



# CITY OF TRACY



## Plan C

### June 2007 Update

### Finance and Implementation Plan

Approved by City Council on: June 19, 2007  
By Resolution No. 2007-133

Prepared by:



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## ***I. INTRODUCTION***

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

The purpose of this report is to update the “Plan C May 2005 Update Finance and Implementation Plan,” adopted on November 21, 2006 by Resolution 2006-271. At this time fees are being updated for:

- Group 72, Traffic Safety; and Group 73, Streets & Highways

### ***B. Description of Plan C***

Plan C is a geographical area oriented to the west, south and east of the existing downtown area. **Table 1** presents the distribution of residential and commercial development for each subdivision within Plan C, based on tentative and final maps as approved and on file with the City as of August 2006. Plan C development, including requisite parks and schools, will total approximately 1,417 acres at build out. A total of 5828 single family and 80 multi-family units will generate an additional population of approximately 18,000. An estimated 11 acres of commercial space in Plan C will supplement existing commercial land uses within the City.

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

A variety of specific capital improvement projects are outlined in the FIP. However, a fee program cannot always be designed so that fee revenues keep pace with facility requirements, especially when facility costs such as those for Plan C water and sewer improvements must occur in major increments well before development is anticipated to be completed. Debt financing was established to close funding gaps and generate lump-sum proceeds to keep up with these facility demands. Consequently, the FIP involves a combination of fee-funded and debt-financed facilities. The essence of the financing strategy is presented in Table 2 at the end of this chapter. Table 2 shows the total facility costs for Plan C and illustrates how the funding for capital improvements is divided between fees and debt. Approximately 57% of the facility costs and reimbursement obligations are funded with fees.

A separate fee schedule for each Plan C development project is presented in Appendix B, Impact Fees by Project/Landowner.

Maximum annual special taxes are set at \$1,080 (1998 dollars) per single-family unit, \$330 (1998 dollars) per multi-family unit, and \$3,230 (1998 dollars) per commercial acre; these rates are prescribed to escalate at 2% per year. These special taxes are sufficient to support debt service on a series of bonds issued to pay for the design and construction of water and

sewer facilities. Total water and sewer capital facilities funded with CFD 98-1 and CFD 98-3 bonds (or private financing) is \$60,070,800.

Currently, most of Group 74, “Wastewater Improvements”, and most of Group 75, “Water Improvements” are financed with CFD bonds. There are no water impact fees outside of the Edgewood (Cheng) development. In November 2002, a wastewater impact fee was adopted to offset costs related to expansion of the Waste Water Treatment Plant. In addition, a small portion of the wastewater conveyance could not be paid for through the bonds. Should the project costs for water increase beyond the current bond limits; new water impact fees may be imposed.

Note that the FIP does not account for schools or habitat mitigation, the fees for which will be collected on behalf of other public agencies or for regional purposes.

**TABLE 1  
City of Tracy  
Plan C Development Summary**

SUBDIVISION	PRODUCT NAME	BUILDER	ORIGINAL ESTIMATED UNITS		VESTED TENTATIVE MAP NUMBER OF UNITS			NUMBER OF PERMITS PULLED		Units Remaining to be built		
			sfdu	5+ du	sfdu	5+ du	Comm. (ac)	SFDU	5+ du	sfdu	5+ du	Comm. (ac)
Eastlake	Reflections	Richmond Am	661		594							
	Sandpiper Cove	Pulte										
	The Shores	Pulte										
	<b>Total:</b>							<b>594</b>		<b>0</b>		
Edgewood	Chateau	Western Pacific	1,257		1,204		11		156			11
	Crown Pointe	Kaufman & Broad										
	Mansionettes	Clovis Ranch										
	Meadows	Lafferty										
	Ridgeview	Kaufman & Broad										
	Rideview 2	Kaufman & Broad										
	The Masters	Clovis Ranch										
	Valley Junction	California										
	Vintage	Western Pacific										
<b>Total:</b>							<b>1,190</b>	<b>156</b>	<b>14</b>	<b>0</b>	<b>11</b>	
Gabriel Estates	The Grand Collection	Forecast	415		386							
	The Heritage	Forecast										
	Tuscanale	Woodside Homes										
	<b>Total:</b>							<b>386</b>		<b>0</b>		
Huntington Park	Citation	Award	388		388			<b>388</b>		<b>0</b>		
Lyon Crossroads	Estates	William Lyon	257		255							
	Villas	William Lyon										
	<b>Total:</b>							<b>255</b>		<b>0</b>		
Redbridge	Laurelbrook	Surland	650		438							
	The Avenues	Surland										
	The Estates	Surland										
	The Lanes	Surland										
	<b>Total:</b>							<b>438</b>		<b>0</b>		
San Marco	Madison Park	Warmington	584		579							
	San Marco	Kaufman & Broad										
	Vintner	Clovis Ranch/SEI										
	<b>Total:</b>							<b>579</b>		<b>0</b>		
Sterling Park	4200 Series	Meritage	212		265							
	5000 Series	Meritage										
	<b>Total:</b>							<b>265</b>		<b>0</b>		
Westgate	Cornerstone	Standard Pacific	356	84	356	80						
	Stoney Glen	Standard Pacific										
	<b>Total:</b>							<b>356</b>		<b>0</b>	<b>80</b>	
Alden Meadows	Summer Lane	Greystone	115		75			<b>75</b>		<b>0</b>		
Glenbriar Estates	Glenbriar	Kaufman & Broad	514		517							
	Glenbrooke	Westco										
	Meadowbrook	Westco										
	Pebblebrook	Trend										
	<b>Total:</b>							<b>495</b>		<b>22</b>		
Larkspur	Ashley Estates	Bright	60		60			46		14		
<b>TOTAL PLAN C</b>			<b>5,469</b>	<b>84</b>	<b>5,117</b>	<b>236</b>	<b>11</b>	<b>5,067</b>	<b>156</b>	<b>50</b>	<b>80</b>	<b>11</b>
Larkspur	Ashley Estates	Bright	60		60			46		14		
<b>TOTAL PLAN C</b>			<b>5,469</b>	<b>84</b>	<b>5,117</b>	<b>236</b>	<b>11</b>	<b>5,067</b>	<b>156</b>	<b>50</b>	<b>80</b>	<b>11</b>

**TABLE 1**  
**City of Tracy**  
**Plan C Development Summary**

**RSP Excess ECU's**

<b>Alden Meadows</b>	Summer Lane	Greystone	120		159			159		0		
<b>Glenbriar Estates</b>	Glenbriar	Kaufman & Broad	440		432			180				
	Glenbrooke	Westco					160					
	Meadowbrook	Westco					0					
	Pebblebrook	Trend					92					
						<b>Total:</b>	<b>432</b>		0			
<b>Larkspur</b>	Ashley Estates	Bright	120		120			120		0		
<b>TOTAL RSP</b>			<b>680</b>	<b>0</b>	<b>711</b>	<b>0</b>	<b>0</b>	<b>711</b>		<b>0</b>		

**Table 2  
Public Facilities Cost and Funding Matrix**

Group	Capital Improvements	Plan C Impact Fees	CFD 98-1	Private Financing and/or CFD 98-3	Total Cost/ Funding
71	General Govern & Public Safety Facilities	\$12,881,600			\$12,881,600
72	Traffic Safety	\$3,790,379			\$3,790,379
73	Streets & Highways				
	Plan C Improvements	\$8,007,600			\$8,007,600
	CFD 89-1 Reimbursements	\$247,400			\$247,400
	Reimbursement to RSP	\$6,533,700			\$6,533,700
74	Wastewater Improvements				
	Plan C Improvements	\$8,392,600	\$18,752,258	\$2,184,742	\$29,329,600
	Hansen Sewer Reimbursement		\$909,500		\$909,500
	Reimbursement to AD 84-1	\$2,844,000			\$2,844,000
75	Water Improvements	\$844,000	\$33,922,600	\$4,301,700	\$39,068,300
76	Drainage Improvements				
	Plan C Improvements	\$4,023,200			\$4,023,200
	CFD 89-1 Reimbursements	\$35,600			\$35,600
	RSP Reimbursements	\$4,662,200			\$4,662,200
78	Parks & Recreation Improvements	\$28,173,400			\$28,173,400
	<b>Total</b>	<b>\$80,435,679</b>	<b>\$53,584,358</b>	<b>\$6,486,442</b>	<b>\$140,506,479</b>
	<b>Percent of Total</b>	<b>57%</b>	<b>38%</b>	<b>5%</b>	<b>100%</b>

## ***II. PLAN C FINANCE PLAN***

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### ***A. Overview***

The Plan C development project consists of approximately 1,417 acres at build out. The “Plan C Finance and Implementation Plan”, dated June 1998, adopted by City Council on July 7, 1998, Resolution No. 98-215 defines the Plan C Finance Plan.

The impact fees are summarized by subdivision in **Appendix A** and by fee type in **Appendix B**.

“Water” and “Wastewater” costs are covered primarily by the CFD 98-1 and CFD 98-3 bonds.



### ***III. PLAN C IMPLEMENTATION PLAN***

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#### ***A. Overview***

The Plan C Implementation Plan relates the collection of impact fees and bond proceeds from the Plan C Finance Plan with the Plan C infrastructure improvements that need to be constructed. The original “Plan C Finance and Implementation Plan”, dated June 1998, was approved by City Council on July 7, 1998, Resolution No. 98-215. Several updates have occurred since then, the most recent FIP Update adopted by City Council on October 18, 2005.

At this time, as part of this FIP update, new fees are being adopted for:

- Group 72, Traffic Safety; and Group 73, Streets and Highways

New cost estimates and project summary sheets showing ENR updates have been compiled into a back-up document titled, “Plan C 2007 FIP Update – Supporting Documentation”, which is available upon request. ***Improvement costs are based on reconnaissance and conceptual level "engineering estimates" that may increase or decrease based on preliminary design, final design, actual construction costs or because of changes in regulatory requirements beyond the control of the City.***

#### ***B. Changes in Development Assumptions***

As summarized in **Table 1**, Plan C development assumptions indicate that Plan C will generate a total of 5,828 single-family dwelling units, 80 multi-family (5+) dwelling units, and 11 acres of commercial development. Out of these development assumptions, it is estimated that 711 excess RSP ECU’s will be transferred to Plan C. Transferred RSP ECU’s may be used by eligible Plan C subdivisions to offset impact fees for all public infrastructure with the exception of park fees. All RSP Excess ECU’s have been used.

