GCG
GOODWIN CONSULTING GROUP

MARIPOSA LAKES
STOCKTON, CA

PUBLIC FACILITIES FINANCING PLAN

Prepared for:

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Screen Check Draft

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Stockton, CA
Public Facilities Financing Plan

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PUBLIC FACILITIES FINANCING PLAN TABLES

EXECUTIVE SUMMARY

REPORT OBJECTIVES AND CONCLUSIONS

This public facilities financing plan (PFFP) has been prepared to evaluate the ability of land uses proposed in the Mariposa Lakes Specific Plan (Project or MLSP) to fund required public facilities. The Project has been divided into five major development phases, each with its own absorption schedules and infrastructure requirements.

The PFFP is a long-term look at the burdens that will be associated with providing infrastructure to all five phases. This financing plan will serve as a blueprint to guide individual development applications and will ensure that future development conforms to the strategy outlined in this plan. In addition to quantifying the Project's infrastructure burdens, this analysis provides developers and landowners with figures that can be factored into an estimate of residual land values and potential returns from their development proposals.

Two scenarios are evaluated in this report. The first scenario, presented as *Expected Values*, reflects the developer's estimates of sales prices. A second scenario, incorporating lower values and aptly named *Lower Values*, is also included to provide a sense of how changes in this key variable affect the results of the analysis.

The second scenario's impact on the PFFP is limited solely to the one-time and annual burden feasibility tests; cost allocations as well as other quantitative analyses are unaffected by changes in the value assumptions. For this reason, much of the following text does not distinguish between the two scenarios. When no such distinction is made, the analysis and corresponding explanation applies to both scenarios equally.

It must be recognized that the PFFP is only a *test* of overall financial feasibility. As development progresses, the timing and mix of costs and funding sources may change. Furthermore, the assumptions and results presented in this report are estimates, and actual results may vary. However, regardless of the extent to which proposed financing mechanisms are used or other financing mechanisms are introduced later as the Project develops, the feasibility of the overall burden has been evaluated under both scenarios in this PFFP.

Under Scenario 1, the PFFP indicates that the Project will be financially feasible. The net burden-to-value ratios for the Project vary from 9% to 18%. While there are no values in this test that guarantee project feasibility, a burden-to-value ratio not exceeding 15% to 20% in this area of the Central Valley is typically considered to be feasible. The lower residential values evaluated in Scenario 2 suggest that all but one of the land uses will be feasible. The only land use in Scenario 2 yielding a net burden-to-value ratio higher than 20% is the Village Medium Density Residential (VMDR) land use at 21%. Shifting infrastructure burdens across residential land uses, however, could be used to encourage development of the VMDR land use and promote overall Project feasibility, even in the face of lower values.

Numerous assumptions are incorporated into the PFFP, some of which are relatively uncertain at this time. For example, many factors combine to form the framework of the local real estate market, that market will ultimately determine home prices, and those prices will to a large extent dictate when development in the Project actually occurs.

REPORT CONTENTS

In summary, the PFFP does the following:

- Describes the proposed land uses, demographic assumptions, and estimated values
- Outlines the phasing plan submitted by the Project applicant
- Summarizes the public facilities required to serve future development in the Project
- Presents cost estimates for the various categories of public facilities
- Allocates the costs of required public facilities to the proposed land uses
- Determines Mello-Roos bonding capacity based on acceptable annual burdens
- Estimates bonding capacity for revenue bonds from incremental monthly rate charges
- Identifies the total one-time burdens (development impact fees) and the Mello-Roos annual special tax rates that would be borne by landowners, builders, and homeowners
- Assesses the annual and one-time financial feasibility of the Project by comparing the total burdens to the estimated values for each land use in the Project
- Identifies the cash flow associated with each phase, including reimbursements that may be due to compensate for capital facility oversizing

PEER REVIEW

The City of Stockton (City), in requiring developers to produce fiscal and financial analyses for their projects, also requires that those studies be reviewed by a City consultant. This peer review process ensures that two public finance consultants are involved in the preparation of the documents, creating a system of checks and balances that is intended to result in quality products that bridge sometimes opposing private and public sector viewpoints, consider all crucial analytical elements, and protect the City's interests going forward.

Goodwin Consulting Group (GCG) was retained by the Project developer to prepare this PFFP, and Economic & Planning Systems (EPS) was retained by the City to perform the fiscal and financial peer review for MLSP. EPS has conducted a thorough review of the PFFP and its

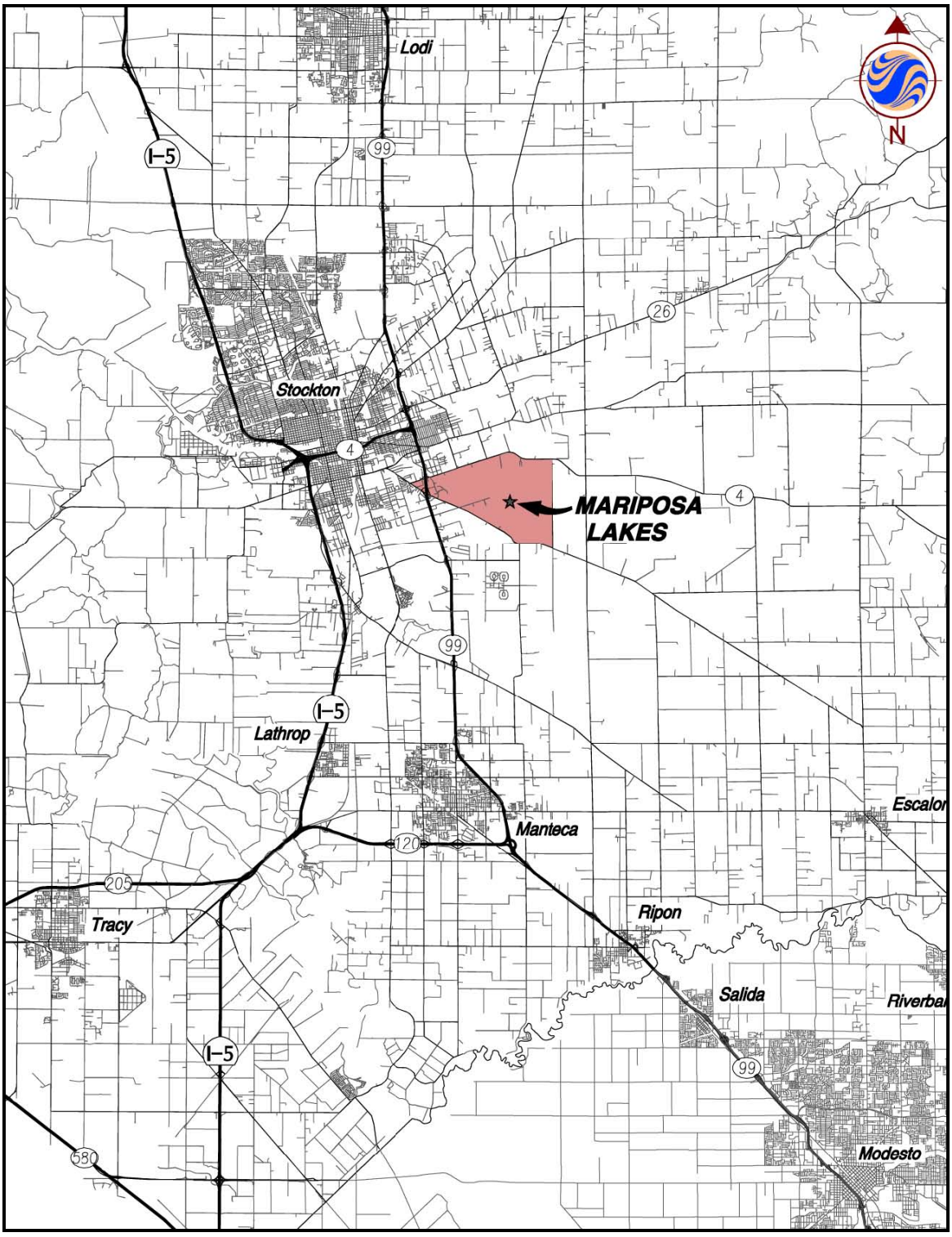
related assumptions, and concurs with the conclusions and supporting analysis presented herein. As part of the peer review process, EPS and GCG collectively decided that the PFFP, and consequently project feasibility, should be evaluated under two scenarios related to home values. EPS and GCG established more conservative value assumptions for the additional scenario. Details related to both scenarios are presented in the subsequent chapters of this report.

During the peer review process, EPS worked closely with GCG to review and collectively address all aspects of the PFFP, including its assumptions, methodology, analysis, and statements. EPS and GCG also engaged City staff during this process to ensure that the resulting document is consistent with City policies and objectives.

