drives the entire financing strategy. The timing of fee revenues, phasing of facilities, and every other component of an analysis that accounts for timing issues, are dependent on the absorption schedule. Facilities funded with fee revenues will be constructed only as fee revenues become available; therefore, if absorption is slower than predicted, the collection of fee revenues will also be slower while the need for fee-funded facilities will generally be delayed as well since there will be fewer units to serve.

***E. ISP-South Planning Area Fee Revenues***

Based on the absorption schedule contained in Appendix A, Table 1, annual fee revenues are projected by capital facility. Appendix A, Table 2 presents the fee revenues collected to date and those anticipated to be collected. As shown in Table 2 of Appendix A, a total of \$7,377,381 in fee revenues were collected from 2001 to 2008. By the end of build-out, in year 2023, approximately \$44 million will be collected through the fee program.

**III. INDUSTRIAL SPECIFIC PLANNING AREA – SOUTH  
IMPLEMENTATION PLAN  
2009 UPDATE**

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**A. Overview**

The Industrial Specific Plan-South (ISP-South) Implementation Plan 2009 Update relates the collection of impact fees from the ISP-South Finance Plan with the ISP-South infrastructure improvements that need to be constructed. It is a plan that organizes the ISP-South infrastructure improvements into capital improvement projects, prioritizes the projects, presents the fees collected, and forecasts cash flow requirements to design and construct the improvements. Cash flow is directly related to absorption rates and, therefore, the fees collected limit capital improvement projects that require funds collected from impact fees.

The ISP-South Implementation Plan will be subject to additional annual updates to reflect current and projected absorption rates, revised capital improvement project priorities, and available funding.

**B. Industrial Specific Plan-South Capital Improvement Program (CIP)**

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

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

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

Appendix B “**Capital Improvement Program**,” summarizes the improvement projects for Groups 71, 72, 73, 74, 75, 76, and 78 based on estimated cash flow and anticipated project priorities.

Table 1 in Appendix A provides the actual and anticipated absorption rates for build out of ISP-South. The estimate is that ISP-South will build out in approximately 15 years.

Table 2 in Appendix A summarizes the total actual and estimated impact fee revenues and provides the cash flow assumptions, based on the absorption rate assumptions discussed above.

## **GROUP 71: GENERAL GOVERNMENT & PUBLIC SAFETY FACILITIES**

ISP-South will pay a development impact fee at Building Permit for CIP projects described in this section. ISP-South's obligation to pay a development impact fee for "General Government & Public Safety Facilities" is based on a report called "ISP-South Planning Area Public Facilities Impact Fee Justification Study (2000)" prepared by the City of Tracy dated 2000. ISP-South's "Public Building Fee" was adopted by Resolution No. 2000-411 by the City Council on October 3, 2000 and updated by Resolution No. 2003-290 on August 5, 2003. Due to the changes in land use, the study was updated and the new study and fees adopted on October 21, 2008 by Resolution No. 2008-223. There is no change to the methodology, however the proportional shares of the facilities have been updated based on the revised land uses. In addition, updated project costs have been incorporated into the updates based on recent construction cost data. The impact fee is presented in Appendix A Tables 4 and 5 for residential and non-residential development, respectively.

ISP-South "Public Building Fees" will be collected into one fund account.

Public Facilities for ISP-South are divided into the following four (4) categories:

1. Law Enforcement Facilities
2. Fire Facilities
3. General Government Facilities
4. Public Works Facilities

ISP South's "Public Building Fees" will provide \$ 3,948,800 at the build-out of ISP-South developments.

The following is a brief description of ISP-South CIP projects related to the four categories listed above.

## **1. Law Enforcement**

*7122 Equipment for Additional Officers:* Acquisition of all necessary equipment to outfit an additional 4.5 police officers required through ISP-South build-out. The equipment includes uniforms, helmets, firearm, communication devices, leathers (belt, gloves, boots, etc.), and all assorted identification patches.

ISP-South 5% Project	
Implementation:	\$885
ISP-South Project:	\$16,815
ISP-South's Cost Share:	\$17,700

*7122 Vehicles for Additional Officers:* Acquisition of 3.35 additional marked and unmarked police vehicles necessary through build-out of ISP-South for the additional police officers required to maintain the same levels of services currently offered.

ISP-South 5% Project	
Implementation:	\$5,825
ISP-South Project:	\$110,675
ISP-South's Cost Share:	\$116,500

*71PP-006 Facilities for Additional Officers:* Acquisition of additional facilities for the additional officers required to maintain the same levels of service offered currently. It is estimated that the facilities to house each additional officer cost \$88,345.

ISP-South 5% Project	
Implementation:	\$18,815
ISP-South Project:	\$357,485
ISP-South's Cost Share:	\$376,300

## **2. Fire Facilities**

*7120 Fire Station:* Acquisition of land, design, and construction of a new fire station, which will serve the ISP-South area as well as others areas. The station will be approximately 9000 square feet and provide living space for up to 13 staff members. ISP's share of the station is approximately 2,830 square feet.

ISP-South 5% Project	
Implementation:	\$ 43,086
ISP-South Project:	\$1,163,314
ISP-South's Cost Share:	\$1,206,400

7120 Fire Truck: Proportional share of a new fire pumper truck, which will serve the ISP-South area as well as others areas. The estimated cost of the truck is \$469,000 based on information received from the fire department. ISP's Cost share is 34%.

ISP-South 5% Project	
Implementation:	\$ 7,105
ISP-South Project:	\$134,995
ISP-South's Cost Share:	\$142,100

### **3. General Government Facilities**

7118 City Hall Expansion: Design and construct an approximate 42,000 square feet expansion of City Hall Facilities. The 36,000 square feet would be designed and constructed to incorporate the existing 8,780 square feet City Hall. Plans include 6,000 square feet for council chambers suitable for other public functions. This expansion, in conjunction with the remodel of the existing City Hall, would provide adequate space for City Administration, Community Development, Fire Administration and Public Works. Based on actual construction costs for those phases already constructed plus estimated costs for remaining phases, the estimate is \$763/sq. ft. ISP-South is responsible for 2,692 sq. ft. of this building, or approximately 6.4% of the total cost of the City Hall Expansion. The remainder of the costs will be funded by other benefiting properties.

ISP-South 5% Project	
Implementation:	\$ 60,536
ISP-South Project:	\$1,634,464
ISP-South's Cost Share:	\$1,695,000

7135 City Hall Vehicles: ISP's cost share is based on a level of service study that was done at the time the original public building report was prepared. At this time, that cost is being updated by the consumer price index .

ISP-South 5% Project	
Implementation:	\$ 850
ISP-South Project:	\$ 16,150
ISP-South's Cost Share:	\$ 17,000

7116 Interim City Hall Facilities: Proportional share of the interim buildings housing the Department of Development and Engineering Services. The project has been completed and there is no change in construction cost.

ISP-South 5% Project	
Implementation:	\$ 1,100
ISP-South Project:	\$ 29,700
ISP-South's Cost Share:	\$ 30,800

#### **4. Public Works Facilities**

*7154 Expansion of Existing Public Works Maintenance Facility:* Construct miscellaneous improvements to allow the existing corporation yard to continue to meet the increasing maintenance demands of the expanding infrastructure. Improvements would include additional supply storage areas, additional training and locker facilities, and covered fleet maintenance parking spaces. ISP is responsible for approximately 427sf.

ISP-South 5% Project	
Implementation:	\$ 12,393
ISP-South Project:	\$334,607
ISP-South's Cost Share:	\$347,000

<b>GROUP 72: TRAFFIC SAFETY</b>
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ISP-South will pay a development impact fee at building permit for CIP projects described in this section. As part of this update a new traffic study has been completed that uses the Tracy General Plan Base Model. The new study updates ISP's impacts based on this new model and the revised land-use assumptions. In addition, the Traffic Study estimates the most up-to-date cost of the improvements. The new traffic Study, "ISP South and Infill Traffic Fee Study – Program Costs Share" dated October 13, 2008 was completed by Fehr and Peers and was adopted on October 21, 2008 by resolution 2008-223. Infill and ISP South are shown as sharing in the funding of most of the improvements listed in the traffic study. To help insure that adequate funds are available to build improvements when they are needed, projects are assigned full share to either ISP or to Infill with only a few projects sharing costs. This is consistent with the original traffic study methodology. The new study has eliminated funding for intersections that are in the County, for which the City does not have jurisdiction over. The current impact fees are present in Appendix A, Tables 4 and 5.

The total estimated costs for the intersection widening and improvements including the new traffic signals, are estimated to be \$2,634,300. ISP-South "Roadway Fees" will provide approximately \$400,700 for the intersection improvements and \$2,233,600 for the traffic signals at the build-out of ISP-South developments.

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

*7224 Eleventh Street and Lammers Road:* Intersection improvements which ISP-South is responsible for was adjusted in October 2003 to reflect the actual construction cost of \$400,700.

ISP-South 5% Project	
Implementation:	\$ 14,311
ISP-South Project:	\$386,389
ISP-South's Cost Share:	\$400,700



72PP-053 Traffic Signal-Corral Hollow and Valpico Roads: Install new traffic signal estimated to cost \$560,000. Project to be completed with Corral Hollow widening.

ISP-South 5% Project	
Implementation:	\$ 20,000
ISP-South Project:	\$540,000
ISP-South's Cost Share:	\$560,000

7237 Traffic Signal-MacArthur Drive and Valpico Road: A traffic signal was installed at a total cost of \$383,800.

ISP-South 5% Project	
Implementation:	\$ 13,707
ISP-South Project:	\$370,093
ISP-South's Cost Share:	\$383,800

7238 Traffic Signal-Tracy Blvd. and Valpico Road: A signal was constructed at this intersection for a total cost of \$729,800.

ISP-South 5% Project	
Implementation:	\$ 26,064
ISP-South Project:	\$703,736
ISP-South's Cost Share:	\$729,800

72PP-XX Traffic Signal- Valpico Road and Sycamore Parkway: Install new traffic signal estimated to cost \$560,000.