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

Plan C will pay a development impact fee at building permit for CIP projects described in this section. Plan C’s obligation to pay a development impact fee for “General Government & Public Safety Facilities” is based on a report called “Plan C Public Buildings Impact Fee Justification Report” prepared by the City of Tracy and adopted by City Council on July 7, 1998 by Resolution No. 98-215. The impact fees were updated in 1999 (Resolution No. 99-365). At this time, the projects identified in the impact fee report are not being updated.

Plan C “Public Building Fees” will be collected into one fund account.

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

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

Plan C's "Public Building Fees" will provide approximately \$12.88 million at the build out of Plan C developments.

The following is a brief description of Plan C CIP projects related to the 7 categories listed above. A summary table of the improvements as well as a CIP cash flow summary are included in **Appendix C**. All costs below include a 40% mark-up that includes 5% for program management services that is removed from the CIP.

**1. Law Enforcement Facilities:**

7122 - Vehicles & Equipment for Additional Officers: Acquisition of 13 additional marked and unmarked police vehicles and equipment to outfit 17 additional police officers necessary through build-out of Plan C required to maintain the same levels of service offered currently. The equipment includes uniforms, helmets, firearms, communication devices, leathers (belt, gloves, boots, etc.) and all assorted identification patches.

Plan C's cost share: \$554,100

**2. Fire Facilities:**

7120 - Fire Station (Valpico Road & Tracy Boulevard): Acquisition of land, design, and construction of a 7,318 sf fire station in the Valpico Road/Tracy Boulevard area plus a 1,000 sf training room. The apparatus room is planned to house a pumper, a large specialty truck and a third vehicle, in this case a large four-wheel drive B.C. type vehicle. Plan C's share is approximately 31% of the total cost of the station. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$1,044,800

7120 - Large Specialty Truck (Valpico Road & Tracy Boulevard): Acquire a large specialty truck such as a ladder, quint, or other type.

Plan C's cost share: \$666,600

7104 - Fire Station (Alden Glen & 11<sup>th</sup> Street): Acquisition of land, design, and construction of a 7,318 sf fire station in the Alden Glen & 11<sup>th</sup> Street area. Plan C's share is approximately 45% of the total cost of the station. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$1,328,800

**3. General Government Facilities:**

7118 - City Hall Expansion: Design and construct a 44,000 sf expansion of City Hall Facilities that would incorporate the existing 8,780 square feet City Hall. Plans would include a 6,000 sf 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, DES and Fire Administration. Plan C's share is approximately 18% of the total cost of the City Hall expansion. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$3,370,000

7135 City Hall Vehicles: Purchase additional sedans for the City Hall pool of vehicles.

Plan C's cost share: \$71,900

**4. Library Facilities:**

78PP 041 - Expansion of Existing Library: Expand the existing library, contiguous to Lincoln Park, by approximately 16,500 sf. This would allow the existing Library to add space needed for additional collection to serve new residents in the more easterly portion of the City and also provide an addition to the area needed by central library management staff to handle the ordering, reception, and cataloging of books for the branch libraries. Plan C's share is approximately 50% of the library expansion. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$1,306,900

**5. Public Meeting Facilities:**

78PP 042 - Senior Center / Community Center Expansion: Construct an approximate 8,200 sf addition to the existing Community Center. The facility could be constructed contiguous to the existing building. Plan C's share is approximately 62% of the total cost of the public

meeting facility expansion. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$784,100

**6. Public Works Facilities:**

71PP 030 - 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. Plan C's share is approximately 28% of the total cost of the public works facility expansion. The remainder of the costs will be funded by other benefiting properties.

Plan C's cost share: \$864,700

7116 Improvements – City Hall Annex: Relocate existing trailer to a spot adjacent to the engineering trailer. Construct a rain cover between the two trailers and the main annex building. Money transferred from Plan C's obligation for 71PP-030.

Plan C's cost share: \$31,000

**7. Aquatic Facilities:**

7854 - New Aquatics Center: Construct an approximate 17,000 sf aquatic facility, including a pool, decking and a locker facility.

Plan C's cost share: \$2,858,700

**GROUP 72: TRAFFIC SAFETY**

Plan C will pay a development impact fee at building permit for CIP projects described in this section. Plan C's obligation to pay a development impact fee for "Roadway Fees" is based on Fehr & Peers Associates, Inc.'s report called "Final Technical Report: Plan C Area – Roadway Fee" dated June 22, 1999 and adopted by Resolution No. 99-365 by the City Council on September 21, 1999. At this time the cost for one project is being reduced, CIP 72PP-017. In the 2005 report, it was anticipated that this project, the intersection widening at Grant Line and Corral Hollow, would not be built for several years, therefore the costs were escalated to anticipated mid year of construction. It is now anticipated that this project will be constructed in the next two years, therefore the escalation has been reduced.

Plan C developments have been divided into three traffic zones within the City. Each zone is responsible for a percentage of each CIP listed below based on trip generation assumptions. The responsibilities of each zone have not been modified for this update.

Plan C "Roadway Fees" will provide approximately \$3.04 million for intersection improvements and \$750,400 for traffic signals at the build out of Plan C developments.

Plan C “Roadway Fees” for Group 72, Traffic Safety and Group 73, Streets & Highways, will be collected into one fund account.

72PP 017 - Grant Line Road @ Corral Hollow Road: Intersection widening to accommodate increased traffic generation. ADD: EB free right and WB exclusive right turn lane.

Plan C’s cost share: \$330,000

7224 - Eleventh Street @ Lammers Road: Intersection widening to accommodate increased traffic generation. ADD: EB exclusive right-turn lane and left through right lanes on NB and SB approaches.

Plan C’s cost share: \$2,021,179

7216 - Schulte Road @ Corral Hollow Road: Widen to a six lane major arterial to accommodate increased traffic generation. ADD: EB Schulte leg, SB right turn lane, and NB left + through lanes.

Plan C’s cost share: \$94,700

7214 - Pescadero Road @ MacArthur Drive: Intersection widening to accommodate increased traffic generation.

Plan C’s cost share: \$594,100

72PP 021 - Traffic Signal - Lammers Road @ East Schulte Road: Install a new traffic signal.

Plan C’s cost share: \$375,200

72PP 022 - Traffic Signal - Linne Road @ MacArthur Drive: Install a new traffic signal.

Plan C’s cost share: \$375,200

### **GROUP 73: STREETS & HIGHWAYS**

Plan C will pay a development impact fee at building permit for CIP projects described in this section. Plan C’s obligation to pay a development impact fee for “Roadway Fees” is based on Fehr & Peers Associates, Inc. report called “Final Technical Report: Plan C Area – Roadway Fee” dated June 22, 1999 and adopted by Resolution No.99-365 by the City Council on September 21, 1999. At this time costs for two projects are being reduced, CIP 73PP-035 and 73PP-037. In the 2005 report, it was anticipated that these projects would not be built for several years, therefore the costs were escalated to anticipated mid year of construction. It is now anticipated that this project will be constructed in the next two years, therefore the escalation has been reduced.

Plan C developments have been divided into three traffic zones within the City. Each zone is responsible for a certain percentage of each CIP listed below based on trip generation assumptions. The responsibilities of each zone have not been modified for this update.

To obtain an acceptable level of service on Corral Hollow Road at the intersection of Eleventh Street and Schulte Road, Corral Hollow Road needs to be widened to a six-lane

major arterial. The segment of Eleventh Street that stretches from Lammers Road to the existing City limit will need to be improved and upgraded to City standards. Plan C will also be responsible for improvements on one side of the adjacent Fabian Road, between the Souza/Citation and the Hunt/McCormack properties.

Plan C "Roadway Fees" will provide a total of \$8.01 million in funding for street and highway projects.

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

73PP 035 - Widen Corral Hollow Road: Between Eleventh Street and Schulte Road:  
Widening from a 4-lane major arterial to a 6-lane major arterial.

Plan C's cost share: \$2,409,100

7343 - Widening and Improving Eleventh Street: Between Lammers Road and the City Limits: Upgrade to a 6-lane urban expressway.

Plan C's cost share: \$5,108,100

73PP 037 - Improve Fabian Road: Between Souza/Citation and Hunt/McCormack properties:  
Upgrade to a 2-lane minor collector street.

Plan C's cost share: \$490,400

Plan C requires relatively limited system upgrades because Plan C benefits from the reserve capacity left in the CFD 89-1 and RSP roadway programs. The value of the reimbursement account for the use of reserve capacities comes from both oversizing of CFD 89-1 and RSP facilities and the change in the City's LOS standard. Since the RSP and CFD 89-1 were approved, the City relaxed its LOS standards requiring average hourly LOS C (instead of peak 15 minute LOS C) and allowing LOS D at intersections near the freeway. These changes result in greater amounts of reserve capacity than would have existed in the RSP and CFD 89-1 systems under the City's earlier standards.

7347 - Reimbursement to CFD 89-1:

Plan C's cost share: \$247,400

7347 - Reimbursement to RSP:

Plan C's cost share: \$6,533,700

#### **GROUP 74: WASTEWATER IMPROVEMENTS**

Plan C's obligation for wastewater treatment plant capacity was updated on July 5, 2005 pursuant to Resolution 2005-188. This resolution increased impact fees on Plan C properties that have not yet developed for their additional fair share costs of the Waste Water Treatment Plant expansion.

Plan C is responsible for the following wastewater conveyance system improvements. Plan C is responsible for the total costs of the Cheng Diversion Sewer Line, the Corral Hollow Sewer Line and the East Side Force Main Extension. Plan C is responsible for 25% of the Larch Pump Station improvements based on a demand of 1.7 mgd of the 7.3 mgd expansion. CFD 98-1 bond proceeds will be used to finance the majority of the Cheng Diversion sewer line, Corral Hollow sewer line, the East Side force main and the Larch pump station improvements for Plan C's obligation. A small fee will fund a portion of the conveyance costs that can not be covered through bond proceeds. Plan C's share of the \$1.4M in upgrades required for the Hansen sewer System is \$909,500. There are no updates to the fees at this time.

7407 - WWTP Expansion-Phase 1A: Improvements include expansion of the headworks, secondary system hydraulics, new aeration basin, effluent pumps, and paved drying beds.