PROJECT DESCRIPTION

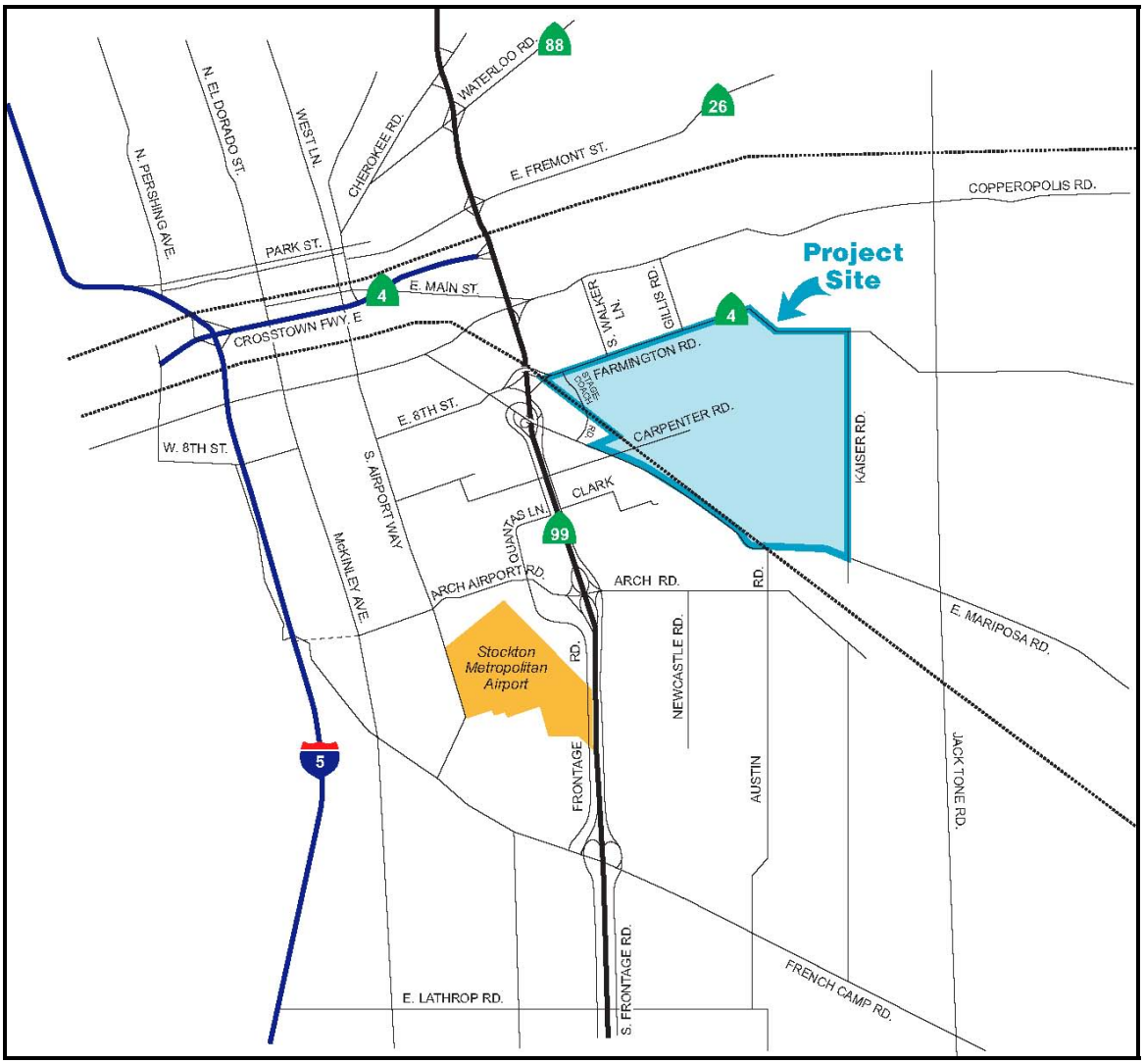
The Project is located in an unincorporated area of central San Joaquin County, adjacent to the south-eastern edge of Stockton's city limits; it is situated within the City's Sphere of Influence and is expected to be annexed into the City prior to development. Five separate phases are proposed for development, each with a mix of residential and non-residential land uses. Approximately 10,562 residential units are anticipated as well as nearly 13.0 million square feet of commercial retail, business/professional, and industrial uses. The Project is expected to be home to approximately 33,165 residents and is expected to create 14,000 new jobs within the City. A regional vicinity map, local vicinity map, and preliminary land use plan are shown below.

Regional Vicinity Map



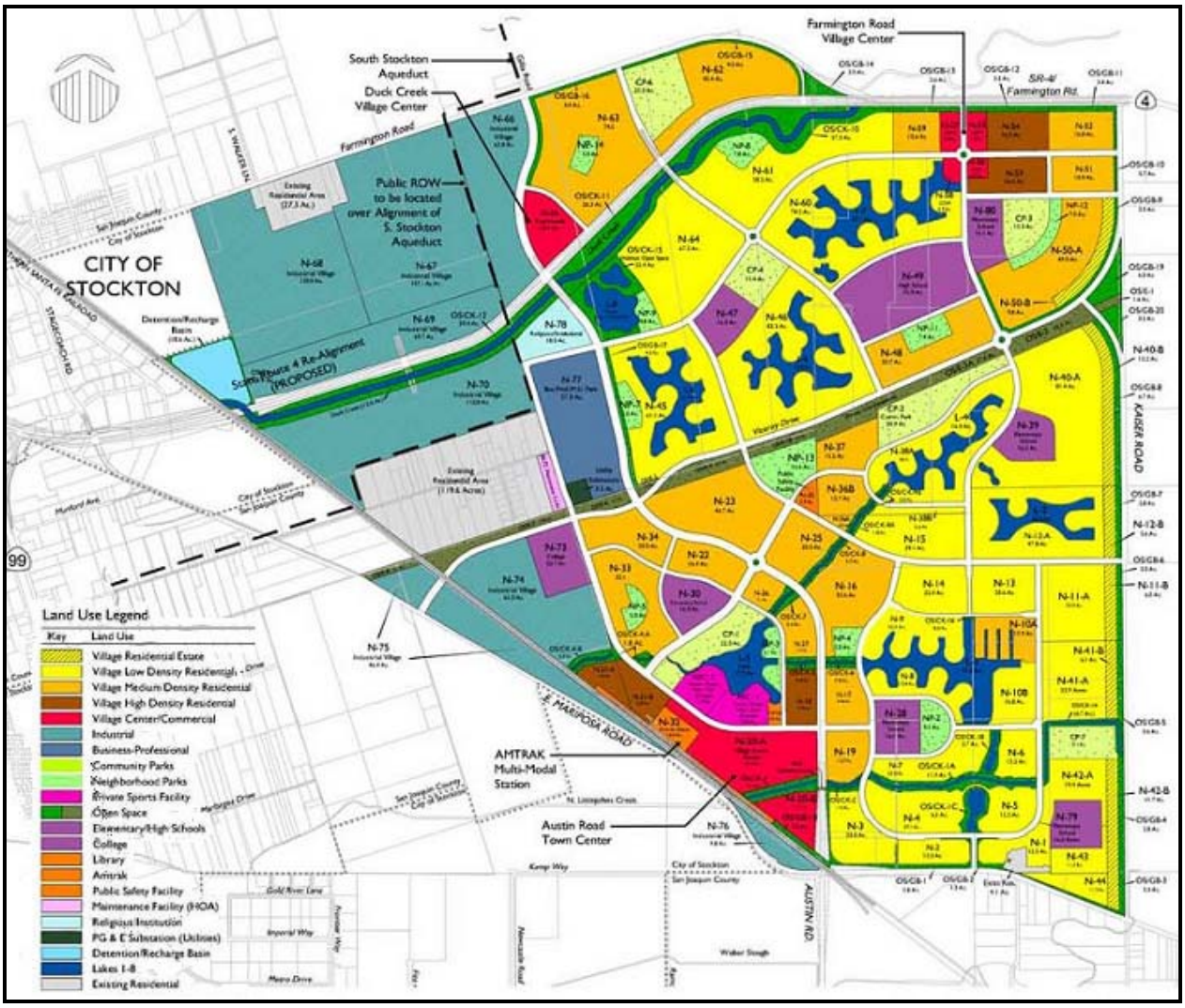
Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Local Vicinity Map



Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Land Use Plan

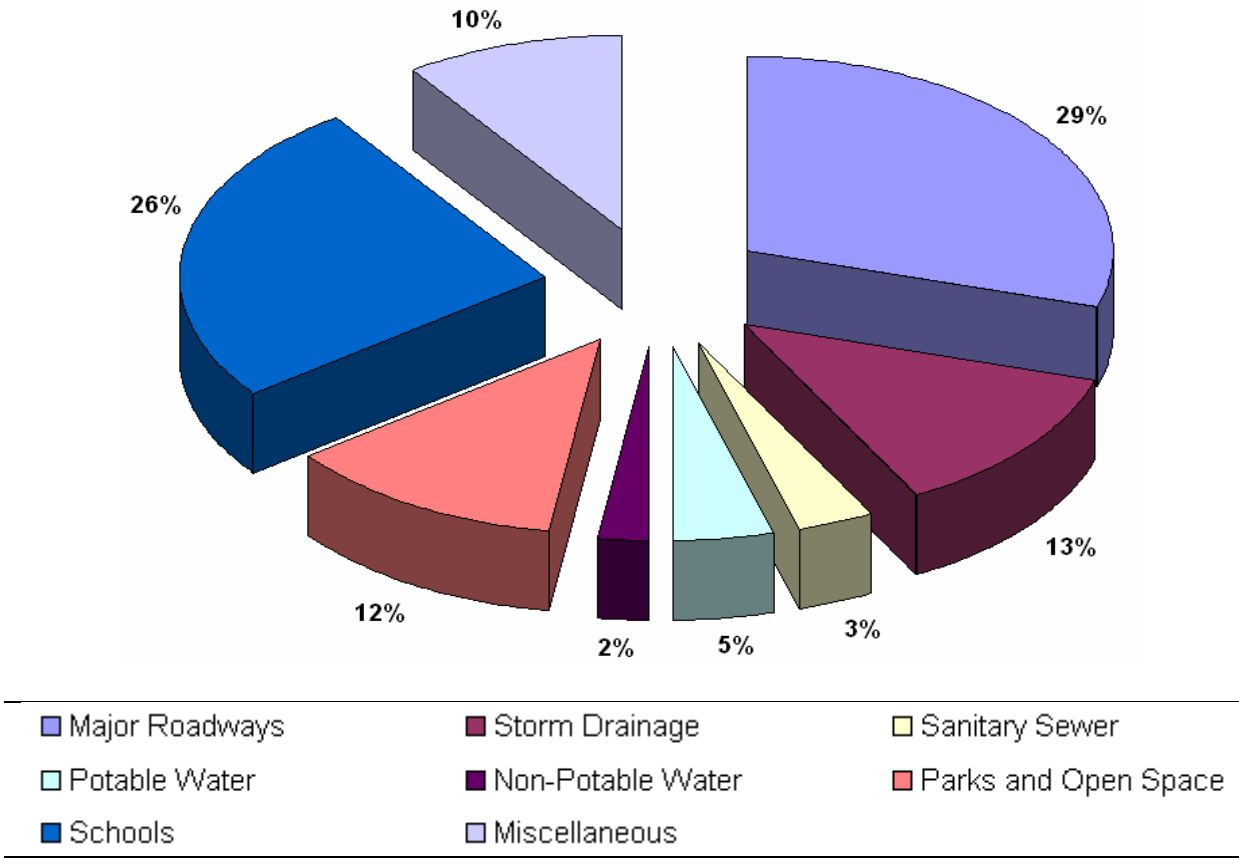


Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

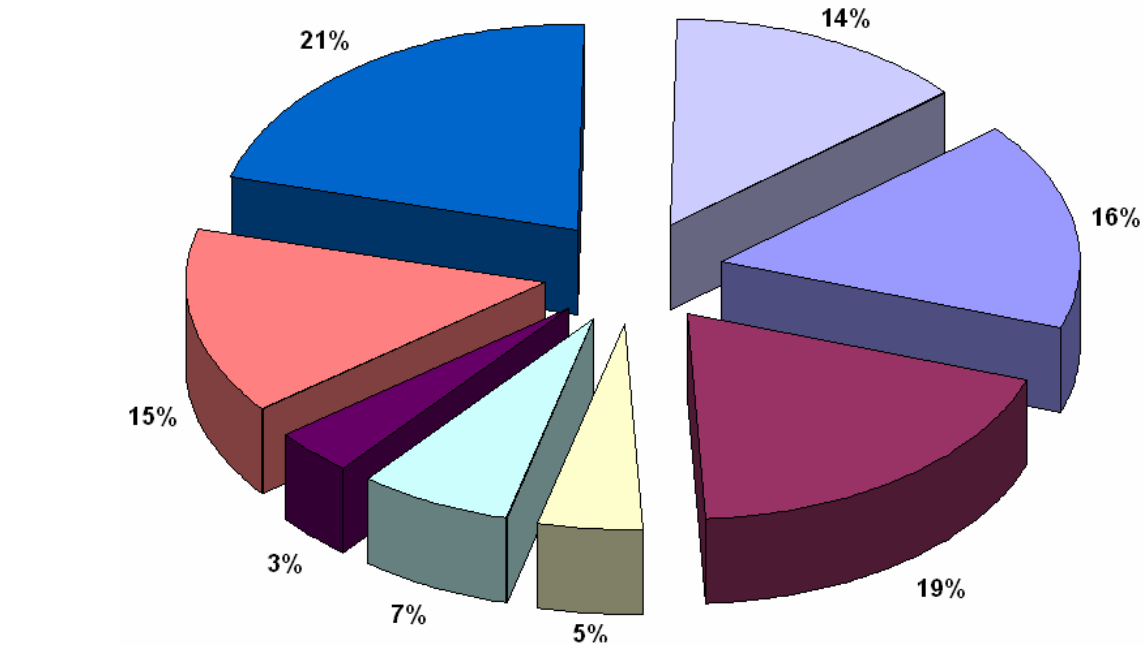
ONE-TIME BURDENS

The Project requires significant amounts of public infrastructure to serve it. Backbone infrastructure (e.g., streets, sewer, drainage, water) is estimated to cost approximately $578.9 million, with community facilities making up the rest of the total $1.1 billion cost. However, the Project will receive fee credits for street, park, and miscellaneous improvements and will only be responsible for a portion of the school costs, thus reducing the total net cost to $735.4 million. The charts below summarize the gross and net project-specific cost estimates by capital facility category.

Total Gross Project-Specific Costs = $1.1 Billion



Total Net Project-Specific Costs = $735.4 Million



The table below presents the one-time burdens that result after the costs of net project-specific facilities are allocated to the proposed land uses. Based on selected benefit criteria, a fair share cost is identified for each type of land use, assuming no debt financing. In addition to the project-specific burdens, the Project will be subject to certain one-time City fees, other agency fees, and other project-related costs throughout the course of the development process. These amounts are added to the project-specific one-time burdens to determine the total gross one-time burdens on each land use (presented in the far right column).

Project-Specific, Other, and Total Gross One-Time Burdens

Land Use	Project-Specific One-Time Burdens	Other One-Time Burdens	Total Gross One-Time Burdens
Residential			
VRE	$161,000 per unit	$90,000 per unit	$251,000 per unit
VLDR	$57,000 per unit	$58,000 per unit	$115,000 per unit
VMDR	$46,000 per unit	$55,000 per unit	$101,000 per unit
VHDR	$25,000 per unit	$29,000 per unit	$54,000 per unit
Non-Residential			
Commercial Retail	$262,000 per acre	$381,000 per acre	$643,000 per acre
Business/Professional	$273,000 per acre	$318,000 per acre	$591,000 per acre
Industrial	$296,000 per acre	$124,000 per acre	$420,000 per acre

FINANCING STRATEGY

At the center of the recommended financing strategy is a consideration of the financial feasibility of the proposed land uses. Financial feasibility is defined here in terms of the estimated one-time and annual burdens, both as a percentage of developed value, for each of the proposed land use categories. While there are no values in this test that guarantee project success, a one-time burden-to-value ratio that is less than 15% to 20% is typically considered feasible in this area of the Central Valley.

Other types of financing mechanisms besides impact fees may be needed to close funding gaps that occur because fee revenues may not accrue quickly enough to pay for large pieces of infrastructure. To ensure that funding keeps pace with infrastructure requirements, monthly incremental facility charges for storm drainage, sewer, and water facility costs, and the formation of a Mello-Roos Community Facilities District (CFD) for major roadway and school improvement costs, is recommended. The use of monthly facility charges, to fund infrastructure directly and to support debt service on revenue bonds, and a CFD will limit the initial, one-time burden incurred by the various land uses and will reduce the amount of upfront developer equity required.

Although revenue bonds will serve as the ultimate funding mechanism for these facilities, there will not be sufficient revenue to sell bonds at the onset of development when the facilities are required. MLSP developers are expected to advance-fund these facilities and be reimbursed from revenue bonds and monthly rate charges. In all, Phase 1 incremental facility charges and bonding capacity available to fund infrastructure is equal to $14.1 million ($4.2 million in Phase 1A, $2.7 million in Phase 1B, and $7.2 million in Phase 1C). Phases 2, 3, 4, and 5, meanwhile, are expected to be able to generate $8.7 million, $21.3 million, $8.7 million, and $6.5 million, respectively. After accounting for these monthly revenues and bond proceeds collected prior to project buildout, approximately $192.4 million remain unfunded. MLSP developers are expected to be reimbursed from future revenue bond proceeds, as sufficient incremental facility revenues become available.

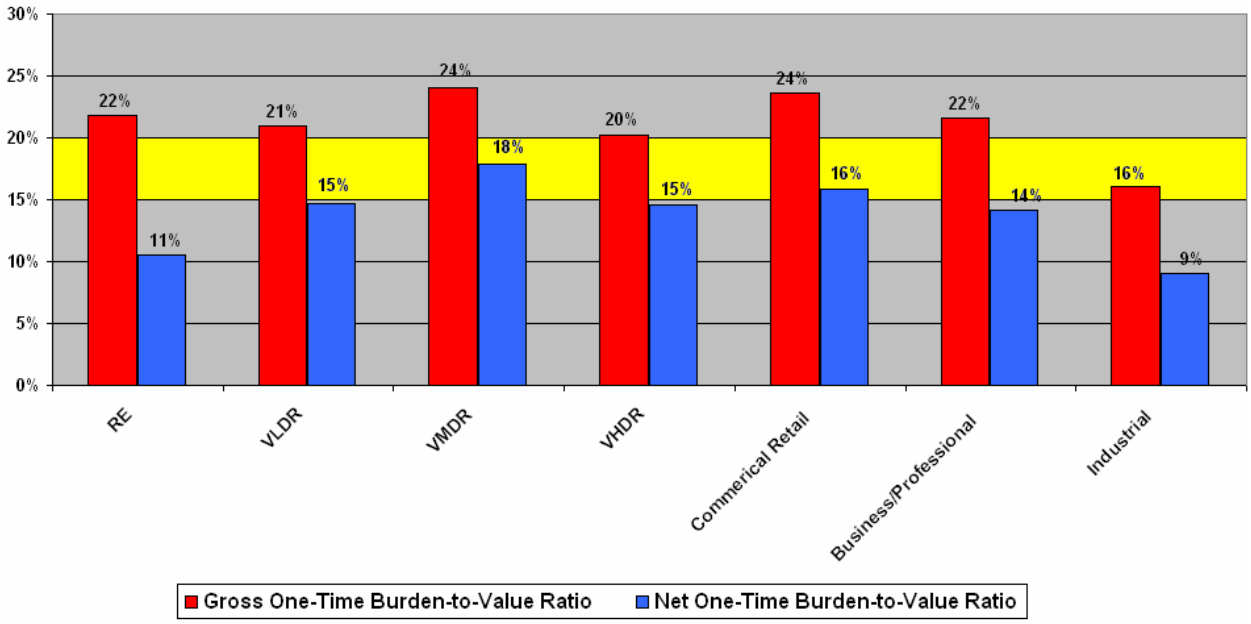
In order to estimate the annual special taxes that could reasonably be levied on properties in the proposed CFD, an annual burden analysis is conducted for each scenario. The total annual burden includes all *ad valorem* taxes (the basic 1% property tax mandated by Proposition 13 plus overrides from voter-approved bonded indebtedness associated with school district bonds, etc.) as well as existing and proposed special taxes and assessments. The total annual burden is also expressed as a percentage of the value of a developed residential unit. Staying below the City's guideline of a total annual burden of 1.8%, a yearly amount that could be applied to an infrastructure CFD is derived for residential estates, low density, medium density, and high density residential land uses. The proposed non-residential special tax for the project-specific infrastructure CFD employs a lower total annual burden to minimize obstacles to non-residential development.