ISP-South 5% Project	
Implementation:	\$ 20,000
ISP-South Project:	\$540,000
ISP-South's Cost Share:	\$560,000

## GROUP 73: STREETS & HIGHWAYS

ISP-South will pay a development impact fee at building permit for CIP projects described in this section. As part of this update a new traffic study has been completed that uses the Tracy General Plan Base Model. The new study updates ISP South's impacts based on this new model and the revised land-use assumptions. In addition, the Traffic Study estimates the most up-to-date cost of the improvements. The new traffic Study, "ISP South and Infill Traffic Fee Study – Program Costs Share" dated October 13, 2008 was completed by Fehr and Peers and was adopted on October 21, 2008 by Resolution 2008-223. Infill and ISP South are shown as sharing in the funding of most of the improvements listed in the finance plan. To help insure that adequate funds are available to build improvements when they are needed, projects are assigned full share to either ISP or to Infill with only a few projects sharing costs. This is consistent with the original traffic study methodology.

The study has also included the cost of frontage on sections of street requiring frontage. In most cases, these areas are not adjacent to new development that would be required to complete these improvements as part of their conditions but rather are adjacent to existing homes or businesses. In order to ensure that adequate funding is available for street construction, these improvements have been included in the fee program. The fees are presented on Tables 4 and 5 in Appendix A.

The total estimated costs for the roadway widening and improvements for ISP-South was \$12,472,098 in October 2003 but has been updated to \$18,222,000 at the build-out of ISP-South developments.

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

*7362 Tracy Blvd. Widening (Sycamore to Valpico):* Widen two lane road to four, approximately 2,100 ft.. This project is partially completed and reimbursement is owed to the developer.

ISP-South 5% Project	
Implementation:	\$ 116,739
ISP-South Project Cost:	\$3,151,961
ISP-South's Cost Share:	\$3,268,700

7365 Tracy Blvd. Widening (Sycamore to Linne): Widen two lane road to four, approximately 3,200 ft. This project is partially completed and reimbursement is owed to the developer.

ISP-South 5% Project	
Implementation:	\$ 11,625
ISP-South Project Cost:	\$ 313,875
ISP-South's Cost Share:	\$ 325,500

7395 Valpico Road Widening (Tracy Blvd. to Pebblebrook): Widen two lane road to four, approximately 2,840 ft. Includes 8' bike lanes, 16' median, 5' sidewalks, and 64' of pavement inside a 130' right of way.

ISP-South 5% Project	
Implementation:	\$ 309,525
ISP-South Project Cost:	\$8,357,175
ISP-South's Cost Share:	\$8,666,700

7361 Valpico Road Extension (Pebblebrook to MacArthur Drive): Approximately 2,440 LF. MacArthur to Glenbriar completed and reimbursement is owed to developer; Glenbriar to Pebblebrook still needs to be completed on North Side of road.

ISP-South 5% Project	
Implementation:	\$ 114,882
ISP-South Project Cost:	\$ 3,101,818
ISP-South's Cost Share:	\$ 3,216,700

7387/73PP-065 MacArthur Drive Widening Phase I (Schulte Road to Valpico Road): Approximately 5,280 ft. ISP South is responsible for 20% of the total \$13,969,300 project cost. Includes 8' bike lanes, 16' median, 5' sidewalks, and 64' of pavement inside a 130' right of way.

ISP-South 5% Project	
Implementation:	\$ 98,014
ISP-South Project Cost:	\$ 2,646,386
ISP-South's Cost Share:	\$ 2,744,400

## GROUP 74: WASTEWATER IMPROVEMENTS

ISP-South's obligation for wastewater treatment plant capacity and wastewater conveyance not already funded by AD 84-1 will be financed with development impact fees. A "Wastewater Impact Fee" for ISP-South will be paid as a development impact fee at building permit procurement. ISP-South's obligation for wastewater treatment and wastewater conveyance is based on CH2M Hill's report "South Industrial Specific Plan Wastewater System Analysis" dated October 2008. The report was adopted on October 21, 2008 by Resolution 2008-223. It presents ISP-South's wastewater analysis and calculates fair-share wastewater costs for the ISP-South developments. The current impact fees are presented in Tables 4 and 5, Appendix A.

In order to meet 2007 NPDES Permit Conditions, the Tracy WWTP needs to be upgraded from secondary treatment to tertiary treatment. Capacity was provided for ISP South through funding obtained through AD 84-1. The fee provided in this update provides only for the cost of upgrading from secondary to tertiary treatment. This calculation was prepared in a memo dated June 30, 2008 from CH2MHill to the City of Tracy.

Capacity in the Eastside Sewer System for the original ISP South Development area was built with AD 84-1 funds. The existing East Side Sewer Lines are adequate to convey the original flows based on the original assumptions, however, there is an increase of approximately 15% more flows due to a change in the City's assumed wastewater generation rates and actual inflow/infiltration into the pipes. In addition, the land uses changes to High Density Residential require additional capacity in the pipes to convey these increased flows. These land use changes trigger the need for \$2,194,000 in improvements. 15% of this cost is allocated to the landuses that did not have a change in landuse, the remaining portion is allocated to the properties that changed landuses (these are the two HDR properties). These HDR properties will trigger the need for these improvements and will have to build or fund the improvements when they develop.

7449 WWTP Expansion: Improvements include tertiary treatment and temperature control of the effluent to meet the regulatory requirements.

ISP-South 5% Project	
Implementation:	\$ 95,096
ISP-South Project Cost:	\$2,567,604
ISP-South's Cost Share:	\$2,662,700

74PP-052 Eastside Off-site Sewer Upgrades: Upgrade 4000 LF of 21-inch pipe with a new 30-inch pipe or construct a parallel 24-inch pipe, east of MacArthur, between Grant Line and the spur line. This project is triggered by the HDR development.

ISP-South 5% Project	
Implementation:	\$ 78,357
ISP-South Project Cost:	\$ 2,115,643
ISP-South's Cost Share:	\$ 2,194,000

74XX Reimbursement to Cheng Diversion Sewer: Proportionate ISP-South's responsibility related to benefit from the excess capacity in the Cheng Diversion Sanitary Sewer conveyance systems has not changed, it remains at \$341,200.

ISP-South's Cost Share:	\$ 341,200
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<b>GROUP 75: WATER IMPROVEMENTS</b>
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ISP-South's obligation to fund water supply, water treatment, and water storage, is funded by AD 87-3 for the original ISP South Development Area. Due to the changes in land use, additional water supply, treatment storage and distribution is now required. Those properties with changed land uses will need to pay a fee to fund this increased water supply. All new development will pay a fee to fund water distribution improvements not funded by AD 87-3. ISP-South's obligation for water improvements is based on West-Yost & Associates' report entitled "South Industrial Specific Plan Water System Analysis-Technical Memorandum" dated October 2008. The report and revised development impact fees were adopted on October 21, 2008 by Resolution 2008-223. The report presents ISP-South's water system analysis and calculates fair-share water system costs for the ISP South developments. The impact fees are presented in Tables 4 and 5 in Appendix A.

Water Distribution: Total estimated costs for ISP-South's water distribution and infrastructure cost for the ISP-South's developments is \$3,930,200.

7570 Zone 1 Pump Station and Backup Generator: ISP pays for 18% of the cost to construct the 17 mgd pump station and 100% of the backup generator cost.

ISP-South 5% Project	
Implementation:	\$ 35,000
ISP-South Project Cost:	\$ 945,000
ISP-South's Cost Share:	\$ 980,000

75PP-XX Linne Road Reservoir and Booster Pump Station: ISP pays for 7% of the total cost based on storage use of 0.528 mg of the total 7.2 mg available.

ISP-South 5% Project	
Implementation:	\$ 28,600
ISP-South Project Cost:	\$ 772,200
ISP-South's Cost Share:	\$ 800,800

75PP-XX John Jones Water Treatment Plant Expansion: ISP pays for 2% of the cost of the project, which expanded the plant from 15mgd to 30 mgd. This project is a reimbursement to the City for completed work.

ISP-South 5% Project	
Implementation:	\$ 38,150
ISP-South Project Cost:	\$1,030,050
ISP-South's Cost Share:	\$1,068,200

75PP-XX Supply Transfer with Storage in Semi Tropic Water Bank: ISP pays for 1% of the cost of the project, which confirms the reliability of water supply from the Westside and Banta Carvana Irrigation Districts.

ISP-South 5% Project	
Implementation:	\$ 10,250
ISP-South Project Cost:	\$ 276,750
ISP-South's Cost Share:	\$ 287,000

75PP-XX 24" Transmission Line, MacArthur Drive: ISP pays for 61% of the cost to construct 5,312 LF of 24" water transmission line between Linne Road and Valpico Road.

ISP-South 5% Project	
Implementation:	\$ 27,650
ISP-South Project Cost:	\$ 746,550
ISP-South's Cost Share:	\$ 774,200

75PP-XX Groundwater Conjunctive Use Study: ISP pays for their fair share towards a comprehensive regional groundwater study.

ISP-South's Cost Share:	\$ 20,000
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## **GROUP 76: DRAINAGE IMPROVEMENTS**

ISP-South will pay a development impact fee at building permit for CIP projects described in this section. ISP-South's obligation to pay a development impact fee for "Drainage Fees" is based on the Stormwater Consulting, Inc. report entitled "Updated Storm Drainage Technical Report" dated October 2008. The report was adopted on October 21, 2008 by Resolution 2008-223. The report presents ISP-South's storm drainage analysis, and calculates fair-share drainage costs for the ISP South development. There are properties within the ISP South Storm Drain area from both Plan C and Infill which share the burden of improvements based on land use and percent impervious. Plan C has contributed \$811,757 towards the ISP improvements; ISP's obligation was reduced by that amount. The impact fees are presented in Tables 4 and 5, Appendix A. Both the residential and non-residential fees have been updated to reflect the increase in funds required based on the updated estimates presented below.