Plan C's cost share: \$3,839,300

7449 - WWTP Expansion-Phase 1: Improvements include expansion of the biotower and pump station, new aeration basin, secondary clarifier, expansion of the effluent pumping and outfall system, GBT, paved drying beds, and digester.

Plan C's cost share: \$23,983,300

74PP 033 - Larch Road Pump Station Expansion: Install a new 24-inch force main from the Larch Road pump station to the Tracy wastewater treatment plant to convey additional wastewater flow.

Plan C's cost share: \$420,000

7421 - Cheng Diversion Sewer Line: Install a new gravity sewer line from the Cheng project to the East Side sewer system near Gandy Dancer Avenue.

Plan C's cost share: \$682,000

7438 - Corral Hollow Sewer Line: Install a new parallel gravity sewer line in Corral Hollow Road south of the intersection of Corral Hollow Road and Grant Line Road.

Plan C's cost share: \$105,000

7439 - East Side Force Main Extension: Extend the existing 16-inch force main from a junction structure located on the East-Side sewer line to the Tracy wastewater treatment plant.

Plan C's cost share: \$300,000

7420 - Upgrades to Hansen Sewer System: The Hansen Sewer was constructed for a cost of \$4,890,244 for the gravity line and \$2,452,456 for pump station and force main improvements. Additional pump station upgrades will cost \$1,400,000. Plan C funds will be used toward the pump station upgrade.

Plan C's cost share: \$909,500

7420 - Reimbursement to AD 84-1: Impact fee related to Plan C properties that benefit by the excess capacity in AD 84-1 conveyance systems. Fees will be used to retire AD 84-1 bonds.

Plan C's cost share: \$2,844,000





7567 - 360 bhp Pump Station: A 360 bhp @ 8.56 mgd pump station located near the intersection of Linne Road and MacArthur Drive for SSJID water supply.

Plan C's cost share: \$657,900

7568 - 30 inch water line Linne & MacArthur: A 30-inch water transmission line approximately 10,560 lf from the storage reservoir along Linne Road and north on MacArthur Drive for SSJID water supply.

Plan C's cost share: \$1,559,000

75PP 041 - 24 inch water line on Linne Road: Project combined with CIP 7568.

7553 - Expand Existing Plant Expansion (Cheng Only): This includes Cheng's portion (approximately 1 mgd) of the City's WTP expansion from 15 to 21 mgd.

Plan C's cost share: \$1,106,000

75PP 043 - Pump Station (1.0 MGD): Project Deleted. The pump station has been deleted from the design of the WTP expansion.

7536 - 12-inch Water Lines - Lammers Road: Install approximately 12,700 lf of 12-inch water lines in Lammers Road between Grant Line Road and Schulte Road. This includes a bore & jack under the railroad tracks at Byron Road and a pressure reducing valve at the Zone 1 & Zone 2 pressure zone boundary.

Plan C's cost share: \$1,875,200

7569 - 12-inch Water Lines - Valpico Road: Install approximately 3,960 lf of 12-inch water lines in Valpico Road east of MacArthur Drive. 2640 LF is the responsibility of Plan C. 1320 lf are funded by South MacArthur.

Plan C's cost share: \$243,800

7539 - 12-inch Water Lines - Old Schulte Road: Install approximately 7,500 lf of 12-inch water lines in Old Schulte Road between Corral Hollow Road and Lammers Road. This includes a bore & jack at Corral Hollow Road. Project Complete.

Plan C's cost share: \$648,400

7537 - 16-inch Water Lines - 11th Street: Install approximately 4,800 lf of 16-inch water lines in 11th Street from Lammers Road to west of Corral Hollow Road. Project Complete.

Plan C's cost share: \$459,300

7540 - 16-inch Water Lines - Linne Road: Install approximately 3,700 lf of 16-inch water lines in Linne Road from Sycamore Parkway to Corral Hollow Road.

Plan C's cost share: \$534,200

75PP 049 - 1.0 MGD Backup Generator: Project Deleted.

7541 - 3.0 MGD Backup Generator: An emergency stand-by generator for one of the City's existing wells.

Plan C's cost share: \$466,500

7542 – 2 - 1.5 MGD Production Wells: Two new production wells; one located at the Ball Park (Well #6) and one located at the Park and Ride Lot (Well #7). Required to meet the emergency flows for the Plan C Projects.

Plan C's cost share: \$3,656,200



alignments in storm drains where it connects into the C2 Channel segment before discharging into DET 5.

Plan C's cost share: \$151,600

7647 - Sterling Park 54" Storm Drain: The Sterling Park/Lourence Storm Drain (YELLOW ZONE) consists of 1,400 lf of 54-inch RCP.

Plan C's cost share: \$252,100

76PP 027 - Sterling Park 48" Storm Drain: The Sterling Park/Johnson Storm Drain (YELLOW ZONE) consists of 1,200 lf of 48-inch RCP.

Plan C's cost share: \$178,500

76PP 028 - San Marco 42" Storm Drain: The San Marco Storm Drain (YELLOW ZONE) consists of 1,500 lf of 42-inch RCP.

Plan C's cost share: \$187,900

76PP 029 - Gabriel Estates 42" Storm Drain: The Gabriel Estates Storm Drain (YELLOW ZONE) consists of 1,700 lf of 42-inch RCP.

Plan C's cost share: \$212,900

76PP 030 - Redbridge 36" Storm Drain: The Redbridge Storm Drain (YELLOW ZONE) consists of 1,300 lf of 36-inch RCP.

Plan C's cost share: \$142,500

76PP 031 - 60" Storm Drain Outfall: The 60-inch Storm Drain Outfall (BLUE ZONE) consists of 600 lf of 60-inch RCP.

Plan C's cost share: \$79,100

76PP 032 - 54" Storm Drain Outfall: The 54-inch Storm Drain Outfall (BLUE ZONE) consists of 1,100 lf of 54-inch RCP.

Plan C's cost share: \$114,700

76PP 033 - Glenbriar 48" Storm Drain Outfall: The Glenbriar Storm Drain Outfall (BLUE ZONE) consists of 1,400 lf of 48-inch RCP.

Plan C's cost share: \$115,100

76PP 034 - Larkspur Estates 24" Storm Drain Outfall: The Larkspur Estates Storm Drain Outfall (BLUE ZONE) consists of 550 lf of 24-inch RCP.

Plan C's cost share: \$67,800

76PP 035 - Eastlake 18" Storm Drain Outfall: The Eastlake Storm Drain Outfall (PINK ZONE) consists of 11,100 lf of 18-inch RCP.

Plan C's cost share: \$1,131,200

76PP 036 - Reimbursement to CFD 89-1: Excess capacity was created in CFD 89-1 for storm drainage facilities for the Westside and Eastside Watersheds. Certain Plan C properties will

benefit from these improvements and will fund their share of reimbursement amount per unit (or acre).

Plan C's cost share: \$35,600

76PP 036 - Reimbursement to RSP: Excess capacity was created in the RSP for storm drainage facilities for the Westside and Eastside Watersheds. Certain Plan C properties will benefit from these improvements and will fund their share of reimbursement amount per unit (or acre).

Plan C's cost share: \$4,662,200

### **GROUP 78: PARKS & RECREATION IMPROVEMENTS**

Plan C will pay a development impact fee at building permit for CIP projects described in this section. Plan C's obligation to pay a development impact fee for "Mini/Neighborhood Parks" and for "Community Park" is based on David Volz Design (DVD)'s report called "Plan C Properties Park Impact Fee Justification Study" dated May 1998. It presents the Plan C's park requirements analysis and calculates a fair-share mini/neighborhood park fee and community park fee for the Plan C developments. Plan C's "Mini/Neighborhood Park Fee" and "Community Park Fee" were adopted by Resolution No. 98-160 by the City Council on June 2, 1998. The Mini/Neighborhood Park fees were updated in August 2002 by Resolution 2002-307. There are no updates to the fees at this time.

The total estimated cost for "Mini/Neighborhood Parks" for Plan C is approximately \$22.16 million. The total estimated cost for "Community Park" for Plan C is \$7.35 million.

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

7878 - Westgate Park (C1): The Westgate Park (C1) consists of 4.2 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: Phase 1: \$960,000  
Phase 2: \$680,000

7877 - Huntington Park (C2): The Huntington Park (C2) consists of 3.46 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: Phase 1: \$746,256  
Phase 2: \$731,700

7837 - Lyon/Crossroads (C3): The Lyon/Crossroads Park (C3) consists of 3.12 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility

improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$963,750

7838 - Alden Meadows Park (C4): The Alden Meadows Park (C4A) consists of 2.11 acres and the San Marco Park (C4B) consists of 1.32 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: C4A: \$877,500  
C4B: \$558,750

78PP 048 - Redbridge Park (C5) and 78PP 0049 Redbridge Park (C6): The Redbridge Parks consist of 8.45 acres to the Neighborhood/Mini Park requirement.

Plan C's cost share: \$1,642,500

7855 - Gabriel Estates Park (C7A): The Gabriel Estates Park (C7A) consists of 1.782 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$742,500

7881 - Gabriel Estates Park (C7B): The Gabriel Estates Park (C7B) consists of 3.8 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Total estimated cost: \$744,600

7856 - Edgewood Estates Park (C8): The Edgewood Park (C8) consists of 3.4 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$1,631,600

7857 - Edgewood Estates Park (C9): The Edgewood Park (C9) consists of 3.0 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$1,308,400

7850 - Edgewood Estates Park (C10): The Edgewood Park (C10) consists of 4.7 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$1,953,750

7858 - Glenbriar Park (C11): The Glenbriar Park (C11) consists of 7.8 acres to the Neighborhood /Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$3,503,800

78PP 056 - Glenbriar Park (C12): The Glenbriar Park (C12) consists of 3.1 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$1,290,000

7870 - Eastlake Park (C13): The Eastlake Park (C13) consists of 4.5 acres to the Neighborhood /Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$1,936,800

7879 - Larkspur Estates Park (C14): The Larkspur Estates Park (C14) consists of 0.5 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$675,000

7859 - San Marco Park (C15): The San Marco Park (C15) consists of 0.54 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$224,400

7871 - Sterling Park (C16): The Sterling Park (C16) consists of 2.4 acres to the Neighborhood/Mini Park requirement. The park includes all major park facility improvements and is in conformance with the Tracy Parks and Parkways Design Manual and approved revisions.