Based on the results of the annual burden feasibility tests, a cursory debt financing analysis for each scenario was conducted to estimate the CFD bonding capacity of the proposed project. Estimates for Phase 1 (includes Phases 1A through 1C) capacity produce net bond proceeds available to fund infrastructure equal to $69.5 million ($24.3 million in Phase 1A, $15.3 million in Phase 1B, and $29.9 million in Phase 1C) under Scenario 1. Phases 2, 3, 4, and 5, meanwhile, are expected to be able to generate $37.3 million, $55.2 million, $22.6 million, and $12.7 million, respectively.

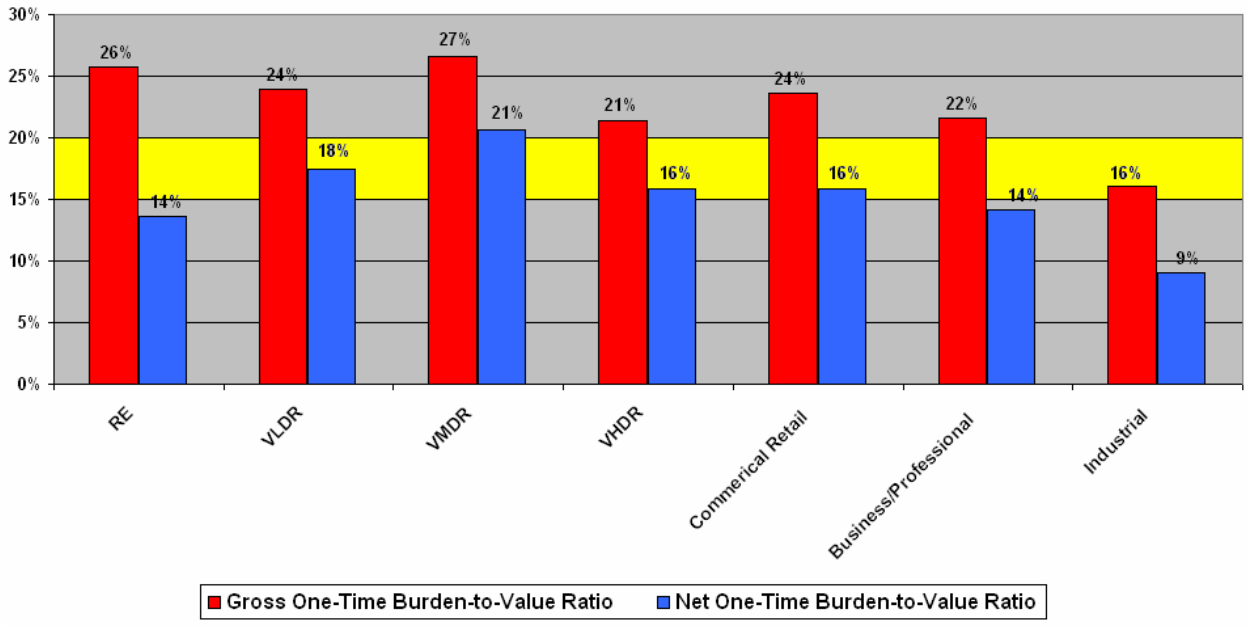
Lower residential values incorporated in Scenario 2 reduce the amount of CFD bonding capacity and, therefore, the net bond proceeds available to fund infrastructure. The net bond proceeds estimate for Scenario 2 is approximately 17%, or $33.4 million, less than Scenario 1 and equals $163.8 million.

The gross and net one-time burden-to-value ratios for each scenario are presented in the charts below for the Project. The net ratios reflect the application of revenue and CFD bond proceeds against the gross one-time burdens.

Scenario 1: One-Time Burdens



Scenario 2: One-Time Burdens



The estimated burdens presented in this analysis are subject to change as assumptions continue to be refined, public agencies make policy decisions that affect the proposed development, the Finance Plan evolves, and actual infrastructure improvements are installed. At this point, all the land uses in Scenario 1 appear to be feasible under the general guidelines defined above (i.e., one-time burdens less than or approximately equal to 15% to 20% of estimated value). Furthermore, all but one of the land uses in Scenario 2 appear to be feasible. The only land use

in Scenario 2 with a net burden-to-value ratio higher than 20% is the VMDR land use at 21%. Re-allocating infrastructure burdens across residential land uses, however, could be used to encourage development of the VMDR properties in the scenario with the reduced values.

Finally, with the Project expected to develop in five major phases and seven overall phases (Phase 1 is divided into three sub phases), the relationship between the timing of infrastructure improvements and absorption of land uses becomes a critical cash flow issue. Often, initial phases must support a disproportionate amount of the overall infrastructure requirements as certain large scale, and expensive, capital facility items must be built before development can proceed. The table below presents the total net costs by phase for each of the capital facility categories studied in this report.

Net Project-Specific Costs by Phase*
(In Millions)

Improvement	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Major Roadway	$13.2	$6.5	$22.4	$47.4	$13.3	$11.0	$5.8	$119.6
Storm Drainage	$22.2	$20.8	$12.0	$24.9	$51.6	$7.7	$0.0	$139.1
Sanitary Sewer	$5.2	$0.6	$1.7	$26.6	$1.5	$0.6	$0.0	$36.3
Potable Water	$22.1	$0.1	$3.7	$21.1	$1.2	$2.9	$0.0	$51.2
Non-Potable Water	$7.7	$2.6	$1.3	$8.7	$2.7	$2.2	$0.0	$25.1
Parks and Open Space	$1.8	$10.5	$19.5	$10.0	$46.3	$13.8	$7.9	$109.7
Schools	$18.0	$0.0	$18.0	$64.0	$18.0	$18.0	$18.0	$154.1
Miscellaneous	$19.7	$5.1	$23.0	$27.2	$9.0	$11.1	$5.3	$100.4
Total	**$109.8**	**$46.1**	**$101.6**	**$230.0**	**$143.6**	**$67.3**	**$37.0**	**$735.4**

** Totals may not sum due to rounding.*

Although the proposed MLSP Fee program, revenue bond proceeds, and CFD bond proceeds are expected to fully fund all project-specific infrastructure, the front-loaded nature of the public facilities results in cash flow requirements in the early phases. As the table below demonstrates, approximately $224.7 million in developer equity will be required in the first two phases to cover the temporary deficits. At buildout, approximately $192.4 million in developer reimbursements is expected to remain outstanding. The developer is expected to completely recoup the initial expenses as additional incremental monthly charge revenues and revenue bond capacity become available after buildout of the Project.

Clearly, since the developer will have to wait until after the Project is built out to be fully reimbursed for its equity contributions, the Project rate of return, which must incorporate a discounted stream of future reimbursements, will be less than if those reimbursements were received prior to Project buildout. The eroded rate of return will result in a Project that is less feasible than the burden-to-value ratios might otherwise suggest. Nonetheless, it appears the Project is feasible, and the financing strategy ensures that infrastructure required to serve the Project is available when needed.