The ISP South Area is divided into 2 drainage zones. Zone 1 is an area bounded by Valpico road on the South and Tracy Blvd on the west, the West Side Irrigation District Main Canal and the north boundary of the Larkspur Estates subdivision on the north and MacArthur Drive on the East. In Zone 1, ISP is responsible for 52.17% of the funding; Infill is responsible for the remaining 47.83%. Zone 2 is contiguous to the south of Zone 1 and bounded by Linne Road on the south, Tracy Blvd on the west, Valpico Road on the north and MacArthur Drive on the east. In Zone 2, ISP is responsible for 90.01% of the funding; Infill is responsible for the remaining 9.99%. The improvements in Zone 2 are mostly completed and reimbursement is owed to the developer. Zone 1 improvements are yet to be completed. The Zones are combined for the Westside Outfall fee calculation. ISP is responsible for 73.55%; Infill is responsible for 26.45% of the funding.

The ISP-South storm drain infrastructure may be adequate to accept runoff from properties outside the current ISP-South boundary; but in order to construct infrastructure when needed, the ISP-South landowners must fund the construction. If and when properties outside ISP-South develop, the remaining ISP-South properties may be qualified for reimbursement.

The three ISP properties located south of Linne Road are excluded from the sub-basin. It is assumed they will drain to existing low lying quarry areas. Because the properties will not discharge into the upgraded storm drain facilities or the Westside Outfall they are exempt from the corresponding fees.

The total estimated ISP-South's storm drainage improvement costs are \$5,197,900. All ISP-South's "Drainage Fees" will be collected into one fund.

76PP-024 New Detention-Basin: The New Detention Basin 2B (Zone 1) is an expansion of the existing City retention pond to the north-northwest of Stewart Walker Company. This detention basin will require approximately 25 ac-ft of volume.

ISP-South 5% Project	
Implementation:	\$ 22,441
ISP-South Project Cost:	\$605,895
ISP-South's Cost Share:	\$628,335

76PP-024 Pump Station and Force Main: Pump station and force main for Detention Basin 2B (Zone 1) will discharge to the City's Central Ave Tributary to the Westside Channel originating on the north side of the WSID main canal.

ISP-South 5% Project	
Implementation:	\$ 17,477
ISP-South Project Cost:	\$ 471,878
ISP-South's Cost Share:	\$ 489,355

76PP-048 New Storm Drain Mains-24", 30", 36" and 42": Construct approximately 1,800 LF of 24", 250 LF of 30" , 2,200 LF of 36" , 250 LF of 42" storm drain pipeline to connect to drainage basin 2B. Also includes a jack & bore at Stewart Walker RR spur. (Zone 1) See Exhibit B1 in the "Updated Storm Drainage Technical Report for the South ISP Sub-Basin, Revised Final Report, October 2008" for improvement locations.

ISP-South 5% Project	
Implementation:	\$ 28,477
ISP-South Project Cost:	\$ 768,059
ISP-South's Cost Share:	\$ 796,505

7645 New Detention Basin: New Detention Basin 2A (Zone 2) with a storage volume of 71 ac-ft. Completed by developer; reimbursement is owed for this project.

ISP-South 5% Project	
Implementation:	\$ 72,372
ISP-South Project Cost:	\$ 1,954,043
ISP-South's Cost Share:	\$ 2,026,415



7645 New Storm Drain Mains-10", 24", and 60": 18" pipe serving the Detention Basin, including jack and bore, 800 LF of 24" on Gandy Dancer Drive, 2,050 LF of 24" on Valpico Road and a 60" pipe from Valpico to the detention basin. Serves as outfall for Plan C subdivisions of Glenbriar and Pebblebrook developments. The 24" pipe needs to be constructed, the rest was completed by a developer and reimbursement is owed.

ISP-South 5% Project	
Implementation:	\$ 35,702
ISP-South Project Cost:	\$ 963,941
ISP-South's Cost Share:	\$ 999,642

76PP-050 & 76PP-051 Westside Outfall Channel: Improvements to the Westside Outfall have been completed.

ISP-South 5% Project	
Implementation:	\$ 26,351
ISP-South Project Cost:	\$ 711,486
ISP-South's Cost Share:	\$ 737,837

<b>GROUP 78: PARKS AND RECREATION IMPROVEMENTS</b>
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ISP-South will pay a development impact fee at building permit for CIP projects described in this section. ISP-South's obligation to pay a development impact fee for various public facilities was originally based on a report entitled "ISP-South Public Facilities Impact Fee Justification Study" prepared by the City of Tracy dated September 2000. The Reports presents ISP-South parks and recreation analysis, and calculates fair-share costs for the ISP-South's developments. **Resolution No. 2000-411** and **Resolution No. 2000-410** by the City Council adopted ISP-South's "**Public Facility Fee**" and "**Community Park Fee**" respectively, on October 3, 2000. The ISP-South Community Park Fee is based on a report entitled "ISP-South Planning Area Park Impact Fee Justification Community Park Fee Only" prepared by David Volz Design dated September 2000. On October 21, 2008 by Resolution Number 2008-223, the Parks and Recreation fees were updated based on updated costs and acreage calculations prepared by Harris and Associates. The impact fees are presented in Tables 4 and 5, Appendix A. Non-residential properties do not pay parks and recreation impact fees.

The costs have been adjusted to reflect current costs as well as account for land use changes. In previous updates neighborhood parks were not included in the fees; they were built by developers. In this update, their costs are included as part of the program. ISP-South "Park &

Recreation Fees” are collected into one fund account. The fees will be available to fund either a neighborhood park or will go to fund a community park.

Neighborhood parks are estimated to cost \$557, 200 per acre, and 3 acres are required per 1,000 residents. Community parks are estimated to cost \$567,000, and 1 acre is required per 1,000 residents.

78PP-XX Neighborhood Park: ISP-South area 4.61 acre neighborhood park, to serve new residential development. The cost for neighborhood parks was not previously included in the finance program; the neighborhood parks were constructed by developers.

ISP-South 5% Project	
Implementation:	\$ 91,819
ISP-South Project Cost:	\$2,479,102
ISP-South’s Cost Share:	\$2,570,921

78PP-066 Community Park: ISP pays for a proportional share, or 0.73 acres, of a community park.

ISP-South 5% Project	
Implementation:	\$ 14,876
ISP-South Project Cost:	\$ 401,645
ISP-South’s Cost Share:	\$ 416,521

7888 Library Expansion: ISP South pays a proportional share equal to 1,359 sf of library facility.

ISP-South 5% Project	
Implementation:	\$ 9,129
ISP-South Project Cost:	\$ 246,489
ISP-South’s Cost Share:	\$ 255,619

78PP-042 Senior & Community Centers: ISP South pays a proportional share equal to 1,522 sf of senior & community center facilities.

ISP-South 5% Project	
Implementation:	\$ 10,225
ISP-South Project Cost:	\$ 276,068
ISP-South’s Cost Share:	\$ 286,293

7854 Aquatic Facilities: ISP South pays a proportional share equal to 1,359 sf of aquatic facility.

ISP-South 5% Project	
Implementation:	\$ 8,573
ISP-South Project Cost:	\$231,459
ISP-South's Cost Share:	\$240,032

7828 Cultural Arts: ISP South pays a proportional share equal to 1,359 sf of cultural arts facility.

ISP-South 5% Project	
Implementation:	\$ 20,541
ISP-South Project Cost:	\$ 554,601
ISP-South's Cost Share:	\$ 575,142

***C. Status of Build-Out and Adjustment of Fees***

As of October, 2008, 375 single residential homes have paid impact fees, as well as a portion of the Edgewood Corporate Center (7.85 acres), Buildings 5, 6 and 7 of the South Tracy Industrial Park (5.18 acres), and Buildings A and B of Humphrey Buildings (2.99 acres). The actual fees collected were subtracted from the updated estimates. The remaining required funds were then spread to the remaining properties that have not paid their impact fees. Tables 3 and 4, Appendix A, present the June 2006 fees as well as the new adjusted updated fees for both residential and non-residential development.