Plan C's cost share: \$990,000

Total Park Development Costs Mini / Neighborhood:

Plan C's cost share: \$22,160,900

Park Fees Collected per 8/96 Park Impact Fee thru 7/98:

Plan C: \$1,072,300

7830 & 78PP 066 - Community Park: The total community park development cost is based upon the estimated population at one acre of park land per 1000 population (18,615 x 1 divided by 1000 = 18.6 acres). The total costs for development of the Plan C property requirement for community parks is shown below.



Plan C's Cost Share: \$7,345,700

Park Fees Collected per 8/96 Park Impact Fee thru 7/98:

Plan C: \$260,900

APPENDIX A:

IMPACT FEES  
BY  
PROJECT / LANDOWNER

**Table A - Huntington Park (Citation)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
<b>Total Wastewater</b>	<b>\$13,135</b>	<b>\$10,950</b>	<b>\$8,758</b>	<b>N/A</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
<b>Total Roadways</b>	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Byron Zone)</u></b>				
Upgrade	\$2,078	\$1,288	\$1,060	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$1,876	\$1,163	\$951	N/A
Subdrain	\$138			
<b>Total Storm Drainage</b>	<b>\$4,091</b>	<b>\$2,451</b>	<b>\$2,010</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$39,737</b>	<b>\$35,911</b>	<b>\$21,483</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><u>Parks</u></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
<b>Total Parks</b>	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$51,573</b>	<b>\$46,706</b>	<b>\$28,188</b>	<b>N/A</b>

**Table B - Westgate (Standard Pacific/Souza)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
<b>Total Wastewater</b>	<b>\$13,135</b>	<b>\$10,950</b>	<b>\$8,758</b>	<b>N/A</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
<b>Total Roadways</b>	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Byron Zone)</u></b>				
Upgrade	\$2,078	\$1,288	\$1,060	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$1,876	\$1,163	\$951	N/A
Subdrain	\$334		\$97	
<b>Total Storm Drainage</b>	<b>\$4,287</b>	<b>\$2,451</b>	<b>\$2,107</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$39,933</b>	<b>\$35,911</b>	<b>\$21,580</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><u>Parks</u></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
<b>Total Parks</b>	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$51,769</b>	<b>\$46,706</b>	<b>\$28,285</b>	<b>N/A</b>

**Table C - Alden Meadows (Alden)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>N/A</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Purple &amp; Yellow Zones)</u></b>				
Upgrade	\$2,780	\$1,723	\$1,418	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$3,029	\$1,877	\$1,535	N/A
Total Storm Drainage	<b>\$5,809</b>	<b>\$3,601</b>	<b>\$2,953</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$42,228</b>	<b>\$37,705</b>	<b>\$22,942</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b><i>Subtotal</i></b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b><i>Total</i></b>	<b>\$54,064</b>	<b>\$48,501</b>	<b>\$29,647</b>	<b>N/A</b>

**Table D - Lyon Crossroads (Hunt/McCormack)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>N/A</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Purple Zone)</u></b>				
Upgrade	\$2,546	\$1,578	\$1,298	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$4,096	\$2,539	\$2,076	N/A
Subdrain	\$281			
Total Storm Drainage	<b>\$6,923</b>	<b>\$4,117</b>	<b>\$3,375</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$43,342</b>	<b>\$38,221</b>	<b>\$23,364</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><u>Parks</u></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$55,178</b>	<b>\$49,017</b>	<b>\$30,069</b>	<b>N/A</b>

**Table E - Sterling Park (Boncore/Lourence)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>\$0</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Yellow Zone)</u></b>				
Upgrade	\$2,897	\$1,796	\$1,477	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,495	\$1,547	\$1,265	N/A
Total Storm Drainage	<b>\$5,392</b>	<b>\$3,343</b>	<b>\$2,742</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$41,811</b>	<b>\$37,447</b>	<b>\$22,731</b>	<b>\$0</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><u>Parks</u></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$53,647</b>	<b>\$48,243</b>	<b>\$29,436</b>	<b>N/A</b>

**Table F - San Marco (Johnson/Zocchi)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>\$0</b>
<i>Roadways (R-1: Northwest Zone)</i>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<i>Storm Drainage (Yellow Zone)</i>				
Upgrade	\$2,897	\$1,796	\$1,477	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,495	\$1,547	\$1,265	N/A
Subdrain	\$346			
Total Storm Drainage	<b>\$5,738</b>	<b>\$3,343</b>	<b>\$2,742</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$42,157</b>	<b>\$37,447</b>	<b>\$22,731</b>	<b>\$0</b>
<b><u>Other Public Facilities and Services</u></b>				
<i>Parks</i>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$53,993</b>	<b>\$48,243</b>	<b>\$29,436</b>	<b>N/A</b>



**Table G - Gabriel Estates (Moitoso)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>\$0</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Yellow Zone)</u></b>				
Upgrade	\$2,897	\$1,796	\$1,477	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,495	\$1,547	\$1,265	N/A
Total Storm Drainage	<b>\$5,392</b>	<b>\$3,343</b>	<b>\$2,742</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$41,811</b>	<b>\$37,447</b>	<b>\$22,731</b>	<b>\$0</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b><i>Public Buildings</i></b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b><i>Total</i></b>	<b>\$53,647</b>	<b>\$48,243</b>	<b>\$29,436</b>	<b>N/A</b>

**Table H - Redbridge (Serpa)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$774	\$645	\$516	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,909</b>	<b>\$11,594</b>	<b>\$9,275</b>	<b>N/A</b>
<b><u>Roadways (R-1: Northwest Zone)</u></b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
Total Roadways	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	<b>N/A</b>
<b><u>Storm Drainage (Yellow Zone)</u></b>				
Upgrade	\$2,897	\$1,796	\$1,477	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,495	\$1,547	\$1,265	N/A
Total Storm Drainage	<b>\$5,392</b>	<b>\$3,343</b>	<b>\$2,742</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$41,811</b>	<b>\$37,447</b>	<b>\$22,731</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b><i>Public Buildings</i></b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b><i>Total</i></b>	<b>\$53,647</b>	<b>\$48,243</b>	<b>\$29,436</b>	<b>N/A</b>

**Table I - Edgewood Estates (Pacific Union)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<b><i>Water</i></b>				
Edgewood SSJID	\$746	\$621	\$497	\$1,123
Edgewood Water Supply	\$1,363	\$1,131	\$913	\$982
<b>Total Water</b>	<b>\$2,109</b>	<b>\$1,752</b>	<b>\$1,410</b>	<b>\$2,105</b>
<b><i>Wastewater Collection Systems</i></b>	\$328	\$272	\$220	\$1,749
AD 84-1 Reimbursement	\$570	\$475	\$379	\$2,610
<b><i>Wastewater Treatment Plant Expansion</i></b>	\$12,807	\$10,677	\$8,539	\$29,280
<b>Total Wastewater</b>	<b>\$13,705</b>	<b>\$11,425</b>	<b>\$9,138</b>	<b>\$33,639</b>
<b><i>Roadways (R-2: Southwest Zone)</i></b>				
Upgrade	\$3,503	\$3,503	\$1,668	\$55,735
CFD 89-1 Reimbursement	\$41	\$41	\$20	\$624
RSP Reimbursement	\$1,444	\$1,444	\$689	\$21,690
<b>Total Roadways</b>	<b>\$4,988</b>	<b>\$4,988</b>	<b>\$2,376</b>	<b>\$78,049</b>
<b><i>Storm Drainage (Orange Zone)</i></b>				
Upgrade	\$2,086	\$1,293	\$1,064	\$26,469
CFD 89-1 Reimbursement	\$0	\$0	\$0	\$0
RSP Reimbursement	\$2,060	\$1,277	\$1,045	\$26,106
<b>Total Storm Drainage</b>	<b>\$4,146</b>	<b>\$2,571</b>	<b>\$2,109</b>	<b>\$52,575</b>
<b>Subtotal</b>	<b>\$24,948</b>	<b>\$20,735</b>	<b>\$15,032</b>	<b>\$166,368</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
<b>Total Parks</b>	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b><i>Public Buildings</i></b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>\$10,635</b>
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>\$10,635</b>
<b>Total</b>	<b>\$36,784</b>	<b>\$31,531</b>	<b>\$21,737</b>	<b>\$177,003</b>

**Table J - Pebblebrooke (Cose)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
<b>Total Wastewater</b>	<b>\$13,135</b>	<b>\$10,950</b>	<b>\$8,758</b>	<b>N/A</b>
<b><i>Roadways (R-3: Southeast Zone)</i></b>				
Upgrade	\$8,839	\$8,839	\$4,207	N/A
CFD 89-1 Reimbursement	\$132	\$132	\$64	N/A
RSP Reimbursement	\$1,947	\$1,947	\$927	N/A
<b>Total Roadways</b>	<b>\$10,917</b>	<b>\$10,917</b>	<b>\$5,198</b>	<b>N/A</b>
<b><i>Storm Drainage (Blue Zone)</i></b>				
Upgrade	\$3,899	\$2,417	\$1,988	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,695	\$1,670	\$2,205	N/A
<b>Total Storm Drainage</b>	<b>\$6,593</b>	<b>\$4,087</b>	<b>\$4,193</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$30,646</b>	<b>\$25,954</b>	<b>\$18,149</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
<b>Total Parks</b>	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b>Public Buildings</b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$42,482</b>	<b>\$36,750</b>	<b>\$24,854</b>	<b>N/A</b>

**Table K - Glenbriar (Westco/K&B)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$570	\$475	\$379	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,705</b>	<b>\$11,425</b>	<b>\$9,138</b>	<b>N/A</b>
<b><u>Roadways (R-3: Southeast Zone)</u></b>				
Upgrade	\$8,839	\$8,839	\$4,207	N/A
CFD 89-1 Reimbursement	\$132	\$132	\$64	N/A
RSP Reimbursement	\$1,947	\$1,947	\$927	N/A
Total Roadways	<b>\$10,917</b>	<b>\$10,917</b>	<b>\$5,198</b>	<b>N/A</b>
<b><u>Storm Drainage (Blue Zone)</u></b>				
Upgrade	\$3,899	\$2,417	\$1,988	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,695	\$1,670	\$2,205	N/A
Total Storm Drainage	<b>\$6,593</b>	<b>\$4,087</b>	<b>\$4,193</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$31,216</b>	<b>\$26,429</b>	<b>\$18,529</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b><i>Public Buildings</i></b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b><i>Total</i></b>	<b>\$43,052</b>	<b>\$37,225</b>	<b>\$25,234</b>	<b>N/A</b>