*Project-Specific Cash Flow**
(In Millions)

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Post-Buildout	Total
Phased Costs	**$109.8**	**$46.1**	**$101.6**	**$230.0**	**$143.6**	**$67.3**	**$37.0**	**$0.0**	**$735.4**
Revenues									
Project-Specific Fees	$29.9	$17.7	$38.4	$47.2	$92.3	$37.4	$23.6	$0.0	**$286.5**
Monthly Charges & Bond Proceeds	$4.2	$2.7	$7.2	$8.7	$21.3	$8.7	$6.5	$192.4	**$251.6**
CFD Bond Proceeds	$24.3	$15.3	$29.9	$37.3	$55.2	$22.6	$12.7	$0.0	**$197.2**
Total	$58.4	$35.7	$75.6	$93.2	$168.8	$68.6	$42.8	$192.4	**$735.4**
Developer Equity	$51.4	$10.5	$26.1	$136.8	$0.0	$0.0	$0.0	$0.0	**$224.7**
Developer Reimbursement	$0.0	$0.0	$0.0	$0.0	($25.2)	($1.3)	($5.8)	($192.4)	**($224.7)**
Total Revenues	**$109.8**	**$46.1**	**$101.6**	**$230.0**	**$143.6**	**$67.3**	**$37.0**	**$0.0**	**$735.4**

** Totals may not sum due to rounding.*

Chapter 1

INTRODUCTION

PURPOSE OF REPORT

This report quantifies and analyzes the public facilities burden to be carried by the land uses proposed in the Mariposa Lakes Specific Plan (Project or MLSP). The specific plan is a public policy document that sets guidelines for the long-term use of land within the plan area. Similarly, the Public Facilities Financing Plan (PFFP or Finance Plan) provides a long-term look at the burdens that will be associated with providing infrastructure to the Project at build-out. This report has been prepared pursuant to Sections 16-560.060.D and F of the City of Stockton (City) Municipal Code and is part of the Mariposa Lakes Specific Plan.

The Finance Plan has been prepared to evaluate the ability of the Project to support required public facilities and represents the culmination of a cooperative process that involved public and private participants with interests in the Project. The Finance Plan will serve as a blueprint to guide individual development applications and will ensure that future development conforms to the proposed financing strategy.

Two scenarios are evaluated in this report. The first scenario, presented as *Expected Values*, reflects the developer's estimates of sales prices. A second scenario, referred to as *Lower Values*, is also included to provide a sense of how changes in this key variable affect the results of the analysis.

The second scenario's impact on the PFFP is limited solely to the one-time and annual burden feasibility tests; cost allocations as well as other quantitative analyses are unaffected by changes in the value assumptions. For this reason, much of the following text does not distinguish between the two scenarios. When no such distinction is made, the analysis and corresponding explanation applies to both scenarios equally. (For instance, the appendices include a Table 1A-2 for Scenario 1 and a Table 2A-2 for Scenario 2; where the tables are identical regardless of the scenario being analyzed, the text will refer, as an example, simply to "Table A-2.")

It must be recognized that the Finance Plan is only a *test* of overall financial feasibility. As development progresses, the timing and mix of costs and funding sources may change. Furthermore, the assumptions and results presented in this report are estimates, and actual results may vary. However, regardless of the extent to which proposed financing mechanisms are used or other financing mechanisms are introduced later as the Project develops, the feasibility of the overall burden has been evaluated under both scenarios in this PFFP.

In summary, this report does the following:

- Describes the proposed land uses, demographic assumptions, and estimated values
- Outlines the phasing plan submitted by the Project applicant

- Summarizes the public facilities required to serve future development in the Project
- Presents cost estimates for the various categories of public facilities
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- Determines Mello-Roos bonding capacity based on acceptable annual burdens
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- Assesses the annual and one-time financial feasibility of the Project by comparing the total burdens to the estimated values for each land use in the Project
- Identifies the cash flow associated with each phase, including reimbursements that may be due to compensate for capital facility oversizing

ORGANIZATION OF REPORT

This report has been organized into the following eleven chapters:

1. **Introduction**
   Chapter 1 discusses the scope of the report and outlines its organizational structure.

2. **Financing Principles and Objectives**
   Chapter 2 outlines the City's standardized financing principles and objectives, which shaped the development of this PFFP.

3. **Project Description**
   Chapter 3 presents the significant land use assumptions and summarizes the Project's phasing plan.

4. **Project-Specific Facilities and Cost Estimates**
   Chapter 4 identifies and estimates the costs of the project-specific facilities intended to be funded through the PFFP.

5. **Project-Specific Cost Allocation**
   Chapter 5 discusses the allocation of the project-specific cost estimates identified in Chapter 4 to the various land uses presented in Chapter 3.

6. **Additional Impact Fee Obligations**
   Chapter 6 considers the additional fees applicable to the Project. Specifically, City fees and other public agency fees are approximated.

7. **Public Financing Strategy**
   Chapter 7 describes the recommended financing strategy and includes both one-time and annual feasibility tests for each scenario.

8. **Conclusions**
   Chapter 8 discusses the overall feasibility of the Project under each scenario, the matching of public facilities to financing sources, and the analysis of project cash flow.

9. **Services Financing**
   Chapter 9 presents the public agency expected to provide, and the funding source for, each of the major public facilities and/or services required to support the Project.

10. **Description of Proposed Financing Mechanisms**
    Chapter 10 provides a detailed discussion of the Mitigation Fee Act (Assembly Bill 1600), Revenue Bond Law of 1941, and the Mello-Roos Community Facilities Act of 1982. These three financing mechanisms play a pivotal role in the financing strategy outlined in Chapter 7.

11. **Implementation Plan**
    Chapter 11 presents the implementation plan, which discusses how to keep the Finance Plan current and what steps must be taken to execute the strategy outlined in the PFFP.

TEMPLATES AND GUIDELINES

The analysis presented herein adheres to a set of templates and guidelines that have been approved by the City. The templates identify the contents and structure that should be incorporated into fiscal and financial studies, while the guidelines provide specific assumptions and methodologies to use in the fiscal and financial analyses. Together, the templates and guidelines were established to direct the preparation of all fiscal impact and public financing analyses in the City, promote consistency in the analyses across development projects, and facilitate the peer review process. They are the result of an exhaustive process involving City staff, Goodwin Consulting Group, and financial consultants for each of the major development projects proposed in the City.

City staff completed a series of extensive analyses to support a variety of the assumptions and approaches contained in the guidelines. While the templates and guidelines are still evolving and subject to change, the analysis presented herein is based on the set of guidelines in effect at the time this report was prepared. Note that the templates and guidelines are not meant to be a strict prescription for completing the studies; rather, they serve together as a "manual," and the manual's directions can be adjusted as project circumstances warrant and deviations from the manual can be justified. As an example, modifications to certain demographic assumptions were made to ensure consistency among various Project documents.

PEER REVIEW

The City of Stockton, in requiring developers to produce fiscal and financial analyses for their projects, also requires that those studies be reviewed by a City consultant. This peer review process ensures that two public finance consultants are involved in the preparation of the documents, creating a system of checks and balances that is intended to result in quality products that bridge sometimes opposing private and public sector viewpoints, consider all crucial analytical elements, and protect the City's interests going forward.

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During the peer review process, EPS worked closely with GCG to review and collectively address all aspects of the PFFP, including its assumptions, methodology, analysis, and statements. EPS and GCG also engaged City staff during this process to ensure that the resulting document is consistent with City policies and objectives.

Chapter 2

FINANCING PRINCIPLES AND OBJECTIVES

The following principles and City objectives shall guide the implementation efforts associated with financing infrastructure and public facilities for the MLSP.

1. **The Public Facilities Financing Plan shall be consistent with, and serve to reinforce, the Land Use Plan and subsequent development of the Project.**

   Objective 1.1: Apply land use regulations and financing mechanisms that encourage development of the Project at the proposed density ranges and in appropriate phases. Financing mechanisms shall assure that variances from the density ranges and development phases do not negatively affect infrastructure funding capacity.

   Objective 1.2: Landowners, developers, and builders within the Project shall have the right to develop the Project at such time, rate, sequence, and order as they deem appropriate within the exercise of their subjective business judgment.

   Objective 1.3: A detailed financial analysis reflecting how infrastructure costs will be allocated and funded shall be prepared to support specification and adoption of selected financing mechanisms. The financial analysis should be updated during the development process to account for changing project-specific circumstances, shifting market conditions, and more refined facility and cost data that will become available over time.

   Objective 1.4: The original financial analysis for the Project, and any subsequent updates, shall be based on and adhere to the template and guidelines for conducting a PFFP or PFA, as applicable, as promulgated by the City and in effect at the time.

2. **Future development within the Project shall pay the full costs of infrastructure needed to serve the Project area, except where other funding sources are appropriate and available.**

   Objective 2.1: Landowners, developers, and builders within the Project shall bear primary responsibility for funding all infrastructure and facilities needed to serve the Project area.

   Objective 2.2: The level of public facilities and infrastructure provided to the Project shall be at least equal to, and in some cases superior to, the level of public facilities and infrastructure provided within the existing City.

Objective 2.3: The City shall require dedication of land for road improvements and construction of public improvements consistent with Citywide policies, the Stockton Municipal Code, and subsequent subdivision maps.

Objective 2.4: Existing landowners and residents shall not be burdened with assessments or taxes to pay for Project infrastructure or facilities if no benefit is received.

Objective 2.5: Properties outside the boundaries of the Project that benefit from infrastructure provided by the Project-triggered improvements, such as major roadway improvements or school facilities, shall contribute funding to these improvements through an agreed-upon mechanism.

3. Future development within the Project shall pay the costs of mitigating impacts on existing facilities and infrastructure in the City.

Objective 3.1: Development will pay existing City development impact fees and additional off-site mitigation as specified by the Project EIR.

Objective 3.2: Infrastructure and public facilities triggered and paid for by development within the Project that provide benefit to the entire City shall qualify for funding through existing development impact fee ordinances and receive either direct fee credits, credits against future development impact fee obligations, reimbursement from future development impact fee revenues, or a combination of these as required.

4. Infrastructure costs shall be proportionately allocated among Project properties based on the principle of benefit received.

Objective 4.1: Basic infrastructure program costs shall be allocated to individual neighborhoods and ownerships within the Project based upon the appropriate cost allocation (nexus) logic for each infrastructure improvement type.