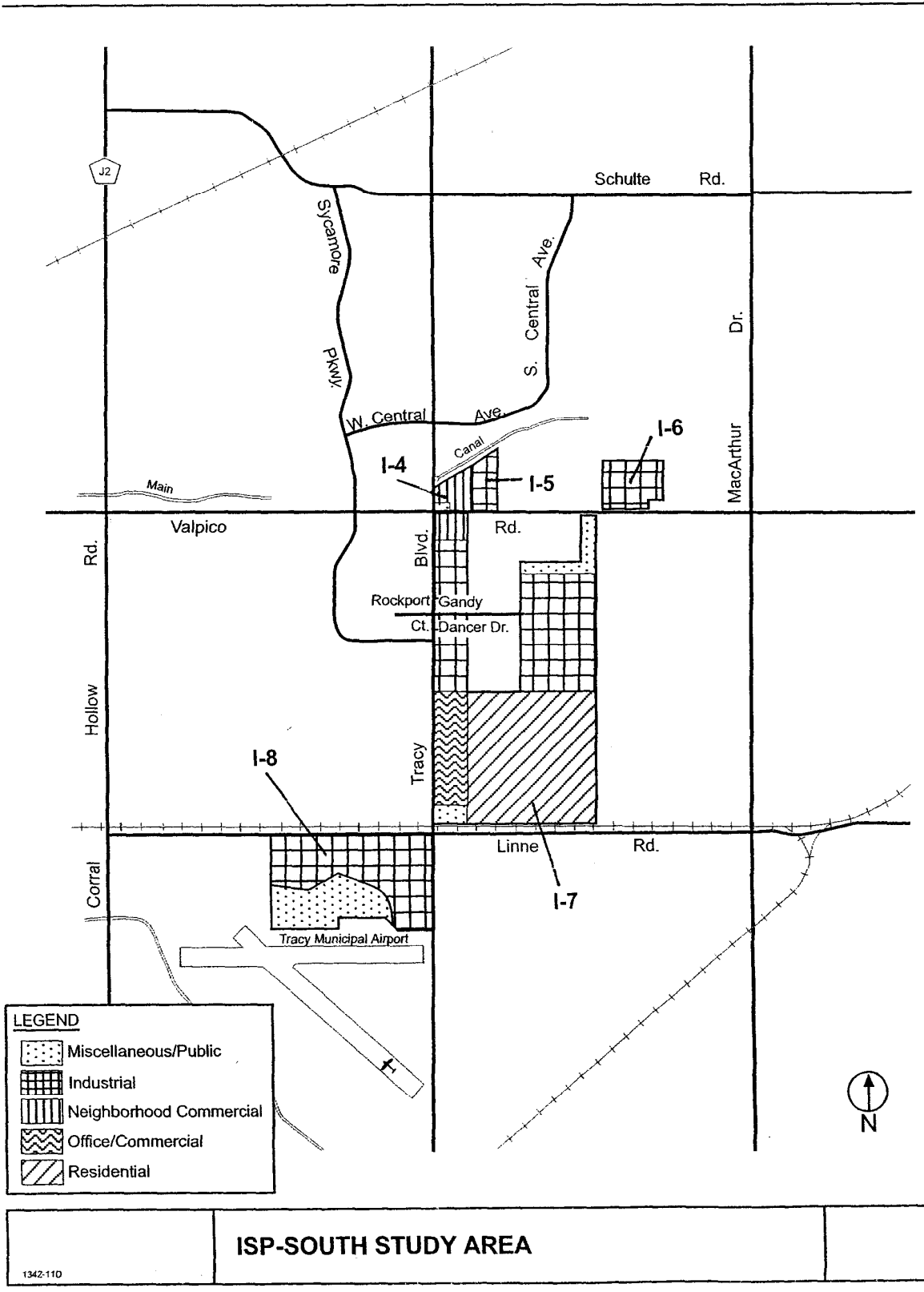
***D. ISP-South Reimbursement***

It is possible that a storm drain fee reimbursement may be made to ISP parcels if parcels outside ISP-South boundary utilize ISP-South storm drain infrastructure in the future. In addition, a reimbursement may be made for construction of a new sewer pipe as part of the Eastside Sewer Reimbursements.

***APPENDIX A:***

***AREA MAP AND TABLES***

### Appendix A Figure 1



**Appendix A  
Figure B**

**ISP South Parcel Information**

Development Parcel	Old Parcel ID	New Parcel ID	Acreage	Developed Acreage	Original Land Use	Revised Land Use	Permit Pulled
<b>DEVELOPED</b>							
I-7	248-030-06	248-030-17	0.56	0.56	Office	Office	8/29/2005
I-7	248-030-06	248-030-18	4.60	5.07	Office	Office	6/21/2001
I-7	248-030-06	248-030-19	1.54	1.18	Office	Office	11/26/2003
I-7	248-030-06	248-030-20	1.71	0.78	Office	Office	8/29/2005
I-7	248-030-06	248-590-01 to 08	0.59	0.59	Office	Office	11/26/2003
I-7	248-030-06	248-470-05	1.73	1.73	Industrial	Industrial	9/26/2002
I-7	248-030-06	248-470-06	1.73	1.73	Industrial	Industrial	11/26/2003
I-7	248-030-07	248-030-07	6.40	6.40	Park N Ride	Park N Ride	Yes
I-7	248-030-06	248-470-23	1.73	1.73	Industrial	Industrial	10/17/2005
I-7	248-030-06	248-470-19	2.99	2.99	Industrial	Industrial	4/21/2005
I-7	248-030-06	Misc	92.39	92.39	Residential	Residential - LDR	Yes
I-7	248-030-06	248-450-44, 248-490-63, 248-480-49	10.00	10.00	Park	Park	Yes
<b>TOTAL</b>			<b>125.95</b>	<b>125.15</b>			
<b>UNDEVELOPED</b>							
I-4	246-130-10	246-130-10	7.70		Retail	Retail	
I-4	246-130-11	246-130-11	0.99		Fire Station	Retail	
I-5	246-130-02	246-130-14	3.77		Industrial	Retail	
I-5	246-130-02	246-130-14	4.23		Industrial	Residential - HDR	
I-5	246-130-02	246-130-15	2.00		Industrial	Fire Station	
I-6	246-140-01	246-140-01	34.20		Industrial	Residential - HDR	
I-7	248-020-16	248-020-16	5.10		Retail	Retail	
I-7	248-020-17	248-020-17	14.40		Industrial	Office	
I-7	248-030-05	248-030-05	14.30		Industrial	Office	
I-7	248-030-06	248-030-10	11.78		Office	Office	
I-7	248-030-06	248-470-02	1.83		Industrial	Industrial	
I-7	248-030-06	248-470-03	1.84		Industrial	Industrial	
I-7	248-030-06	248-470-04	2.00		Industrial	Industrial	
I-7	248-030-06	248-470-07	1.59		Industrial	Industrial	
I-7	248-030-06	248-470-08	1.59		Industrial	Industrial	
I-7	248-030-06	248-470-09	1.58		Industrial	Industrial	
I-7	248-030-06	248-470-10	6.33		Industrial	Industrial	
I-7	248-030-06	248-470-11	1.73		Industrial	Industrial	
I-7	248-030-06	248-470-12	1.77		Industrial	Industrial	
I-7	248-030-06	248-470-13	2.02		Industrial	Industrial	
I-7	248-030-06	248-470-14	1.98		Industrial	Industrial	
I-7	248-030-06	248-470-15	10.00		School	DET 2A*	N/A
I-7	248-030-06	248-470-17	2.97		Industrial	Industrial	
I-7	248-030-06	248-470-18	2.99		Industrial	Industrial	
I-7	248-030-06	248-470-20	1.58		Industrial	Industrial	
I-7	248-030-06	248-470-21	1.58		Industrial	Industrial	
I-7	248-030-06	248-470-22	1.57		Industrial	Industrial	
I-7	248-030-06	248-470-24	1.72		Industrial	Industrial	
I-7	248-030-06	248-470-25	4.24		Industrial	Industrial	
I-7	248-030-06	248-560-28	10.00		Det Basin	18 SF, 77 duplexes/triplexes	
I-8	253-110-08	253-110-08	10.30		Industrial	Industrial	
I-8	253-110-09	253-110-09	56.00		Industrial	Industrial	
I-8	253-110-14	253-110-14	24.10		Quarry Pit	Quarry Pit*	N/A
<b>TOTAL</b>			<b>249.77</b>	<b>0.00</b>			

**TOTAL ISP South 375.72**

**Properties to be Assessed Fees:**

	Undeveloped	Developed	Total
Industrial	107.20	8.18	115.37
Office	40.48	8.18	48.66
Retail	17.56	0.00	17.56
Residential - LDR	0.00	92.39	92.39
Residential - HDR	48.43	0.00	48.43
<b>Total</b>	<b>213.67</b>	<b>108.75</b>	<b>322.41</b>

**Properties Not to be Assessed Fees:**

	Undeveloped	Developed	Total
Quarry Pit	0.00	0.00	0.00
Det Basin	0.00	0.00	0.00
Park N Ride	0.00	6.40	6.40
Park	0.00	10.00	10.00
School	0.00	0.00	0.00
Fire Station	2.00	0.00	2.00
<b>Total</b>	<b>2.00</b>	<b>16.40</b>	<b>18.40</b>

**Grand Total 215.67 125.15 340.81**

\* These properties are assumed not to develop

**Appendix A**  
**Table 1**  
**Actual and Anticipated Absorption**

Project Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
Calendar Year:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
<b>Non-Residential Acres (AC)</b>																								
Light Industrial (AC) annual	-	1.73	1.72	-	4.72	-	-	-	-	5.11	5.11	5.11	5.11	5.11	5.11	5.11	5.11	11.05	11.05	11.05	11.05	11.05	11.05	115.37
Cumulative Total	-	1.73	3.45	3.45	8.17	8.17	8.17	8.17	8.17	13.28	18.40	23.51	28.62	33.74	38.85	43.96	49.08	60.13	71.18	82.22	93.27	104.32	115.37	
Office/Commercial (AC)	5.07	-	1.74	-	1.37	-	-	-	17.56	6.75	6.75	6.75	6.75	6.75	6.75	-	-	-	-	-	-	-	-	66.22
Cumulative Total	5.07	5.07	6.81	6.81	8.18	8.18	8.18	8.18	25.74	32.49	39.23	45.98	52.73	59.47	66.22	66.22	66.22	66.22	66.22	66.22	66.22	66.22	66.22	66.22
<b>SFDU (Units)</b>																								
Annual Total	18	147	143	67	-	-	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-	-	-	393
Cumulative Total	18	165	308	375	375	375	375	375	375	375	375	393	393	393	393	393	393	393	393	393	393	393	393	393
<b>MFDU (Units)</b>																								
Annual Total	-	-	-	-	-	-	-	-	-	-	-	51	51	51	-	-	-	102	102	103	103	103	103	769
Cumulative Total	-	-	-	-	-	-	-	-	-	-	-	51	102	153	153	153	153	255	357	460	563	666	769	