**Table L - Larkspur Estates (deBord)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$570	\$475	\$379	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,705</b>	<b>\$11,425</b>	<b>\$9,138</b>	<b>N/A</b>
<b><u>Roadways (R-3: Southeast Zone)</u></b>				
Upgrade	\$8,839	\$8,839	\$4,207	N/A
CFD 89-1 Reimbursement	\$132	\$132	\$64	N/A
RSP Reimbursement	\$1,947	\$1,947	\$927	N/A
Total Roadways	<b>\$10,917</b>	<b>\$10,917</b>	<b>\$5,198</b>	<b>N/A</b>
<b><u>Storm Drainage (Blue Zone)</u></b>				
Upgrade	\$3,899	\$2,417	\$1,988	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,695	\$1,670	\$2,205	N/A
Total Storm Drainage	<b>\$6,593</b>	<b>\$4,087</b>	<b>\$4,193</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$31,216</b>	<b>\$26,429</b>	<b>\$18,529</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><i>Parks</i></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<b><i>Public Buildings</i></b>	<b>\$5,594</b>	<b>\$5,594</b>	<b>\$2,544</b>	<b>N/A</b>
<b><i>Subtotal</i></b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b><i>Total</i></b>	<b>\$43,052</b>	<b>\$37,225</b>	<b>\$25,234</b>	<b>N/A</b>

**Table M - Eastlake (Stringer/Pulte)  
City of Tracy Plan C  
Impact Fees by Landowner**

<i>Public Facility</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b><u>Backbone Facilities</u></b>				
<i>Water</i>	\$0	\$0	\$0	N/A
<i>Wastewater Collection Systems</i>	\$328	\$272	\$220	N/A
AD 84-1 Reimbursement	\$570	\$475	\$379	N/A
<i>Wastewater Treatment Plant Expansion</i>	\$12,807	\$10,677	\$8,539	N/A
Total Wastewater	<b>\$13,705</b>	<b>\$11,425</b>	<b>\$9,138</b>	<b>N/A</b>
<b><u>Roadways (R-3: Southeast Zone)</u></b>				
Upgrade	\$8,839	\$8,839	\$4,207	N/A
CFD 89-1 Reimbursement	\$132	\$132	\$64	N/A
RSP Reimbursement	\$1,947	\$1,947	\$927	N/A
Total Roadways	<b>\$10,917</b>	<b>\$10,917</b>	<b>\$5,198</b>	<b>N/A</b>
<b><u>Storm Drainage (Pink Zone)</u></b>				
Upgrade	\$4,766	\$2,955	\$2,431	N/A
CFD 89-1 Reimbursement	\$110	\$69	\$55	N/A
RSP Reimbursement	\$0	\$0	\$0	N/A
Total Storm Drainage	<b>\$4,876</b>	<b>\$3,024</b>	<b>\$2,486</b>	<b>N/A</b>
<b>Subtotal</b>	<b>\$29,498</b>	<b>\$25,366</b>	<b>\$16,822</b>	<b>N/A</b>
<b><u>Other Public Facilities and Services</u></b>				
<b><u>Parks</u></b>				
Mini/Neighborhood	\$4,693	\$3,911	\$3,129	N/A
Community	\$1,549	\$1,290	\$1,033	N/A
Total Parks	<b>\$6,242</b>	<b>\$5,202</b>	<b>\$4,161</b>	<b>N/A</b>
<i>Public Buildings</i>	\$5,594	\$5,594	\$2,544	N/A
<b>Subtotal</b>	<b>\$11,836</b>	<b>\$10,796</b>	<b>\$6,705</b>	<b>N/A</b>
<b>Total</b>	<b>\$41,334</b>	<b>\$36,161</b>	<b>\$23,527</b>	<b>N/A</b>

**APPENDIX B:**

**IMPACT FEE  
BY  
FEE TYPE**





**Table 1-B  
City of Tracy Plan C  
Wastewater Fees**

<b>Facility</b>	<b>Fee per Dwelling Unit</b>			<b>Fee per Acre</b>
	<b>SFD</b>	<b>2 - 4</b>	<b>5+</b>	<b>Commercial</b>
<b>Conveyance Improvements</b>	\$328	\$272	\$220	\$1,749
<b>Sewer Collection Systems</b>				
<b>Corral Hollow</b>	\$774	\$645	\$516	\$3,546
<b>East Side</b>	\$570	\$475	\$379	\$2,610
<b>WWTP Expansion</b>	\$12,807	\$10,677	\$8,539	\$29,280

Sewer Collection Systems fees for "Corral Hollow" and "East Side" were adopted by Resolution No. 98-145. Updated by ENR

Updated: October 2006

WWTP Expansion fees were adopted by Resolution No. 2005-188. Updated by ENR.

ENR Update:

Jan 04	7786.3
April 05	8282.31
Aug 06	8464.23
Increase (05 to 06):	2.20%

**Table 1-C  
City of Tracy Plan C  
Roadway Fees**

<b>Benefit District</b>	<b>Fee per Dwelling Unit</b>			<b>Fee per Acre</b>
	<b>SFD</b>	<b>2 - 4</b>	<b>5+</b>	<b>Commercial</b>
<b>Northwest (R-1)</b>				
Upgrade	\$21,610	\$21,610	\$10,286	N/A
CFD 89-1 Reimbursement	\$16	\$16	\$8	N/A
RSP Reimbursement	\$884	\$884	\$421	N/A
<b>TOTAL</b>	<b>\$22,510</b>	<b>\$22,510</b>	<b>\$10,715</b>	
<b>Southwest (R-2)</b>				
Upgrade	\$3,503	\$3,503	\$1,668	\$55,735
CFD 89-1 Reimbursement	\$41	\$41	\$20	\$624
RSP Reimbursement	\$1,444	\$1,444	\$689	\$21,690
<b>TOTAL</b>	<b>\$4,988</b>	<b>\$4,988</b>	<b>\$2,376</b>	<b>\$78,049</b>
<b>Southeast (R-3)</b>				
Upgrade	\$8,839	\$8,839	\$4,207	N/A
CFD 89-1 Reimbursement	\$132	\$132	\$64	N/A
RSP Reimbursement	\$1,947	\$1,947	\$927	N/A
<b>TOTAL</b>	<b>\$10,917</b>	<b>\$10,917</b>	<b>\$5,198</b>	

Updated: June 2007

**Table 1-D  
City of Tracy Plan C  
Storm Drainage Fees**

<i>Drainage Zone</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b>Byron Zone</b>				
Upgrade	\$2,078	\$1,288	\$1,060	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$1,876	\$1,163	\$951	N/A
<b>Total:</b>	<b>\$3,953</b>	<b>\$2,451</b>	<b>\$2,010</b>	
<b>Purple Zone</b>				
Upgrade	\$2,546	\$1,578	\$1,298	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$4,096	\$2,539	\$2,076	N/A
<b>Total:</b>	<b>\$6,642</b>	<b>\$4,117</b>	<b>\$3,375</b>	
<b>Yellow Zone</b>				
Upgrade	\$2,897	\$1,796	\$1,477	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,495	\$1,547	\$1,265	N/A
<b>Total:</b>	<b>\$5,392</b>	<b>\$3,343</b>	<b>\$2,742</b>	
<b>Orange Zone</b>				
Upgrade	\$2,086	\$1,293	\$1,064	\$26,469
CFD 89-1 Reimbursement	\$0	\$0	\$0	\$0
RSP Reimbursement	\$2,060	\$1,277	\$1,045	\$26,106
<b>Total:</b>	<b>\$4,146</b>	<b>\$2,571</b>	<b>\$2,109</b>	<b>\$52,575</b>
<b>Blue Zone</b>				
Upgrade	\$3,899	\$2,417	\$1,988	N/A
CFD 89-1 Reimbursement	\$0	\$0	\$0	N/A
RSP Reimbursement	\$2,695	\$1,670	\$2,205	N/A
<b>Total:</b>	<b>\$6,593</b>	<b>\$4,087</b>	<b>\$4,193</b>	
<b>Pink Zone</b>				
Upgrade	\$4,766	\$2,955	\$2,431	N/A
CFD 89-1 Reimbursement	\$110	\$69	\$55	N/A
RSP Reimbursement	\$0	\$0	\$0	N/A
<b>Total:</b>	<b>\$4,876</b>	<b>\$3,024</b>	<b>\$2,486</b>	

Updated: October 2006

**Table 1-D.a**  
**City of Tracy Plan C**  
**Additional Storm Drainage Fees**

<b>Subdivision</b>	<b>Fee per Dwelling Unit</b>	
	<b>SFD</b>	<b>5+</b>
Westgate	\$334	\$97
Huntington Park	\$138	N/A
Lyon Crossroads	\$281	N/A
San Marco	\$346	N/A

Updated: 9/16/2003  
Resolution # 2003-342

**Table 1-E  
City of Tracy Plan C  
Park Fees**

<b>Park Fees</b>	<b>Fee per Dwelling Unit</b>		
	<b>SFD</b>	<b>2 - 4</b>	<b>5+</b>
<b>Mini/Neighborhood Park*</b>	\$4,693	\$3,911	\$3,129
<b>Community Park</b>	\$1,549	\$1,290	\$1,033
<b>Total</b>	\$6,242	\$5,202	\$4,161

\* Res. 2002-307

Updated: October 2006  
using ENR

ENR Update:

Jan 04	7786.3
Aug 06	8464.23
Increase:	8.71%

**Table 1-F  
City of Tracy Plan C  
Public Buildings and Services Fees**

<i>Public Buildings and Services</i>	<i>Fee per Dwelling Unit</i>			<i>Fee per Acre</i>
	<i>SFD</i>	<i>2 - 4</i>	<i>5+</i>	<i>Commercial</i>
<b>Total</b>	\$5,594	\$5,594	\$2,544	\$10,635

Updated: October 2006

ENR:

Jan 04	7786.3
Aug 06	8464.23
Increase:	8.71%

APPENDIX C:

CAPITAL  
IMPROVEMENT  
PROGRAM



**PLAN C CIP PROJECTS**  
**Summary Sheet**

		FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 71 GENERAL GOV'T &amp; PUBLIC SAFETY FACILITIES</b>		<i>Fund 324</i>			
1. LAW ENFORCEMENT					
7122	Equipment & Vehicles for Officers	99/08	\$ 527,700	\$ 26,400	\$ 554,100
2. FIRE PROTECTION					
7120	Fire Station #3 - Valpico Rd & Tracy Blvd	Completed	\$ 992,600	\$ 52,200	\$ 1,044,800
7120	Large Specialty Truck	Completed	\$ 666,600	\$ -	\$ 666,600
7104	Fire Station #91 Alden Glen & 11th (\$ transf. from 7120)	Completed	\$ 1,281,300	\$ 47,500	\$ 1,328,800
3. GENERAL FACILITIES					
7118	City Hall Expansion & Remodel (Phase I and II)	Underway	\$ 3,249,600	\$ 120,400	\$ 3,370,000
7135	City Hall Vehicles	02/07	\$ 68,500	\$ 3,400	\$ 71,900
4. LIBRARY FACILITIES					
78PP 041	Expansion of Existing Library	07/08	\$ 1,260,200	\$ 46,700	\$ 1,306,900
5. PUBLIC USE BUILDINGS					
78PP 042	Senior Center/Community Center Expansion	05/07	\$ 756,100	\$ 28,000	\$ 784,100
6. PUBLIC WORKS FACILITIES					
71PP 030	Expansion of PW Maintenance Facility	05/07	\$ 833,800	\$ 30,900	\$ 864,700
7116	Improvements - City Hall Annex (\$ taken from orig. 71PP 030)	<b>Completed</b>	<b>\$ 31,000</b>	\$ -	\$ 31,000
7. EXPAND EXISTING AQUATICS FACILITIES					
7854	New Aquatics Center	04/06	\$ 2,756,600	\$ 102,100	\$ 2,858,700
<b>Subtotal Group 71</b>			<b>\$ 12,424,000</b>	<b>\$ 457,600</b>	<b>\$ 12,881,600</b>

**PLAN C CIP PROJECTS  
Summary Sheet**

		FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 72 TRAFFIC SAFETY</b>		<i>Fund 323</i>			
8. INTERSECTION IMPROVEMENTS					
72PP 017	Grant Line Rd/Corral Hollow Rd	08/09	\$ 319,200	\$ 10,826	\$ 330,000
7224	Eleventh St/Lammers Rd	Completed	\$ 1,949,000	\$ 72,185	\$ 2,021,179
7216	Schulte Rd/Corral Hollow Rd	Completed	\$ 91,500	\$ 3,166	\$ 94,700
7214	Pescadero Ave/MacArthur Dr	08/09	\$ 573,600	\$ 20,480	\$ 594,100
9. NEW TRAFFIC SIGNALS					
72PP 021	Lammers Rd/East Schulte Rd	09/10	\$ 361,800	\$ 13,400	\$ 375,200
72PP 022	Linne Rd/MacArthur Dr	09/10	\$ 361,800	\$ 13,400	\$ 375,200
<b>Subtotal Group 72</b>			<b>\$ 3,656,900</b>	<b>\$ 133,458</b>	<b>\$ 3,790,379</b>
<b>GROUP 73 STREETS &amp; HIGHWAYS</b>		<i>Fund 323</i>			
10. ROADWAY WIDENING AND UPGRADE					
73PP 035	Corral Hollow Rd (widening), Eleventh to Schulte	07/08	\$ 2,323,100	\$ 86,041	\$ 2,409,100
7343	Eleventh Street (widening), Lammers Rd to Corral Hollow	Completed	\$ 4,925,700	\$ 182,432	\$ 5,108,100
73PP 037	Fabian Road Improvements	07/08	\$ 472,900	\$ 17,514	\$ 490,400
11. REIMBURSEMENTS					
7347	Reimbursement to CFD 89-1	(No PM)	99/08	\$ 247,400	N/A
7347	Reimbursement to RSP	(No PM)	99/08	\$ 6,533,700	N/A
<b>Subtotal Group 73</b>			<b>\$ 14,502,800</b>	<b>\$ 285,987</b>	<b>\$ 14,788,700</b>

**PLAN C CIP PROJECTS  
Summary Sheet**

				FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 74 WASTEWATER IMPROVEMENTS</b>							
				<i>Fund 325</i>			
<b>12. WWTP IMPROVEMENTS</b>							
7407	WWTP Expansion - Phase I A			Completed	\$ 3,647,300	\$ 191,964	\$ 3,839,300
7449	WWTP Expansion			Underway	\$ 23,126,800	\$ 856,547	\$ 23,983,300
<b>13. WASTEWATER COLLECTION SYSTEM IMPROVEMENTS</b>							
74PP 033	Larch Rd Pump Station Expansion			07/08	\$ 405,000	\$ 15,000	\$ 420,000
7421	Cheng Diversion Sewer Line (originally \$732,900)			<b>Completed</b>	<b>\$ 657,600</b>	\$ 24,357	\$ 682,000
7438	(74PP-035) Corral Hollow Sewer Line			<b>Completed</b>	\$ 101,300	\$ 3,750	\$ 105,000
7439	(74PP-036) East Side Force Main			<b>Completed</b>	\$ 289,300	\$ 10,714	\$ 300,000
<b>14. REIMBURSEMENTS</b>							
7420	Reimbursement to AD 84-1			99/08	\$ 2,844,000	N/A	\$ 2,844,000
7420	Reimbursement to Hansen Sewer - Dev. Agreement	(No PM)		99/00	\$ 397,500	N/A	\$ 397,500
7420	Reimbursement to Hansen Sewer - CFD 98-1	(No PM)		01/02	\$ 512,000	N/A	\$ 512,000
				<b>Total Group 74</b>	<b>\$ 31,980,800</b>	<b>\$ 1,102,333</b>	<b>\$ 33,083,100</b>

**PLAN C CIP PROJECTS  
Summary Sheet**

		FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 75 WATER IMPROVEMENTS</b>		<i>Fund 325</i>			
15. SSJID					
7532	SSJID Improvements Outside City	Completed	\$ 22,757,100	\$ 842,857	\$ 23,600,000
7533	7.1 mg Storage Reservoir (Linne Rd & MacArthur Dr)	Completed	\$ 3,179,300	\$ 117,750	\$ 3,297,000
7547	560 bhp @12.0 mgd Pump Station (Linne & MacArthur)	Completed	\$ 930,300	\$ 34,457	\$ 964,800
7567	295 bhp @ 7.9 mgd Pump Station (Linne & MacArthur) (75PP-039)	Completed	\$ 634,400	\$ 23,496	\$ 657,900
7568	24-inch Water Line (Linne Rd & MacArthur Dr - 10560 LF) (75PP-040)	Completed	\$ 1,503,300	\$ 55,679	\$ 1,559,000
75PP 041	24-inch Water Line (Linne Rd - 5500 LF) - Combined with 75PP 040	Deleted	\$ -	\$ -	\$ -
16. WATER TREATMENT PLANT EXPANSION (CHENG ONLY)					
7553	Expand WTP to 21 mgd	work underway	\$ 1,066,500	\$ 39,500	\$ 1,106,000
75PP 043	Pump Station (0.4 mgd) - Project Deleted	Deleted	\$ -	\$ -	\$ -
17. WATER DISTRIBUTION					
7536	10560 LF 12" WL - Lammers Rd, GLR to Schulte w/Bore & Jack & PRV	Completed	\$ 1,808,200	\$ 66,971	\$ 1,875,200
7569	2640 LF 12" WL - Valpico Rd, East of MacArthur Dr. (75PP-045)	Completed	\$ 235,100	\$ 8,707	\$ 243,800
7539	7500 LF 12" WL - Schulte Rd, Corral Hollow Rd to Lammers	Completed	\$ 625,200	\$ 23,157	\$ 648,400
7537	4800 LF 16" WL - 11th Street, Lammers to Corral Hollow Rd	Completed	\$ 442,900	\$ 16,404	\$ 459,300
7540	3700 LF 16" WL - Linne Rd, Corral Hollow Rd to W. of Tracy Blvd	Completed	\$ 515,100	\$ 19,079	\$ 534,200
75PP 049	1.0 mgd Backup Generator - Project Deleted	Deleted	\$ -	\$ -	\$ -
7541	3.0 mgd Backup Generator (Lincoln Well)	Completed	\$ 449,800	\$ 16,661	\$ 466,500
7542	2 - 1.5 mgd Production Wells (Ballpark and Park-n-ride)	Completed	\$ 3,525,600	\$ 130,579	\$ 3,656,200
<b>Total Group 75</b>			<b>\$ 37,672,800</b>	<b>\$ 1,395,296</b>	<b>\$ 39,068,300</b>

**PLAN C CIP PROJECTS  
Summary Sheet**

			FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 76 DRAINAGE IMPROVEMENTS</b>			<i>Fund 322</i>			
<b>18. WESTSIDE CHANNEL WATERSHED IMPROVEMENTS</b>						
7623	Westgate 30" Storm Drain Outfall	(Byron Zone)	<b>Completed</b>	\$ 36,200	\$ 1,342	\$ 37,600
7624	Alden Meadows 24" S. D. Outfall	(Purple Zone)	<b>Completed</b>	\$ 135,900	\$ 5,032	\$ 140,900
7625	Detention Basin 5 Modifications	(Yellow Zone)	<b>Completed</b>	\$ 77,600	\$ 668	\$ 78,300
76PP 024	Detention Basin 2	(Blue Zone)	08/09	\$ 1,103,300	\$ 29,705	\$ 1,133,000
7626	C2 Channel Improvements	(Yellow Zone)	<b>Completed</b>	\$ 150,200	\$ 1,398	\$ 151,600
7647	Sterling Park/Lourence Storm Drain	(Yellow Zone)	05/06	\$ 243,100	\$ 9,002	\$ 252,100
76PP 027	Sterling Park/Johnson 48" Storm Drain	(Yellow Zone)	07/08	\$ 172,100	\$ 6,374	\$ 178,500
76PP 028	San Marco 42" Storm Drain	(Yellow Zone)	08/09	\$ 181,200	\$ 6,710	\$ 187,900
76PP 029	Gabriel Estates 42" Storm Drain	(Yellow Zone)	08/09	\$ 205,300	\$ 7,605	\$ 212,900
76PP 030	Redbridge 36" Storm Drain	(Yellow Zone)	08/09	\$ 137,400	\$ 5,088	\$ 142,500
76PP 031	60" Storm Drain Outfall	(Blue Zone)	09/10	\$ 76,700	\$ 2,436	\$ 79,100
76PP 032	54" Storm Drain Outfall	(Blue Zone)	09/10	\$ 110,800	\$ 3,874	\$ 114,700
76PP 033	Glenbriar 48" Storm Drain Outfall	(Blue Zone)	10/11	\$ 111,000	\$ 4,110	\$ 115,100
76PP 034	Larkspur Estates 24" Storm Drain Outfall	(Blue Zone)	10/11	\$ 65,400	\$ 2,422	\$ 67,800
<b>19. EASTSIDE CHANNEL WATERSHED IMPROVEMENTS</b>						
76PP 035	Eastlake 42" Storm Drain Outfall	(Pink Zone)	10/11	\$ 1,091,600	\$ 39,687	\$ 1,131,200
<b>20. REIMBURSEMENTS</b>						
76PP 036	Reimbursement to CFD 89-1	(No PM)	99/08	\$ 35,600	\$ -	\$ 35,600
76PP 036	Reimbursement to RSP	(No PM)	99/08	\$ 4,662,200	\$ -	\$ 4,662,200
<b>Total Group 76</b>				<b>\$ 8,595,600</b>	<b>\$ 125,455</b>	<b>\$ 8,721,000</b>