Objective 4.2: A mechanism(s) for equalizing the differential burdens of public land requirements upon individual ownerships shall be included in financing mechanisms established for the Project.

Objective 4.3: A mechanism(s) for securing financial obligation for an equitable share of infrastructure costs on non-participating property owners shall be included in financing mechanisms established for the Project.

Objective 4.4: Fair share cost allocations for on-site and off-site facilities will be based on net costs after accounting for regional, State, and federal funding, as determined appropriate by the City.

5. The City shall facilitate the establishment of necessary financing entities and arrangements for Project area infrastructure financing.

Objective 5.1: The City shall establish, pursuant to related statutory authority and procedures, Project area financing mechanisms (e.g., Community Facilities District, Assessment District, Revenue Bond Program).

Objective 5.2: A Project Area of Benefit, pursuant to the provisions of the Stockton Municipal Code, shall be established by the City. This project area of benefit fee (i.e., Project Fee) should incorporate a proportionate-share cost allocation of required backbone infrastructure to be borne by all benefiting Project development.

Objective 5.3: All costs associated with forming and administering any financing mechanism shall be borne by the Project.

Objective 5.4: To ensure that funding of infrastructure development is timely and that other public benefits are achieved, the City shall offer development agreements to specific plan developers or builders, consistent with existing City policy and ordinances.

Objective 5.5: The City shall participate in discussions with school districts regarding school facility requirements and planning, and seek outcomes that facilitate timely school construction consistent with the phased development of the Project.

6. Developers shall be encouraged to privately construct infrastructure items to assure timely and cost-effective installation of required infrastructure and facilities.

Objective 6.1: Infrastructure costs for oversized facilities that are determined to benefit properties outside the Project shall be reimbursed in accordance with provisions of the Stockton Municipal Code.

Objective 6.2: The City shall establish a mechanism within the Project Fee program (and other fee programs) that offers credits against subsequent fee obligations if a developer privately builds infrastructure items that are included in the proposed Project Fee program (or other impact fee programs).

Objective 6.3: The City shall establish a mechanism within the Project Fee program that reimburses developers who privately construct basic infrastructure items that exceed their proportional cost allocation or who dedicate excess land.

7. An ongoing monitoring and reporting system shall be established to ensure that appropriate adjustments are made so that implementing mechanisms can respond, as necessary, to changing circumstances.

Objective 7.1: At the time a debt financing vehicle is employed, the developer will execute an agreement with the City guaranteeing that, if infrastructure planned to be financed with that financing tool cannot be fully funded due to an unforeseen funding shortfall, private equity or other sources of funding will be provided when needed.

Objective 7.2: The monitoring and reporting process shall consist of true-up and audit steps that involve rerunning the financial analysis, comparing the results of the current financial update to those of the prior update or original study, submitting the analysis to the City and its peer review consultant, meeting with the City and its peer review consultant to review and revise the analysis as applicable, and adjusting implementing mechanisms for the remaining undeveloped portion of the Project as necessary.

Objective 7.3: The developer shall be responsible for conducting the monitoring and reporting, which will occur prior to when the following Project thresholds are triggered:

a. recordation of the first final subdivision map for the Project;
b. recordation of the first final subdivision map for each planned major phase of development after the first phase, as documented in the Project's specific plan, financing plan, fiscal analysis, or otherwise determined in conjunction with the City;
c. issuance of a building permit for a residential dwelling unit that constitutes the first of the remaining 20% of the units planned for the Project; and
d. at any other time at the City's reasonable request based on changes to the Project, fluctuations in external market conditions, adjustments to infrastructure requirements or standards, or other significant events, realized or envisioned.

Objective 7.4: The developer shall be responsible for covering all costs associated with the monitoring and reporting system, including the City's costs and peer review costs.

Chapter 3

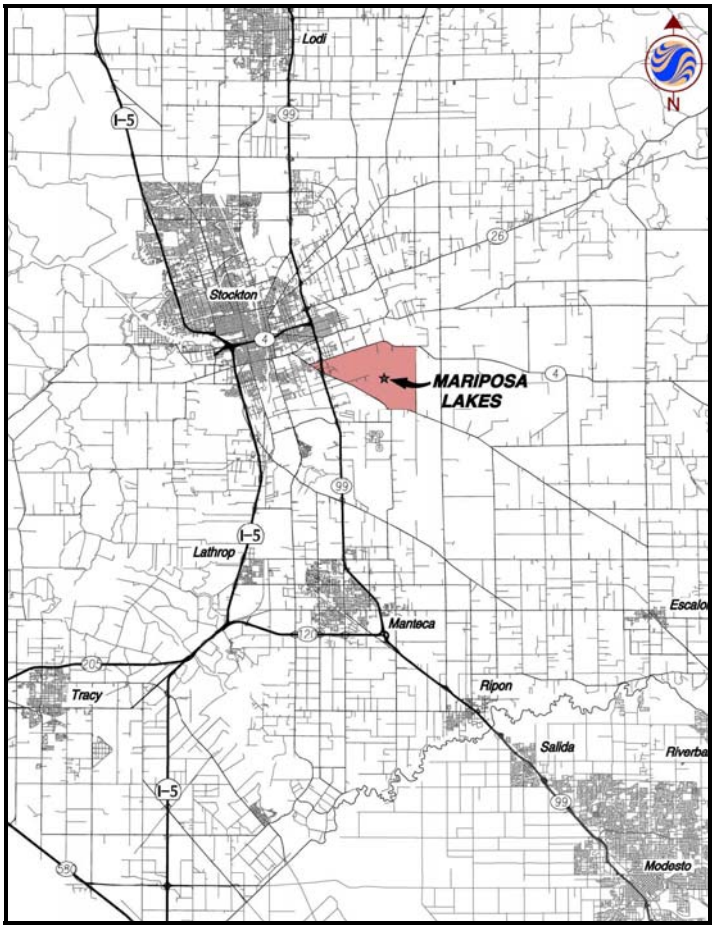
PROJECT DESCRIPTION

LOCATION, LAND USES, AND RELATED ASSUMPTIONS

Location

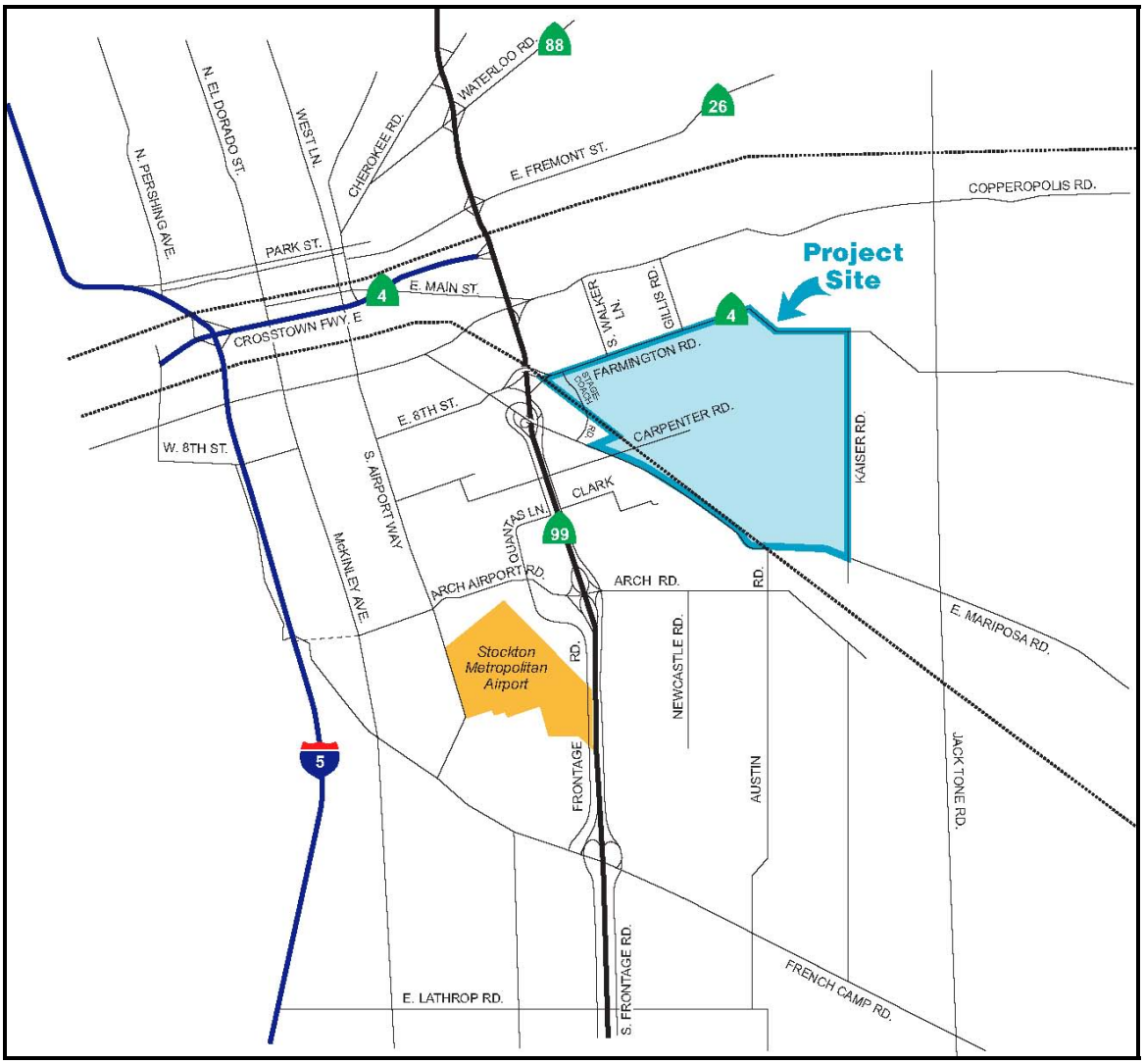
The City of Stockton lies in the center of San Joaquin County (County) and is situated approximately 83 miles to the east of San Francisco and 45 miles south of Sacramento. The planned 3,810-acre Project is located in an unincorporated area of the County, adjacent to the south-eastern edge of the City's city limits. Because the proposed project is located within the City's Sphere of Influence, it is expected to be annexed into the City prior to development. Located along State Route 99, the Project is bounded by State Route 4 to the north, Kaiser Road to the east, and the Burlington Northern and Santa Fe Railroad and Mariposa Road to the west and south. A regional vicinity map and a local vicinity map are shown below.