**Appendix A**  
**Table 2**  
**Actual and Anticipated Revenue**

	Plan C Fees	Fees collected 2001-08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Roadways		\$ 2,780,139	\$ 2,197,107	\$ 966,618	\$ 966,618	\$ 1,171,253	\$ 1,168,064	\$ 1,168,064	\$ 966,618	\$ 381,588	\$ 381,588	\$ 1,149,730	\$ 1,149,730	\$ 1,152,919	\$ 1,152,919	\$ 1,152,919	\$ 2,951,261	\$ 20,857,135
Water		\$ 216,840	\$ 148,350	\$ 100,199	\$ 100,199	\$ 325,698	\$ 321,869	\$ 321,869	\$ 100,199	\$ 43,202	\$ 43,202	\$ 408,593	\$ 408,593	\$ 411,684	\$ 411,684	\$ 411,684	\$ 411,684	\$ 4,185,547
Wastewater-WWTP Fee		\$ 62,751	\$ 156,951	\$ 113,260	\$ 113,260	\$ 224,630	\$ 223,335	\$ 223,335	\$ 113,260	\$ 52,958	\$ 52,958	\$ 246,510	\$ 246,510	\$ 247,805	\$ 247,805	\$ 247,805	\$ 247,805	\$ 2,820,936
WW-Sewer Collection Conveyance		\$ 15,221	\$ 35,032	\$ 23,662	\$ 23,662	\$ 209,250	\$ 207,092	\$ 207,092	\$ 23,662	\$ 10,202	\$ 10,202	\$ 242,158	\$ 242,158	\$ 244,316	\$ 244,316	\$ 244,316	\$ 244,316	\$ 2,226,654
WW-Cheng Diversion Reimbursement		\$ 93,697	\$ -	\$ 9,882	\$ 9,882	\$ 18,315	\$ 18,176	\$ 18,176	\$ 9,882	\$ 5,666	\$ 5,666	\$ 12,242	\$ 12,242	\$ 12,242	\$ 12,242	\$ 12,242	\$ 12,242	\$ 262,795
Storm Drainage- Zone 1/Upgrade	\$ 72,266	\$ 120,356	\$ 573,621	\$ -	\$ -	\$ 46,791	\$ 46,791	\$ 46,791	\$ -	\$ -		\$ 188,394	\$ 188,394	\$ 190,241	\$ 190,241	\$ 190,241	\$ 190,241	\$ 1,972,101
Storm Drainage- Zone 2/Upgrade	\$ 811,757	\$ 1,569,524	\$ 84,247	\$ 195,922	\$ 195,922	\$ 215,808	\$ 215,808	\$ 215,808	\$ 195,922	\$ 84,474	\$ 84,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,057,910
Storm Drainage- Outfall		\$ 137,650	\$ 99,425	\$ 67,154	\$ 67,154	\$ 79,869	\$ 79,642	\$ 79,642	\$ 67,154	\$ 28,954	\$ 28,954	\$ 23,154	\$ 23,154	\$ 23,381	\$ 23,381	\$ 23,381	\$ 23,381	\$ 737,780
Parks & Recreation		\$ 466,024	\$ -	\$ -	\$ -	\$ 295,574	\$ 290,702	\$ 290,702	\$ -	\$ -	\$ -	\$ 496,944	\$ 496,944	\$ 501,816	\$ 501,816	\$ 501,816	\$ 501,816	\$ 4,344,154
Public Buildings & Services		\$ 1,031,156	\$ 312,041	\$ 141,207	\$ 141,207	\$ 250,893	\$ 249,085	\$ 249,085	\$ 141,207	\$ 21,319	\$ 21,319	\$ 230,478	\$ 230,478	\$ 232,286	\$ 232,286	\$ 232,286	\$ 232,286	\$ 3,948,620
YEARLY TOTAL		\$ 6,493,358	\$ 3,606,774	\$ 1,617,904	\$ 1,617,904	\$ 2,838,080	\$ 2,820,564	\$ 2,820,564	\$ 1,617,904	\$ 628,363	\$ 628,363	\$ 2,998,203	\$ 2,998,203	\$ 3,016,689	\$ 3,016,689	\$ 3,016,689	\$ 4,815,031	<b>\$ 44,413,633</b>

**Appendix A**  
**Table 3**  
**Summary of Impact Fee for Residential\***

	Calculated Fee per Unit					
	SFDU		MFDU 2-4		MFDU 5+	
	2006	2008	2006	2008	2006	2008
Roadways	\$ 4,913	\$ 6,645	\$ 2,358	\$ 3,189	\$ 2,358	\$ 3,189
Water	\$ 574	\$ 4,613	\$ 476	\$ 3,829	\$ 385	\$ 3,091
Wastewater-WWTP Fee	\$ 247	\$ 1,943	\$ 205	\$ 1,620	\$ 165	\$ 1,295
WW-Sewer Collection Conveyance	\$ 36	\$ 3,237	\$ 30	\$ 2,676	\$ 24	\$ 2,158
WW-Cheng Diversion Reimbursement	\$ 208	\$ 208	\$ 173	\$ 173	\$ 139	\$ 139
Storm Drainage- Zone 1/Upgrade	\$ 1,226	\$ 3,654	\$ 760	\$ 2,265	\$ 621	\$ 1,847
Storm Drainage-Zone 1/Westside Outfall	\$ 846	\$ 449	\$ 525	\$ 220	\$ 428	\$ 227
Storm Drainage- Zone 2/Upgrade	\$ 1,354	\$ 1,311	\$ 839	\$ 642	\$ 686	\$ 526
Storm Drainage-Zone 2/Westside Outfall	\$ 285	\$ 449	\$ 177	\$ 220	\$ 144	\$ 227
Parks & Recreation	\$ 1,346	\$ 7,309	\$ 1,117	\$ 6,091	\$ 902	\$ 4,872
Public Buildings & Services	\$ 3,458	\$ 2,712	\$ 2,870	\$ 2,260	\$ 2,317	\$ 1,808

Zone 1 Total Impact Fee	\$ 12,854	\$ 30,770	\$ 8,514	\$ 22,323	\$ 7,340	\$ 18,626
Zone 2 Total Impact Fee	\$ 12,421	\$ 28,427	\$ 8,246	\$ 20,700	\$ 7,121	\$ 17,305

\*2008 Update includes revisions to land use, including the addition of MFDU; previously Residential was "built-out", there was no fee update in 2006.

**Appendix A**  
**Table 4**  
**Summary of Impact Fee For Industrial, Institutional, Office and Retail**

	Calculated Fee per Acre					
	1. Industrial		2. Office		3. Retail	
	2006	2008	2006	2008	2006	2008
Roadways	\$ 72,063	\$ 74,620	\$ 77,004	\$ 86,714	\$ 134,821	\$ 125,120
Water	\$ 2,501	\$ 8,448	\$ 2,501	\$ 8,448	\$ 2,501	\$ 8,448
Wastewater-WWTP Fee*	\$ 1,302	\$ 10,356	\$ 1,302	\$ 8,938	\$ 1,302	\$ 8,938
WW-Sewer Collection Conveyance	\$ 201	\$ 1,995	\$ 201	\$ 1,995	\$ 201	\$ 1,995
WW-Cheng Diversion Reimbursement	\$ 1,100	\$ 1,108	\$ 1,100	\$ 970	\$ 1,100	\$ -
Storm Drainage- Zone 1/Upgrade	\$ 26,672	\$ 46,037	\$ 26,672	\$ 46,037	\$ 26,672	\$ 46,037
Storm Drainage-Zone 1/Westside Outfall	\$ 14,575	\$ 5,662	\$ 14,575	\$ 5,662	\$ 14,575	\$ 5,662
Storm Drainage- Zone 2/Upgrade	\$ 23,174	\$ 16,519	\$ 23,174	\$ 16,519	\$ 23,174	\$ 16,519
Storm Drainage-Zone 2/Westside Outfall	\$ 5,556	\$ 5,662	\$ 5,556	\$ 5,662	\$ 5,556	\$ 5,662
Parks & Recreation (applies only to residential)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Buildings & Services	\$ 3,359	\$ 4,169	\$ 13,694	\$ 17,700	\$ 13,694	\$ 17,700
Zone 1 Total Impact Fee	\$ 121,773	\$ 152,395	\$ 137,049	\$ 176,464	\$ 194,866	\$ 213,900
Zone 2 Total Impact Fee	\$ 109,256	\$ 122,877	\$ 124,532	\$ 146,946	\$ 182,349	\$ 184,382

***APPENDIX B:***

***CAPITAL IMPROVEMENT PROGRAM***

**Appendix B**  
**Table 1**  
**C.I.P. Budget Summary**

		TOTAL ESTIMATED PROJECT COST	TOTAL COST Incl. 5% PM - Unrounded	PM COST 5%
<b>GROUP 71 GENERAL GOV'T &amp; PUBLIC SAFETY FACILITIES</b>				
<b>LAW ENFORCEMENT</b>				
7122	Equipment For Officers	\$ 16,815	\$ 17,700	\$ 885
7122	Vehicles For Officers	\$ 110,675	\$ 116,500	\$ 5,825
71PP-006	Facility	\$ 357,485	\$ 376,300	\$ 18,815
<b>FIRE PROTECTION</b>				
7120	Fire Facility	\$ 1,163,314	\$ 1,206,400	\$ 43,086
7120	Fire Vehicle	\$ 134,995	\$ 142,100	\$ 7,105
<b>GENERAL FACILITIES</b>				
7118	City Hall Expansion	\$ 1,634,464	\$ 1,695,000	\$ 60,536
7131	City Hall Vehicles	\$ 16,150	\$ 17,000	\$ 850
7116	Interim City Hall Facilities	\$ 29,700	\$ 30,800	\$ 1,100
<b>PUBLIC WORKS FACILITIES</b>				
71PP-030	Public Works Maintenance Facilities	\$ 334,607	\$ 347,000	\$ 12,393
<b>Subtotal Group 71</b>		<b>\$ 3,798,206</b>	<b>\$ 3,948,800</b>	<b>\$ 150,594</b>
<b>GROUP 72 TRAFFIC SAFETY</b>				
<b>INTERSECTION IMPROVEMENTS</b>				
7224	Eleventh Street/Lammers Road	\$ 386,389	\$ 400,700	\$ 14,311
<b>NEW TRAFFIC SIGNALS</b>				
72PP-053	Corral Hollow Road/Valpico Road	\$ 540,000	\$ 560,000	\$ 20,000
7237	MacArthur Drive/Valpico Road	\$ 370,093	\$ 383,800	\$ 13,707
7238	Tracy Blvd./Valpico Road	\$ 703,736	\$ 729,800	\$ 26,064
72PP-XXX	Valpico Road/Sycamore Parkway	\$ 540,000	\$ 560,000	\$ 20,000
<b>Subtotal Group 72</b>		<b>\$ 2,540,218</b>	<b>\$ 2,634,300</b>	<b>\$ 94,082</b>
<b>GROUP 73 STREETS &amp; HIGHWAYS</b>				
<b>ROADWAY WIDENING AND UPGRADE</b>				
7362	Tracy Blvd. Widening, Sycamore to Valpico	\$ 3,151,961	\$ 3,268,700	\$ 116,739
7365	Tracy Blvd. Widening, Sycamore to Linne	\$ 313,875	\$ 325,500	\$ 11,625
73PP-019	Valpico Road Widening	\$ 8,357,175	\$ 8,666,700	\$ 309,525
7361	Valpico Road Extension	\$ 3,101,818	\$ 3,216,700	\$ 114,882
7387/73PP-065	MacArthur Drive Widening	\$ 2,646,386	\$ 2,744,400	\$ 98,014
<b>Subtotal Group 73</b>		<b>\$ 17,571,214</b>	<b>\$ 18,222,000</b>	<b>\$ 650,786</b>