**PLAN C CIP PROJECTS  
Summary Sheet**

		FISCAL YEAR	Project Budget	PM Services #7943	TOTAL COST
<b>GROUP 78 PARKS &amp; RECREATION IMPROVEMENTS</b>		<i>Fund 321</i>			
<b>21. NEIGHBORHOOD / MINI PARKS</b>					
7878	Westgate Park (C1 - Souza Family Park) - Ph. 1	Completed	\$ 912,000	\$ 48,000	\$ 960,000
7877	Huntington Park (C2 - Richard Hastie Park) - Ph. 1	Completed	\$ 708,937	\$ 37,313	\$ 746,250
7837	Lyon / Crossroads Park (C3 - Daniel Busch Park)	Completed	\$ 912,000	\$ 51,750	\$ 963,750
7838	Alden Meadows (C4A) --- Hanson	Completed	\$ 833,625	\$ 43,875	\$ 877,500
7838	San Marco Park (C4B) --- Hanson	Completed	\$ 523,688	\$ 35,062	\$ 558,750
7859	San Marco Park (C15 - Marlow Brothers Park)	Completed	\$ 213,750	\$ 10,250	\$ 224,000
7855	Gabriel Estates Park (C7A - Joan Sparks Park)	Completed	\$ 705,375	\$ 37,125	\$ 742,500
7850	Edgewood Estates Park (C10 - William Adams Park)	Completed	\$ 1,856,063	\$ 97,687	\$ 1,953,750
78PP 056	Glenbriar Park (C12 - Ken Yasui Park)	Completed	\$ 1,121,902	\$ 168,098	\$ 1,290,000
7879	Larkspur Estates Park (C14)	Completed	\$ 213,750	\$ 461,250	\$ 675,000
7871	Sterling Park (C16 - John Erb Park)	Completed	\$ 940,500	\$ 49,500	\$ 990,000
7878	Westgate Park (C1 - Souza Family Park) - Ph. 2	Completed	\$ 659,400	\$ 20,619	\$ 680,000
7877	Huntington Park (C2 - Richard Hastie Park) - Ph. 2		\$ 709,500	\$ 22,185	\$ 731,700
78PP 048 & 04	Redbridge Park (C5) - 6.5 acres & (C6) - 2.0 acres		\$ 1,564,286	\$ 78,214	\$ 1,642,500
7881	Gabriel Estates Park (C7B - J. Kingsley Chadeayne Park)		\$ 722,000	\$ 22,577	\$ 744,600
7856	Edgewood Estates Park (C8)	Completed	\$ 1,582,200	\$ 49,473	\$ 1,631,600
7857	Edgewood Estates Park (C9)		\$ 1,268,700	\$ 39,672	\$ 1,308,400
7858	Glenbriar Park (C11 - Veterans Park)		\$ 3,402,000	\$ 101,816	\$ 3,503,800
7870	Eastlake Park (C13 - Hidden Lake Park)	Completed	\$ 1,878,100	\$ 58,725	\$ 1,936,800
<b>Subtotal - Park Development Costs Mini/Neighborhood</b>			<b>\$ 20,727,776</b>	<b>\$ 1,433,191</b>	<b>\$ 22,160,900</b>
<b>Park Fees Collected per 08/96 Park Impact Fee Through 07/98</b>			<b>\$ (1,034,000)</b>	<b>\$ (38,295)</b>	<b>\$ (1,072,300)</b>
<b>Subtotal Neighborhood/Mini Park</b>			<b>\$ 19,693,776</b>	<b>\$ 1,394,896</b>	<b>\$ 21,088,600</b>
<b>22. COMMUNITY PARK</b>					
7830	Community Park - Tracy Sports Complex - Phase 1	98/08	\$ 4,900,100	\$ 95,375	\$ 4,995,500
7869	Community Park-Phase 2	98/08	\$ 2,289,600	\$ 60,650	\$ 2,350,200
<b>Subtotal Community Park Fee</b>			<b>\$ 7,189,700</b>	<b>\$ 156,025</b>	<b>\$ 7,345,700</b>
<b>Estimated Community Park Fees Collected Through 04/00</b>			<b>\$ (251,600)</b>	<b>\$ (9,318)</b>	<b>\$ (260,900)</b>
<b>Subtotal Community Park Fee</b>			<b>\$ 6,938,100</b>	<b>\$ 146,707</b>	<b>\$ 7,084,800</b>
<b>Grand Total Parks</b>			<b>\$ 26,631,876</b>	<b>\$ 1,541,603</b>	<b>\$ 28,173,400</b>
<b>Total CIP</b>			<b>\$ 135,464,776</b>	<b>\$ 5,041,733</b>	<b>\$ 140,506,508</b>

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM	
<b>GROUP 71 GENERAL GOV'T &amp; PUBLIC SAFETY FACILITIES</b>								
<b>1. LAW ENFORCEMENT</b>								
7122	Vehicles & Equipment for Officers	\$214,039	\$62,561		\$83,700	\$83,700	\$83,700	<b>\$527,700</b>
<b>2. FIRE PROTECTION</b>								
7120	Fire Station #3 - Valpico @Tracy Blvd/Purchase Specialty Truck	\$49,755	\$245	\$641,900	\$967,300			<b>\$1,659,200</b>
7104	Fire Station #91 Alden Glen & 11th (\$ transf. from 7120)	\$361,260	\$920,040					<b>\$1,281,300</b>
<b>3. GENERAL FACILITIES</b>								
7118	City Hall Expansion & Remodel (Phase I and II)	\$110,841	\$3,138,759					<b>\$3,249,600</b>
7135	City Hall Vehicles	\$18,315	\$50,185					<b>\$68,500</b>
<b>4. LIBRARY FACILITIES</b>								
78PP 041	Expansion of Existing Library				\$250,000	\$1,010,200		<b>\$1,260,200</b>
<b>5. PUBLIC USE BUILDINGS</b>								
78PP 042	Senior Center/Community Center Expansion			\$171,000	\$585,100			<b>\$756,100</b>
<b>6. PUBLIC WORKS FACILITIES</b>								
71PP 030	Expansion of PW Maintenance Facility			\$180,000	\$653,800			<b>\$833,800</b>
7116	Improvements - City Hall Annex (New, \$ taken from orig. 71PP 030)	\$31,000						<b>\$31,000</b>
<b>7. EXPAND EXISTING AQUATICS FACILITIES</b>								
7854	New Aquatics Center		\$310,000			\$2,446,600		<b>\$2,756,600</b>
<b>SUBTOTAL GROUP 71</b>		<b>\$785,210</b>	<b>\$4,481,790</b>	<b>\$641,900</b>	<b>\$1,402,000</b>	<b>\$1,572,600</b>	<b>\$3,540,500</b>	<b>\$12,424,000</b>

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM
<b>GROUP 72 TRAFFIC SAFETY</b>							
<b>8. INTERSECTION IMPROVEMENTS</b>							
72PP 017 Grant Line Rd/Corral Hollow Rd						\$319,200	\$319,200
7224 Eleventh St/Lammers Rd	\$1,949,000						\$1,949,000
7216 Schulte Rd/Corral Hollow Rd		\$91,500					\$91,500
72PP 020 Pescadero Ave/MacArthur Dr				\$65,000	\$508,600		\$573,600
<b>9. NEW TRAFFIC SIGNALS</b>							
72PP 021 Lammers Rd/East Schulte Rd					\$57,000	\$304,800	\$361,800
72PP 022 Linne Rd/MacArthur Dr						\$361,800	\$361,800
<b>SUBTOTAL GROUP 72</b>	<b>\$1,949,000</b>	<b>\$91,500</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$565,600</b>	<b>\$985,800</b>	<b>\$3,656,900</b>
<b>GROUP 73 STREETS &amp; HIGHWAYS</b>							
<b>10. ROADWAY WIDENING AND UPGRADE</b>							
73PP 035 Corral Hollow Rd (widening), Eleventh to Schulte						\$2,323,100	\$2,323,100
7343 Eleventh Street (widening), Lammers Rd to City Limit	\$3,852,259	\$911,447	\$161,994				\$4,925,700
73PP 037 Fabian Road Improvements				\$472,900			\$472,900
<b>11. REIMBURSEMENTS</b>							
7347 Reimbursement to CFD 89-1	\$110,800			\$105,000	\$15,800	\$15,800	\$247,400
7347 Reimbursement to RSP		\$2,360,000	\$2,360,000	\$1,050,000	\$381,850	\$381,850	\$6,533,700
<b>SUBTOTAL GROUP 73</b>	<b>\$3,963,059</b>	<b>\$3,271,447</b>	<b>\$2,521,994</b>	<b>\$1,627,900</b>	<b>\$397,650</b>	<b>\$2,720,750</b>	<b>\$14,502,800</b>