Regional Vicinity Map



Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Local Vicinity Map

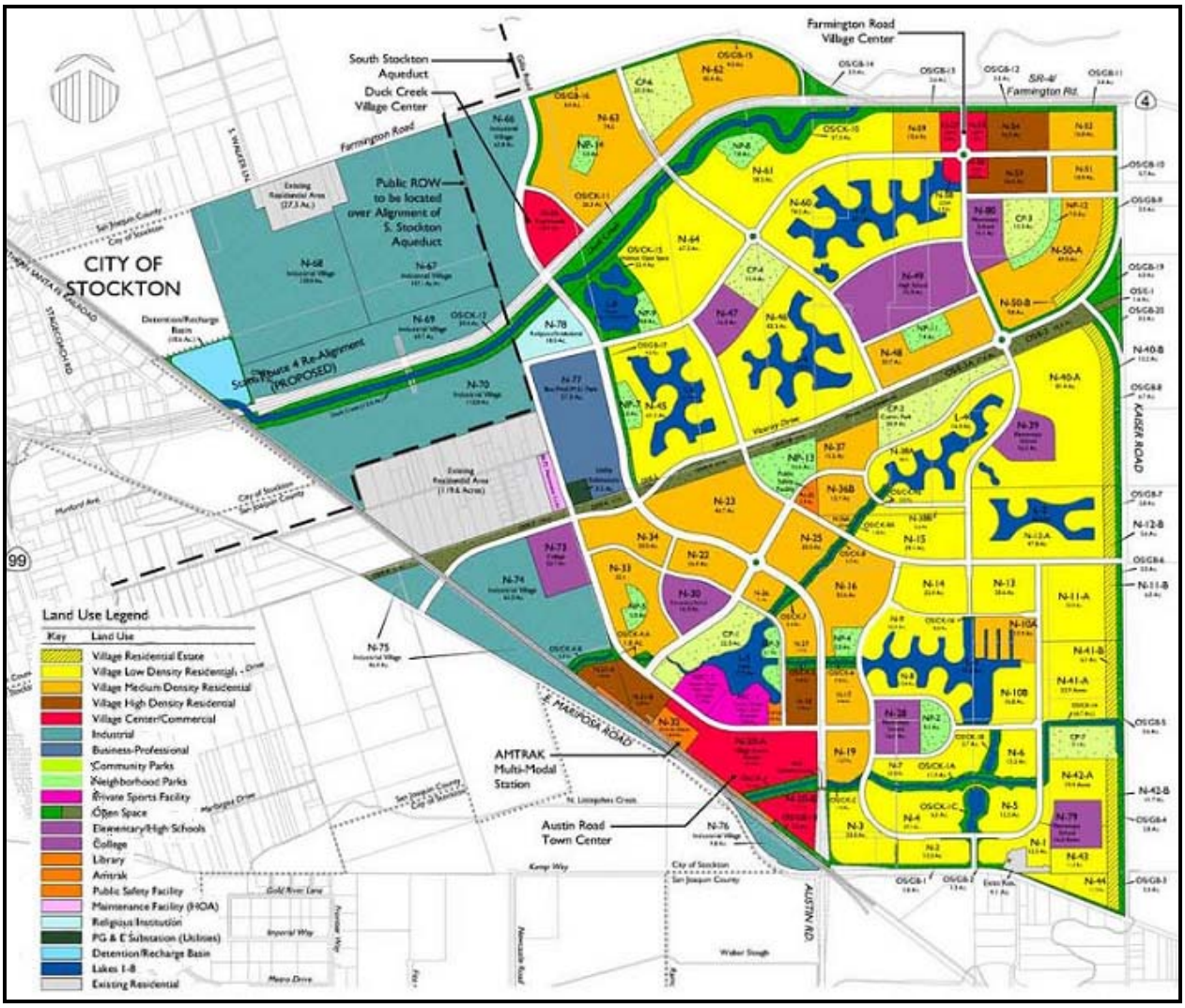


Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Land Uses

The Project consists of a mix of residential and non-residential land uses. A total of 10,562 dwelling units is proposed and includes a variety of housing types and densities. The Project's residential component is anticipated to include estate, low density, medium density, and high density homes. The Project is expected to be home to approximately 33,165 residents. With approximately 13.0 million square feet of commercial retail, business/professional, and industrial uses, the Project is also expected to produce approximately 14,000 new jobs from these land uses. More detailed information regarding project land uses, demographics, and other project assumptions is provided in Table 1A-1 of Appendix 1A and Table 2A-1 of Appendix 2A for Scenario 1 and Scenario 2, respectively. Also, a preliminary land use plan is presented below.

Land Use Plan



Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Residential Land Uses

The Project's residential component is expected to include 10,562 single family and multi-family dwelling units, organized into four broad categories: Village Residential Estates (VRE), Village Low Density Residential (VLDR), Village Medium Density Residential (VMDR), and Village High Density Residential (VHDR). The categories and a brief description of each are provided below:

Village Residential Estates (VRE): The MLSP designates approximately 47 net acres for development of 48 Village Residential Estate units, which are anticipated to have densities of one dwelling unit per net acre. The 47 net acres along Kaiser Road will have a one-acre

minimum lot size to allow for an agricultural buffer, and account for approximately 4.3% of the net residential acreage within the MLSP area.

Village Low Density Residential (VLDR): Neighborhoods designated as VLDR are expected to occupy 621 net acres of the MLSP area, accounting for 56.5% of the net residential acreage. Two types of VLDR neighborhoods are anticipated within the MLSP area: lake-oriented and non-lake oriented. Based on density standards for VLDR neighborhoods, approximately 4,192 units are planned within the MLSP area.

Village Medium Density Residential (VMDR): Neighborhoods designated as VMDR are expected to occupy 380 net acres, which account for approximately 34.6% of the net residential acreage within the MLSP area. Based on density standards for VMDR neighborhoods, approximately 4,845 units are planned within the MLSP area.

Village High Density Residential (VHDR): Neighborhoods designated as VHDR are expected to occupy approximately 50 net acres of the MLSP area, occupying 4.6% of the net residential acreage. Based on density standards for VHDR neighborhoods, approximately 1,327 units are planned within the MLSP area. In addition to the VHDR units located in these neighborhoods, approximately 150 high density units are planned in the Austin Road Town Center. In all, the MLSP proposes a total of 1,477 VHDR units.

Non-Residential Land Uses

The MLSP proposes nearly 800 acres of non-residential development, including commercial retail, business/professional, and industrial land uses.

Commercial Retail: Approximately 93 acres of the MLSP are designated as commercial retail development, including two village centers on approximately 34 acres and one town center on approximately 59 acres that is planned to develop as a mixed-use retail center. The two village centers are located in the northern portion of the MLSP, while the town center is located along the southwestern boundary of the MLSP. In all, commercial retail land uses are anticipated to create over one million square feet of retail space.

Business/Professional: There are approximately 57 acres zoned for business or professional development within the MLSP area. Future business/professional land uses are located on the eastern edge of the industrial development area, between the industrial area and the MLSP residential areas, to reduce potential conflicts and provide a transition between the industrial and residential areas. The 57-acre business/professional park is expected to develop into nearly 750,000 square feet of business park uses.

Industrial: Approximately 645 acres of light industrial development is planned in the western portion of the MLSP area, west of the proposed Austin Road. Industrial uses may include large assembly and storage areas, warehousing, professional buildings, and medical offices. The MLSP area may develop up to 11.2 million square feet of industrial space.

Other Land Uses

Other land uses within the MLSP comprise approximately 1,500 acres and include the following:

- Existing Residential
- Institutional
- Elementary/High Schools
- College
- Multi-Modal Train Station
- Parks, Recreation, and Open Space
- Public Utilities
- Lakes
- Major Circulation (roads and railroad right-of-way)

These other uses are not factored in the cost allocation analysis or any other financing mechanism discussed in this PFFP. Consequently, these areas will not be required to pay project-specific development impact fees, support the sale of bonds to finance facilities, or pay monthly facility charges. If different financing measures are selected to fund backbone infrastructure costs in the future, these other non-residential areas may not be required to participate in the new measures as well.

Estimated Market Values

As indicated previously, overall project feasibility is evaluated under two scenarios involving varying residential market values. Scenario 1 evaluates project feasibility utilizing expected values for each of the four residential land uses, while Scenario 2 assesses project feasibility under reduced market values. The table below presents residential values incorporated under each scenario. Overall, the impact is a reduction in total residential value of approximately 10%.