		TOTAL ESTIMATED PROJECT COST	TOTAL COST Incl. 5% PM - Unrounded	PM COST 5%
<b>GROUP 74 WASTEWATER IMPROVEMENTS</b>				
<b>WWTP IMPROVEMENTS</b>				
7449	WWTP Expansion	\$ 2,567,604	\$ 2,662,700	\$ 95,096
<b>WASTEWATER COLLECTION SYSTEM IMPROVEMENTS</b>				
74PP-052	East Side Sewer Upgrades	\$ 2,115,643	\$ 2,194,000	\$ 78,357
<b>REIMBURSEMENTS</b>				
74XX	Cheng Diversion Reimbursement	\$ 341,200	\$ 341,200	\$ -
		<b>Subtotal Group 74</b>	<b>\$ 5,024,446</b>	<b>\$ 5,197,900</b>
<b>GROUP 75 WATER IMPROVEMENTS</b>				
<b>WATER DISTRIBUTION</b>				
7570	Zone 1 Pump Station & Back-Up Generator	\$ 945,000	\$ 980,000	\$ 35,000
75PP-XX	Linne Road Reservoir and Booster Pump Station	\$ 772,200	\$ 800,800	\$ 28,600
75PP-XX	John Jones Water Treatment Plant Expansion	\$ 1,030,050	\$ 1,068,200	\$ 38,150
75PP-XX	Supply Transfer with Storage in Semi Tropic Water Bank	\$ 276,750	\$ 287,000	\$ 10,250
75PP-XX	24" Transmission Line, MacArthur Dr.	\$ 746,550	\$ 774,200	\$ 27,650
75PP-XX	Groundwater Conjunctive Use Study	\$ 20,000	\$ 20,000	\$ -
		<b>Subtotal Group 75</b>	<b>\$ 3,790,550</b>	<b>\$ 3,930,200</b>
<b>GROUP 76 DRAINAGE IMPROVEMENTS</b>				
<b>WATERSHED IMPROVEMENTS</b>				
76PP-024	Detention Basin 2B (Zone 1) <sup>1</sup> (was 76pp-046)	\$ 605,895	\$ 628,335	\$ 22,441
76PP-024	Pump Station & Force Main Det 2B (Zone 1) (was 76PP-047)	\$ 471,878	\$ 489,355	\$ 17,477
76PP-048	24", 30" and 42" Storm Drain Pipe (Zone 1)	\$ 768,059	\$ 796,505	\$ 28,447
7645	Detention Basin 2A (Zone 2) <sup>2</sup>	\$ 1,954,043	\$ 2,026,415	\$ 72,372
7645	10", 24" and 60" Storm drain Pipe (Zone 2)	\$ 963,941	\$ 999,642	\$ 35,702
	Westside Outfall Channel - Zones 1&2	\$ 711,486	\$ 737,837	\$ 26,351
		<b>Subtotal Group 76</b>	<b>\$ 5,475,301</b>	<b>\$ 5,678,090</b>
<b>GROUP 78 PARKS &amp; RECREATION IMPROVEMENTS</b>				
78XX	Neighborhood Park	\$ 2,479,102	\$ 2,570,921	\$ 91,819
78PP-066	Community Park	\$ 401,645	\$ 416,521	\$ 14,876
7888	Library Expansion	\$ 246,489	\$ 255,619	\$ 9,129
78Pp-042	Senior/Community Center	\$ 276,068	\$ 286,293	\$ 10,225
7854	Aquatic Facilities	\$ 231,459	\$ 240,032	\$ 8,573
7828	Cultural Arts Facility	\$ 554,601	\$ 575,142	\$ 20,541
		<b>Subtotal Group 78</b>	<b>\$ 4,189,365</b>	<b>\$ 4,344,527</b>
		<b>Subtotal Group 71-78</b>	<b>\$ 42,389,301</b>	<b>\$ 43,955,817</b>
<b>GROUP 79 ADDITIONAL SERVICES</b>				
7950	PM Services (Apply 5% of Construction Costs)	\$ 1,566,516		
		<b>Subtotal Group 79</b>	<b>\$ 1,566,516</b>	
		<b>Grand Total</b>	<b>\$ 43,955,817</b>	<b>\$ 43,955,817</b>

Notes:

(1) Plan C contributed \$118,588 towards total project cost, project cost has been reduced by this amount.

(2) Plan C contributed \$869,647 towards total project cost, project cost has been reduced by this amount.