**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM
<b>GROUP 74 WASTEWATER IMPROVEMENTS</b>							
<b>12. WWTP IMPROVEMENTS</b>							
7407	WWTP Expansion - Phase I	\$2,722,229	\$60,668	\$864,403			<b>\$3,647,300</b>
7449	WWTP Expansion - Phase II	\$1,897,036	\$16,933,677		\$1,500,000	\$2,796,087	<b>\$23,126,800</b>
<b>13. WASTEWATER COLLECTION SYSTEM IMPROVEMENTS</b>							
74PP 033	Larch Rd Pump Station Expansion			\$405,000			<b>\$405,000</b>
7421	Cheng Diversion Sewer Line (originally \$732,900)	\$657,600					<b>\$657,600</b>
7438	Corral Hollow Sewer Line	\$9,000	\$92,300				<b>\$101,300</b>
7439	East Side Force Main	\$12,462	\$276,838				<b>\$289,300</b>
<b>14. REIMBURSEMENTS</b>							
7420	Reimbursement to AD 84-1	\$1,424,100		\$473,300	\$473,300.00	\$473,300	<b>\$2,844,000</b>
7420	Reimbursement to Hansen Sewer - Dev. Agreement	\$397,500					<b>\$397,500</b>
7420	Reimbursement to Hansen Sewer - CFD 98-1	\$512,000					<b>\$512,000</b>
<b>SUBTOTAL GROUP 74</b>		<b>\$7,631,927</b>	<b>\$17,363,483</b>	<b>\$864,403</b>	<b>\$2,378,300</b>	<b>\$3,269,387</b>	<b>\$31,980,800</b>

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM	
<b>GROUP 75 WATER IMPROVEMENTS</b>								
<b>15. SSJID</b>								
7532	SSJID Improvements Outside City	\$2,835,797	\$17,284,266		\$2,637,037		\$22,757,100	
7533	7.1 mg Storage Reservoir (Linne Rd & MacArthur Dr)	\$1,035,507	\$2,143,793				\$3,179,300	
7547	560 bhp @12.0 mgd Pump Station (Linne & MacArthur)	\$171,918	\$758,382				\$930,300	
7567	295 bhp @ 7.9 mgd Pump Station (Linne & MacArthur)	\$69,728	\$564,672				\$634,400	
7568	24-inch Water Line (Linne Rd & MacArthur Dr - 10560 LF)	\$166,216	\$1,337,084				\$1,503,300	
<b>16. WATER TREATMENT PLANT EXPANSION (CHENG ONLY)</b>								
7553	Expand WTP to 21 mgd	\$91,515	\$58,485	\$916,500			\$1,066,500	
<b>17. WATER DISTRIBUTION</b>								
7536	10560 LF 12" WL - Lammers Rd, GLR to Schulte w/Bore & Jack & PRV	\$625,940	\$1,182,260				\$1,808,200	
7569	2640 LF 12" WL - Valpico Rd, East of MacArthur Dr.		\$235,100				\$235,100	
7539	7500 LF 12" WL - Schulte Rd, Corral Hollow Rd to Lammers	\$625,200					\$625,200	
7537	4800 LF 16" WL - 11th Street, Lammers to Corral Hollow Rd	\$442,900					\$442,900	
7540	3700 LF 16" WL - Linne Rd, Corral Hollow Rd to W. of Tracy Blvd	\$515,100					\$515,100	
7541	3.0 mgd Backup Generator (Lincoln Well)	\$449,800					\$449,800	
7542	2 - 1.5 mgd Production Wells	\$3,525,600					\$3,525,600	
<b>SUBTOTAL GROUP 75</b>		<b>\$10,555,221</b>	<b>\$23,564,042</b>	<b>\$916,500</b>	<b>\$2,637,037</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,672,800</b>

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM
<b>GROUP 76 DRAINAGE IMPROVEMENTS</b>							
<b>18. WESTSIDE CHANNEL WATERSHED IMPROVEMENTS</b>							
7623	Westgate 30" Storm Drain Outfall	\$34,000	\$2,200				<b>\$36,200</b>
7624	Alden Meadows 24" S. D. Outfall	\$127,300	\$8,600				<b>\$135,900</b>
7625	Detention Basin 5 Modifications	\$77,600					<b>\$77,600</b>
76PP 024	Detention Basin 2			\$1,103,300			<b>\$1,103,300</b>
7626	C2 Channel Improvements	\$150,200					<b>\$150,200</b>
76PP 026	Sterling Park/Lourence Storm Drain			\$243,100			<b>\$243,100</b>
76PP 027	Sterling Park/Johnson 48" Storm Drain			\$172,100			<b>\$172,100</b>
76PP 028	San Marco 42" Storm Drain				\$181,200		<b>\$181,200</b>
76PP 029	Gabriel Estates 42" Storm Drain				\$205,300		<b>\$205,300</b>
76PP 030	Redbridge 36" Storm Drain				\$137,400		<b>\$137,400</b>
76PP 031	60" Storm Drain Outfall				\$76,700		<b>\$76,700</b>
76PP 032	54" Storm Drain Outfall				\$110,800		<b>\$110,800</b>
76PP 033	Glenbriar 48" Storm Drain Outfall				\$111,000		<b>\$111,000</b>
76PP 034	Larkspur Estates 24" Storm Drain Outfall				\$65,400		<b>\$65,400</b>
<b>19. EASTSIDE CHANNEL WATERSHED IMPROVEMENTS</b>							
76PP 035	Eastlake 42" Storm Drain Outfall					\$1,091,600	<b>\$1,091,600</b>
<b>20. REIMBURSEMENTS</b>							
76PP 036	Reimbursement to CFD 89-1	\$3,400		\$10,733	\$10,733	\$10,733	<b>\$35,600</b>
76PP 036	Reimbursement to RSP		\$1,640,000	\$1,640,000	\$1,382,200		<b>\$4,662,200</b>
<b>SUBTOTAL GROUP 76</b>		<b>\$0</b>	<b>\$392,500</b>	<b>\$1,650,800</b>	<b>\$3,169,233</b>	<b>\$2,280,733</b>	<b>\$1,102,333</b>
							<b>\$8,595,600</b>

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

		Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM
<b>GROUP 78 PARKS &amp; RECREATION IMPROVEMENTS</b>								
<b>21. NEIGHBORHOOD / MINI PARKS</b>								
7878	Westgate Park (C1 - Souza Family Park) - Ph. 1 (1)		\$912,000					\$912,000
7877	Huntington Park (C2 - Richard Hastie Park) - Ph. 1 (1)		\$708,937					\$708,937
7837	Lyon / Crossroads Park (C3 - Daniel Busch Park) (1)	\$912,000						\$912,000
7838	Alden Meadows (C4A) - Hanson (1)	\$833,625						\$833,625
7838	San Marco (C4B) - Hanson (1)	\$523,688						\$523,688
7859	San Marco Park (C15 - Marlow Brothers Park) (1)	\$213,750						\$213,750
7855	Gabriel Estates Park (C7A - Joan Sparks Park) (1)	\$705,375						\$705,375
7850	Edgewood Estates Park (C10 - William Adams Park) (1)	\$1,856,063						\$1,856,063
78PP 056	Glenbriar Park (C12 - Ken Yasui Park) (1)					\$1,121,902		\$1,121,902
7879	Larkspur Estates Park (C14) (1)		\$213,750					\$213,750
7871	Sterling Park (C16 - John Erb Park) (1)	\$662,625	\$59,370	\$218,505				\$940,500
7878	Westgate Park (C1 - Souza Family Park) - Ph. 2		\$659,400					\$659,400
7877	Huntington Park (C2 - Richard Hastie Park) - Ph. 2		\$709,500					\$709,500
78PP 048 & 049	Redbridge (C5) - 6.5 acres & (C6) - 2.0 acres				\$1,564,286			\$1,564,286
7881	Gabriel Estates Park (C7B - J. Kingsley Chadeayne Park)			\$722,000				\$722,000
7856	Edgewood Estates Park (C8)		\$1,356,000	\$226,200				\$1,582,200
7857	Edgewood Estates Park (C9)			\$1,268,700				\$1,268,700
7858	Glenbriar Park (C11 - Veterans Park)	\$652,930	\$1,077,070	\$1,672,000				\$3,402,000
7870	Eastlake Park (C13 - Hidden Lake Park)		\$1,659,400	\$218,700				\$1,878,100
<b>SUBTOTAL NEIGHBORHOOD/MINI PARK</b>		<b>\$6,360,056</b>	<b>\$7,355,427</b>	<b>\$4,326,105</b>	<b>\$1,564,286</b>	<b>\$1,121,902</b>	<b>\$0</b>	<b>\$20,727,776</b>
<b>Park Fees collected per 08/96 Park Impact Fee through 07/98</b>		<b>(\$1,034,000)</b>						<b>(\$1,034,000)</b>
<b>TOTAL NEIGHBORHOOD/MINI PARK</b>		<b>\$5,326,056</b>	<b>\$7,355,427</b>	<b>\$4,326,105</b>	<b>\$1,564,286</b>	<b>\$1,121,902</b>	<b>\$0</b>	<b>\$19,693,776</b>
<b>22. COMMUNITY PARK</b>								
7830	Community Park - Tracy Sports Complex - Phase 1	\$4,900,100						\$4,900,100
78PP-066	Community Park-Phase 2	\$345,280					\$1,944,320	\$2,289,600
<b>SUBTOTAL COMMUNITY PARK</b>		<b>\$5,245,380</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,944,320</b>	<b>\$7,189,700</b>
<b>Park Fees collected per 08/96 Park Impact Fee through 07/98</b>		<b>(\$251,600)</b>						<b>(\$251,600)</b>
<b>TOTAL COMMUNITY PARK</b>		<b>\$4,993,780</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,944,320</b>	<b>\$6,938,100</b>
<b>SUBTOTAL GROUP 78</b>		<b>\$10,319,836</b>	<b>\$7,355,427</b>	<b>\$4,326,105</b>	<b>\$1,564,286</b>	<b>\$1,121,902</b>	<b>\$1,944,320</b>	<b>\$26,631,876</b>

Note: (1) Reimbursements and credits are being processed for parks already constructed by the developer.

**PLAN C CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS**

**SUMMARY SHEETS**

	Prior Fiscal Years	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	Total Less 5% PM
<b>GROUP 79 ADDITIONAL SERVICES</b>							
7943 PM Services (5% of Construction Costs) (GROUP 79)	\$700,401	\$490,100	\$490,000	\$1,120,411	\$1,120,411	\$1,120,411	\$5,041,733
<b>GRAND TOTAL</b>	<b>\$35,904,654</b>	<b>\$57,010,289</b>	<b>\$11,411,702</b>	<b>\$13,964,167</b>	<b>\$10,328,283</b>	<b>\$11,887,414</b>	<b>\$140,506,508</b>