**Appendix B**  
**Table 2**  
**ISP-SOUTH CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**  
**SUMMARY SHEETS**

	Past Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	Total Without 5% PM
<b>GROUP 71 GENERAL GOV'T &amp; PUBLIC SAFETY FACILITIES</b>																	
<b>LAW ENFORCEMENT</b>																	
7122 Equipment For Officers	\$ -	\$ 92,000		\$ 35,490													\$ 127,490
71PP-006 Facility	\$ -											\$ 357,485					\$ 357,485
<b>FIRE PROTECTION</b>																	
7120 Fire Facility	\$ 591,000	\$ 44,100						\$ 1,163,314									\$ 1,298,309
<b>GENERAL FACILITIES</b>																	
7118 City Hall Expansion	\$ 651,500															\$ 982,964	\$ 1,634,464
7135 City Hall Vehicles	\$ -		\$ 16,150														\$ 16,150
7116 Interim City Hall Facilities	\$ 29,700																\$ 29,700
<b>PUBLIC WORKS FACILITIES</b>																	
7154 Public Works Maintenance Facilities	\$ -		\$ 334,607														\$ 334,607
<b>SUBTOTAL GROUP 71</b>	<b>\$ 681,200</b>	<b>\$ 136,100</b>	<b>\$ 334,607</b>	<b>\$ 51,640</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,163,314</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,485</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 982,964</b>	<b>\$ 3,798,206</b>
<b>PROJECTED FEE REVENUE</b>		\$ 296,439	\$ 134,147	\$ 134,147	\$ 238,348	\$ 236,631	\$ 236,631	\$ 134,147	\$ 20,253	\$ 20,253	\$ 218,954	\$ 218,954	\$ 220,672	\$ 220,672	\$ 220,672	\$ 220,672	\$ 3,751,189
<b>CUMULATIVE REVENUE</b>	\$ 979,599	\$ 1,276,038	\$ 1,410,185	\$ 1,544,332	\$ 1,782,680	\$ 2,019,311	\$ 2,255,941	\$ 2,390,088	\$ 2,410,342	\$ 2,430,595	\$ 2,649,549	\$ 2,868,503	\$ 3,089,174	\$ 3,309,846	\$ 3,530,518	\$ 3,751,189	
<b>CUMULATIVE EXPENDITURES</b>	\$ 681,200	\$ 817,300	\$ 1,151,907	\$ 1,203,547	\$ 1,203,547	\$ 1,203,547	\$ 1,203,547	\$ 2,366,861	\$ 2,366,861	\$ 2,366,861	\$ 2,366,861	\$ 2,724,346	\$ 2,724,346	\$ 2,724,346	\$ 2,724,346	\$ 3,707,310	
<b>FUND BALANCE</b>	\$ 298,399	\$ 458,738	\$ 258,278	\$ 340,785	\$ 579,133	\$ 815,764	\$ 1,052,394	\$ 23,227	\$ 43,481	\$ 63,734	\$ 282,688	\$ 144,157	\$ 364,828	\$ 585,500	\$ 806,172	\$ 43,879	
<b>GROUP 72 TRAFFIC SAFETY</b>																	
<b>INTERSECTION IMPROVEMENTS</b>																	
7224 Eleventh Street/Lammers Road	\$ -					\$ 386,389											\$ 386,389
<b>NEW TRAFFIC SIGNALS</b>																	
72PP-053 Corral Hollow Road/Valpico Road	\$ -					\$ 540,000											\$ 540,000
7237 MacArthur Drive/Valpico Road	\$ 349,071	\$ 21,022															\$ 370,093
7238 Tracy Blvd./Valpico Road	\$ 2,571	\$ 172,472	\$ 5,796	\$ 5,796	\$ 7,023	\$ 7,004	\$ 7,004	\$ 5,796	\$ 2,288	\$ 2,288	\$ 6,894	\$ 6,894	\$ 8,756	\$ 10,584	\$ 10,584	\$ 441,986	\$ 703,736
72XX Valpico Road/Sycamore Parkway	\$ -		\$ 540,000														\$ 540,000
<b>SUBTOTAL GROUP 72</b>	<b>\$ 351,642</b>	<b>\$ 193,494</b>	<b>\$ 5,796</b>	<b>\$ 545,796</b>	<b>\$ 7,023</b>	<b>\$ 933,393</b>	<b>\$ 7,004</b>	<b>\$ 5,796</b>	<b>\$ 2,288</b>	<b>\$ 2,288</b>	<b>\$ 6,894</b>	<b>\$ 6,894</b>	<b>\$ 8,756</b>	<b>\$ 10,584</b>	<b>\$ 10,584</b>	<b>\$ 441,986</b>	<b>\$ 2,540,218</b>
<b>GROUP 73 STREETS &amp; HIGHWAYS</b>																	
<b>ROADWAY WIDENING AND UPGRADE</b>																	
7362/7365 Tracy Blvd. Widening	\$ 573,554	\$ 98,300	\$ 1,592,859	\$ 57,340	\$ 69,480	\$ 69,290	\$ 69,290	\$ 57,340	\$ 22,636	\$ 22,636	\$ 68,203	\$ 68,203	\$ 86,620	\$ 104,708	\$ 104,708	\$ 400,669	\$ 3,465,836
73PP-019 Valpico Road Widening	\$ -					\$ 1,000,000	\$ 1,000,000							\$ 3,178,588	\$ 3,178,588		\$ 8,357,175
7361 Valpico Road Extension	\$ 953,632	\$ 1,842,200	\$ 30,193	\$ 30,193	\$ 36,584	\$ 36,485	\$ 36,485	\$ 30,193	\$ 11,919	\$ 11,919	\$ 35,912	\$ 35,912	\$ 10,192	\$ -	\$ -	\$ -	\$ 3,101,818
7387 MacArthur Drive Widening	\$ -	\$ 194,180	\$ 3,333	\$ 3,333	\$ 4,038	\$ 4,027	\$ 4,027	\$ 3,333	\$ 1,316	\$ 1,316	\$ 3,964	\$ 3,964	\$ 9,724	\$ -	\$ -	\$ 2,409,831	\$ 2,646,386
<b>SUBTOTAL GROUP 73</b>	<b>\$ 1,527,186</b>	<b>\$ 2,134,680</b>	<b>\$ 1,626,384</b>	<b>\$ 90,866</b>	<b>\$ 110,102</b>	<b>\$ 1,109,803</b>	<b>\$ 1,109,803</b>	<b>\$ 90,866</b>	<b>\$ 35,871</b>	<b>\$ 35,871</b>	<b>\$ 108,079</b>	<b>\$ 108,079</b>	<b>\$ 106,536</b>	<b>\$ 3,283,296</b>	<b>\$ 3,283,295</b>	<b>\$ 2,810,499</b>	<b>\$ 17,571,214</b>
<b>PROJECTED FEE REVENUES</b>		\$ 2,087,252	\$ 918,288	\$ 918,288	\$ 1,112,691	\$ 1,109,661	\$ 1,109,661	\$ 918,288	\$ 362,509	\$ 362,509	\$ 1,092,243	\$ 1,092,243	\$ 1,095,273	\$ 1,095,273	\$ 1,095,273	\$ 2,803,697	\$ 19,975,025
<b>CUMULATIVE REVENUES</b>	\$ 2,641,132	\$ 4,728,384	\$ 5,646,671	\$ 6,564,959	\$ 7,677,650	\$ 8,787,311	\$ 9,896,972	\$ 10,815,260	\$ 11,177,768	\$ 11,540,277	\$ 12,632,520	\$ 13,724,763	\$ 14,820,035	\$ 15,915,308	\$ 17,010,581	\$ 19,814,278	
<b>CUMULATIVE EXPENDITURES</b>	\$ 1,527,186	\$ 3,855,359	\$ 5,487,539	\$ 6,124,201	\$ 6,241,327	\$ 8,284,522	\$ 9,401,329	\$ 9,497,990	\$ 9,536,149	\$ 9,574,308	\$ 9,689,281	\$ 9,804,254	\$ 9,919,546	\$ 13,213,426	\$ 16,507,305	\$ 19,759,790	
<b>FUND (GROUP 72 &amp; 73) BALANCE</b>		\$ 873,024	\$ 159,132	\$ 440,757	\$ 1,436,323	\$ 502,789	\$ 495,643	\$ 1,317,269	\$ 1,641,619	\$ 1,965,969	\$ 2,943,239	\$ 3,920,509	\$ 4,900,490	\$ 2,701,882	\$ 503,276	\$ 54,488	
<b>GROUP 74 WASTEWATER IMPROVEMENTS</b>																	
<b>WWTP IMPROVEMENTS</b>																	
74PP-074 WWTP Expansion	\$ 284,500															\$ 2,283,104	\$ 2,567,604
<b>WASTEWATER COLLECTION SYSTEM IMPROVEMENTS</b>																	
74PP-052 East Side Sewer Upgrades	\$ -									\$ 200,000	\$ 1,915,643						\$ 2,115,643
<b>REIMBURSEMENTS (No PM incl.)</b>																	
74XX Cheng Diversion Reimbursement	\$ -															\$ 341,200	\$ 341,200
<b>SUBTOTAL GROUP 74</b>	<b>\$ 284,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 1,915,643</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,624,304</b>	<b>\$ 5,024,446</b>
<b>PROJECTED FEE REVENUES</b>		\$ 182,384	\$ 139,463	\$ 139,463	\$ 429,584	\$ 426,172	\$ 426,172	\$ 139,463	\$ 65,385	\$ 65,385	\$ 475,865	\$ 475,865	\$ 479,145	\$ 479,145	\$ 479,145	\$ 479,145	\$ 5,053,449
<b>CUMULATIVE REVENUES</b>	\$ 163,085	\$ 345,469	\$ 484,933	\$ 624,396	\$ 1,053,980	\$ 1,480,153	\$ 1,906,325	\$ 2,045,788	\$ 2,111,173	\$ 2,176,557	\$ 2,652,422	\$ 3,128,286	\$ 3,607,431	\$ 4,086,576	\$ 4,565,721	\$ 5,044,866	
<b>CUMULATIVE EXPENDITURES</b>	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 284,500	\$ 484,500	\$ 2,400,143	\$ 2,400,143	\$ 2,400,143	\$ 2,400,143	\$ 2,400,143	\$ 5,024,447	
<b>FUND TOTAL</b>		\$ 60,969	\$ 200,433	\$ 339,896	\$ 769,480	\$ 1,195,653	\$ 1,621,825	\$ 1,761,288	\$ 1,826,673	\$ 1,692,057	\$ 252,279	\$ 728,143	\$ 1,207,288	\$ 1,686,433	\$ 2,165,578	\$ 20,419	

**ISP-SOUTH CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Past Years	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	Total Without 5% PM	
<b>GROUP 75 WATER IMPROVEMENTS</b>																		
<b>WATER DISTRIBUTION</b>																		
7570 Zone 1 Pump Station & Back-Up Generator	\$	945,000															\$ 945,000	
75PP-XX Linne Road Reservoir and Booster Pump Station	\$	-										\$ 100,000	\$ 672,220				\$ 772,200	
75PP-XX John Jones Water Treatment Plant Expansion	\$	-														\$ 1,030,050	\$ 1,030,050	
75PP-XX Supply Transfer with Storage in Semi Tropic Water Bank	\$	-		\$ 276,750													\$ 276,750	
75PP-XX 24" Transmission Line, MacArthur Dr.	\$	-	\$ 746,550														\$ 746,550	
75PP-XX Groundwater Conjunctive Use Study	\$	-	\$ 20,000														\$ 20,000	
<b>SUBTOTAL GROUP 75</b>	<b>\$</b>	<b>945,000</b>	<b>\$ -</b>	<b>\$ 766,550</b>	<b>\$ 276,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 672,220</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,030,050</b>	<b>\$ 3,790,550</b>	
<b>PROJECTED FEE REVENUES</b>	<b>\$</b>	<b>140,932</b>	<b>\$ 95,189</b>	<b>\$ 95,189</b>	<b>\$ 309,413</b>	<b>\$ 305,775</b>	<b>\$ 305,775</b>	<b>\$ 95,189</b>	<b>\$ 41,042</b>	<b>\$ 41,042</b>	<b>\$ 388,164</b>	<b>\$ 388,164</b>	<b>\$ 391,100</b>	<b>\$ 391,100</b>	<b>\$ 391,100</b>	<b>\$ 391,100</b>	<b>\$ 3,987,112</b>	
<b>CUMULATIVE REVENUES</b>	<b>\$</b>	<b>205,998</b>	<b>\$ 346,930</b>	<b>\$ 442,119</b>	<b>\$ 537,308</b>	<b>\$ 846,721</b>	<b>\$ 1,152,496</b>	<b>\$ 1,458,271</b>	<b>\$ 1,553,460</b>	<b>\$ 1,594,502</b>	<b>\$ 1,635,543</b>	<b>\$ 2,023,707</b>	<b>\$ 2,411,871</b>	<b>\$ 2,802,970</b>	<b>\$ 3,194,070</b>	<b>\$ 3,585,170</b>	<b>\$ 3,976,270</b>	
<b>CUMULATIVE EXPENDITURES</b>	<b>\$</b>	<b>945,000</b>	<b>\$ 945,000</b>	<b>\$ 1,711,550</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 1,988,300</b>	<b>\$ 2,088,300</b>	<b>\$ 2,760,520</b>	<b>\$ 2,760,520</b>	<b>\$ 2,760,520</b>	<b>\$ 3,790,570</b>	
<b>FUND TOTAL</b>	<b>\$</b>	<b>(598,070)</b>	<b>\$ (1,269,431)</b>	<b>\$ (1,450,992)</b>	<b>\$ (1,141,579)</b>	<b>\$ (835,804)</b>	<b>\$ (530,029)</b>	<b>\$ (434,840)</b>	<b>\$ (393,798)</b>	<b>\$ (352,757)</b>	<b>\$ 35,407</b>	<b>\$ 323,571</b>	<b>\$ 42,450</b>	<b>\$ 433,550</b>	<b>\$ 824,650</b>	<b>\$ 185,700</b>		
<b>GROUP 76 DRAINAGE IMPROVEMENTS</b>																		
<b>WATERSHED IMPROVEMENTS</b>																		
76PP-024 Detention Basin 2B (Zone 1)1 (was 76pp-046)	\$	-	\$ 605,895														\$ 605,895	
76PP-024 Pump Station & Main Force Det 2B (Zone 1) (was 76PP-047)	\$	-								\$ 47,188	\$ 424,690						\$ 471,878	
76PP-048 24", 30" and 42" Storm Drain Pipe (Zone 1)	\$	-								\$ 76,806	\$ 691,253						\$ 768,059	
7645 Detention Basin 2A (Zone 2)2	\$	510,254	\$ 744,865	\$ 249,922	\$ 249,922	\$ 325,345	\$ 325,129	\$ 325,129	\$ 81,187	\$ -	\$ -	\$ -	\$ 106,230	\$ -	\$ -	\$ -	\$ 2,917,984	
76PP Westside Outfall Channel - Zones combined in 2008	\$	-												\$ -		\$ 711,486	\$ 711,486	
<b>SUBTOTAL GROUP 76</b>	<b>\$</b>	<b>510,254</b>	<b>\$ 1,350,760</b>	<b>\$ 249,922</b>	<b>\$ 249,922</b>	<b>\$ 325,345</b>	<b>\$ 325,129</b>	<b>\$ 325,129</b>	<b>\$ 81,187</b>	<b>\$ -</b>	<b>\$ 123,994</b>	<b>\$ 1,115,943</b>	<b>\$ 106,230</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 711,486</b>	<b>\$ 5,475,301</b>	
<b>PROJECTED FEE REVENUES</b>	<b>\$</b>	<b>719,428</b>	<b>\$ 249,922</b>	<b>\$ 249,922</b>	<b>\$ 325,345</b>	<b>\$ 325,129</b>	<b>\$ 325,129</b>	<b>\$ 249,922</b>	<b>\$ 107,757</b>	<b>\$ 107,757</b>	<b>\$ 200,971</b>	<b>\$ 200,971</b>	<b>\$ 202,941</b>	<b>\$ 202,941</b>	<b>\$ 202,941</b>	<b>\$ 202,941</b>	<b>\$ 3,874,016</b>	
<b>CUMULATIVE REVENUES</b>	<b>\$</b>	<b>1,736,153</b>	<b>\$ 2,455,581</b>	<b>\$ 2,705,504</b>	<b>\$ 2,955,426</b>	<b>\$ 3,280,771</b>	<b>\$ 3,605,900</b>	<b>\$ 3,931,029</b>	<b>\$ 4,180,951</b>	<b>\$ 4,288,708</b>	<b>\$ 4,396,464</b>	<b>\$ 4,597,435</b>	<b>\$ 4,798,406</b>	<b>\$ 5,001,347</b>	<b>\$ 5,204,287</b>	<b>\$ 5,407,228</b>	<b>\$ 5,610,169</b>	
<b>CUMULATIVE EXPENDITURES</b>	<b>\$</b>	<b>510,254</b>	<b>\$ 1,861,014</b>	<b>\$ 2,110,936</b>	<b>\$ 2,360,858</b>	<b>\$ 2,686,203</b>	<b>\$ 3,011,332</b>	<b>\$ 3,336,462</b>	<b>\$ 3,417,649</b>	<b>\$ 3,417,649</b>	<b>\$ 3,541,643</b>	<b>\$ 4,657,586</b>	<b>\$ 4,763,816</b>	<b>\$ 4,763,816</b>	<b>\$ 4,763,816</b>	<b>\$ 4,763,816</b>	<b>\$ 5,475,302</b>	
<b>FUND TOTAL</b>	<b>\$</b>	<b>1,225,899</b>	<b>\$ 594,567</b>	<b>\$ 594,567</b>	<b>\$ 594,567</b>	<b>\$ 594,567</b>	<b>\$ 594,567</b>	<b>\$ 594,567</b>	<b>\$ 763,302</b>	<b>\$ 871,059</b>	<b>\$ 854,822</b>	<b>\$ (60,150)</b>	<b>\$ 34,590</b>	<b>\$ 237,531</b>	<b>\$ 440,472</b>	<b>\$ 643,413</b>	<b>\$ 134,868</b>	
<b>GROUP 78 PARKS AND RECREATION</b>																		
<b>PARKS &amp; RECREATION IMPROVEMENTS</b>																		
78XX Neighborhood Park																\$ 2,479,102	\$ 2,479,102	
78PP-066 Community Park	\$	-									\$ 401,645						\$ 401,645	
7888 Library Expansion	\$	-		\$ 246,489													\$ 246,489	
78PP-042 Senior/Community Center	\$	-									\$ 276,068						\$ 276,068	
7854 Aquatic Facilities	\$	83,500	\$ 147,959														\$ 231,459	
7828 Cultural Arts Facility	\$	-					\$ 554,601										\$ 554,601	
<b>SUBTOTAL GROUP 78</b>	<b>\$</b>	<b>83,500</b>	<b>\$ -</b>	<b>\$ 147,959</b>	<b>\$ -</b>	<b>\$ 246,489</b>	<b>\$ -</b>	<b>\$ 554,601</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 677,713</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,479,102</b>	<b>\$ 4,189,365</b>	
<b>PROJECTED FEE REVENUES</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 280,795</b>	<b>\$ 276,167</b>	<b>\$ 276,167</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 472,097</b>	<b>\$ 472,097</b>	<b>\$ 476,725</b>	<b>\$ 476,725</b>	<b>\$ 476,725</b>	<b>\$ 476,725</b>	<b>\$ 4,150,248</b>	
<b>CUMULATIVE REVENUES</b>	<b>\$</b>	<b>442,723</b>	<b>\$ 466,024</b>	<b>\$ 466,024</b>	<b>\$ 466,024</b>	<b>\$ 746,819</b>	<b>\$ 1,022,986</b>	<b>\$ 1,299,153</b>	<b>\$ 1,299,153</b>	<b>\$ 1,299,153</b>	<b>\$ 1,771,250</b>	<b>\$ 2,243,347</b>	<b>\$ 2,720,072</b>	<b>\$ 3,196,797</b>	<b>\$ 3,673,522</b>	<b>\$ 4,150,248</b>		
<b>CUMULATIVE EXPENDITURES</b>	<b>\$</b>	<b>83,500</b>	<b>\$ 83,500</b>	<b>\$ 231,459</b>	<b>\$ 231,459</b>	<b>\$ 477,948</b>	<b>\$ 477,948</b>	<b>\$ 1,032,549</b>	<b>\$ 1,032,549</b>	<b>\$ 1,032,549</b>	<b>\$ 1,710,262</b>	<b>\$ 1,710,262</b>	<b>\$ 1,710,262</b>	<b>\$ 1,710,262</b>	<b>\$ 1,710,262</b>	<b>\$ 1,710,262</b>	<b>\$ 4,189,364</b>	
<b>FUND TOTAL</b>	<b>\$</b>	<b>359,223</b>	<b>\$ 382,524</b>	<b>\$ 234,565</b>	<b>\$ 234,565</b>	<b>\$ 268,871</b>	<b>\$ 545,038</b>	<b>\$ 266,604</b>	<b>\$ 266,604</b>	<b>\$ 266,604</b>	<b>\$ 60,988</b>	<b>\$ 533,085</b>	<b>\$ 1,009,810</b>	<b>\$ 1,486,535</b>	<b>\$ 1,963,260</b>	<b>\$ (39,117)</b>		
<b>Group 79 ADDITIONAL SERVICES</b>																		
7950 PM Services	\$	324,668	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 126,800	\$ 127,696	\$ 2,227,564	
<b>SUBTOTAL GROUP 79</b>	<b>\$</b>	<b>324,668</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 126,800</b>	<b>\$ 127,696</b>	<b>\$ 2,227,564</b>	
<b>GRAND TOTAL (GROUPS 71 -76 AND 78)</b>	<b>\$</b>	<b>4,383,282</b>	<b>\$ 3,941,833</b>	<b>\$ 3,258,018</b>	<b>\$ 1,341,774</b>	<b>\$ 815,759</b>	<b>\$ 2,495,125</b>	<b>\$ 2,123,337</b>	<b>\$ 1,467,963</b>	<b>\$ 164,959</b>	<b>\$ 488,952</b>	<b>\$ 3,951,072</b>	<b>\$ 805,488</b>	<b>\$ 914,312</b>	<b>\$ 3,420,680</b>	<b>\$ 3,420,679</b>	<b>\$ 11,208,087</b>	<b>\$ 42,389,301</b>



***APPENDIX C:***

***TECHNICAL STUDIES***

RESOLUTION 2008-223

ADOPTING THE UPDATED DEVELOPMENT IMPACT FEES FOR THE INDUSTRIAL  
SPECIFIC PLAN (ISP) SOUTH DEVELOPMENT AREA

WHEREAS, ISP South consists of approximately 375 acres of industrial, office, retail, and residential developments out of which approximately 125 acres have already developed leaving 250 acres remaining to develop, and

WHEREAS, On October 3, 2000, City Council adopted the original development impact fees for the ISP South Development area, and

WHEREAS, The updated infrastructure studies and development impact fees are for Water, Wastewater, Storm Drainage, Traffic, Public Buildings and Parks, and

WHEREAS, The development impact fees have been updated in accordance with State Law as set forth in Government Code Sections 66000, *et. seq.*, also known as "AB 1600" or the "Mitigation Fee Act", and

WHEREAS, Staff is authorized to update the development impact fees with the Engineering News Record cost of construction index on an annual basis using the October 2008 San Francisco Construction Cost Index (9853.42) as the initial index, pursuant to Section 13.04.070(a) of the Tracy Municipal Code


WHEREAS, There is no fiscal impact to the General Fund. The developers pay the Development Impact Fees for construction of infrastructure required to serve the new developments;

NOW, THEREFORE, BE IT RESOLVED, that City Council adopts the updated technical studies and development impact fees for the ISP South Development area and the annual ENR adjustment to the fees.

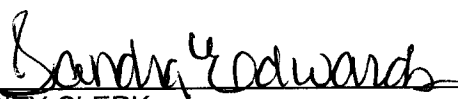
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The foregoing Resolution 2008-223 of the City Council was adopted by the City Council on the 21st day of October 2008, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, SUNDBERG, TOLBERT, TUCKER
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: IVES
ABSTAIN:	COUNCIL MEMBERS: NONE

  
MAYOR PRO TEM

ATTEST:

  
CITY CLERK