	Scenario 1: Expected Value	Scenario 2: Reduced Value	% Change
VRE	$1,150,000	$980,000	(15%)
VLDR	$545,000	$480,000	(12%)
VMDR	$420,000	$380,000	(10%)
VHDR	$265,000	$250,000	(6%)

The market values for non-residential land uses range from $150 per developed building square foot for industrial land use to $250 per developed building square foot for commercial retail land use and remain the same under both scenarios.

Note that these assumptions are of utmost importance, as they form the basis for the feasibility analyses that follow. Market value changes can fundamentally impact the ability of certain land uses to manage the assigned one-time and annual burdens. The expected sales price assumptions are based on proprietary in-house research conducted by the project proponent. Data from existing projects within Stockton and in surrounding communities appear to support these value

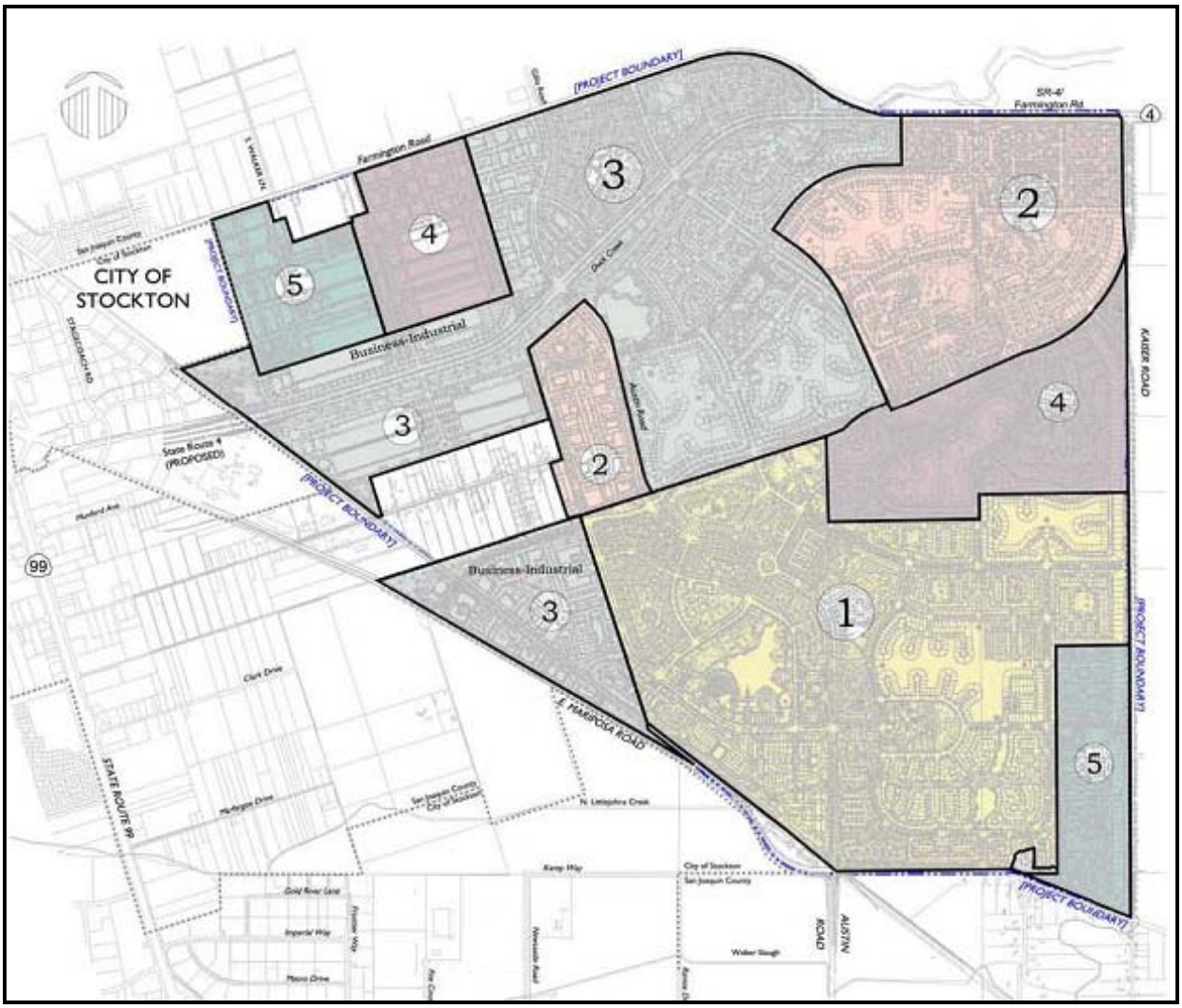
assumptions, particularly when the Project's water features, other quality amenities, and master planned character are considered. Nonetheless, it is important to note that many key variables, such as sales prices, are estimates and are relatively uncertain at this time. For instance, many factors influence the local real estate market, that market will ultimately determine home prices, and those prices will to a large extent dictate when development in MLSP actually occurs.

PROJECT ABSORPTION/PHASING

Development in the MLSP area is anticipated to span over a 20-year period. During this period, it is expected that development will occur in five major phases. Phase 1 is divided into three sub-phases (i.e., Phase 1A, Phase 1B, and Phase 1C). Table A-2 in Appendix A summarizes the residential and non-residential phasing assumptions. The table below presents the presumed residential absorption schedule, with the number of residential units apportioned into each of the seven phases. Also, a preliminary phasing map is presented below.

Land Use	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
VRE	6	5	0	9	0	11	17	**48**
VLDR	694	787	0	399	1,298	628	386	**4,192**
VMDR	714	0	1,361	1,296	1,139	335	0	**4,845**
VHDR	0	0	731	746	0	0	0	**1,477**
Total	**1,414**	**792**	**2,092**	**2,450**	**2,437**	**974**	**403**	**10,562**

Phasing Map



Source: Mariposa Lakes Specific Plan, dated December 11, 2007.

Chapter 4

PROJECT-SPECIFIC FACILITIES AND COST ESTIMATES

There are numerous types of costs incurred in the development of any large-scale project. This PFFP focuses *only* on the costs of backbone infrastructure and community facilities, which are outlined below. While other improvements will be required for the Project area, such as in-tract infrastructure that benefits just a particular subdivision or area, only publicly-funded backbone improvements and community facilities are analyzed in this Finance Plan. Unless stated otherwise, all costs referred to in this report will relate solely to publicly-funded infrastructure improvements.

The MLSP area is currently rural agricultural in nature; therefore, an array of public facilities and backbone infrastructure must be constructed for the site to develop into an urban community according to the standards delineated in the MLSP. The MLSP describes in detail the roads, storm drainage, sanitary sewer, potable water, non-potable water, parks and open space, schools, and other miscellaneous improvements proposed to meet the needs of the community.

The total hard cost of backbone improvements and community facilities to serve the Project is estimated to be almost $874.4 million. After including a 36.4% soft cost markup to cover engineering and design, construction management and inspection, and cost contingencies for all infrastructure categories except fee program roadways (soft costs are already in the City's Road Fee Program), the total gross infrastructure cost exceeds $1.1 billion. However, a portion of this cost relates to improvements required to serve development outside of the MLSP area. In all, approximately $249.1 million, or 22.5% of the total cost, is expected to be funded by development outside of the MLSP area or is already accounted for in various fee programs. In addition, the PFFP assumes that approximately $121.6 million will be funded by Measure K funds and state grants for major roadway improvements and school facilities, respectively. Therefore, the net cost to serve development within the MLSP area is approximately $735.4 million. Although only the net cost is incorporated in the PFFP, MLSP developers will be required to construct all backbone improvements and community facilities at the time that those facilities are needed regardless of whether alternate funding sources (e.g., non-MLSP fair share contributions) are available at the time.

Table A-3 in Appendix A provides a breakdown of costs for each facility type included in the Finance Plan, and a summary of the gross and net required facility costs to serve MLSP development is presented in the table below.

Infrastructure Cost Estimates

Improvement	Gross Total Cost	Net Total Cost
Major Roadway	$327,200,000	$119,600,000
Storm Drainage	$139,100,000	$139,100,000
Sanitary Sewer	$36,300,000	$36,300,000
Potable Water	$51,200,000	$51,200,000
Non-Potable Water	$25,100,000	$25,100,000
Parks and Open Space	$137,600,000	$109,700,000
Schools	$282,300,000	$154,100,000
Miscellaneous	$107,200,000	$100,400,000
Total*	**$1,106,000,000**	**$735,400,000**

** Totals may not sum due to rounding.*

Backbone infrastructure, community facilities, and cost estimates are summarized in the remainder of this chapter. This summary, together with the detailed cost estimates provided by Allred Land Consulting included in Appendix 3, serve as the MLSP Capital Improvement Program until further refinement of cost information is completed.

BACKBONE INFRASTRUCTURE

Major Roadway Improvements

The cost of major roadway improvements required at buildout of the MLSP area is estimated to exceed $327.2 million and includes both roadways that will be included in the City's Public Facilities Fee program (Fee Program Roads) and roadways that will not be included in the City's Public Facilities Fee program (Non-Fee Program Roads). Although MLSP developers will be required to construct both Fee Program Roads and Non-Fee Program Roads, most of the Fee Program Roads will benefit other development areas. Consequently, approximately $199.1 million of the cost related to the Fee Program Roads will be subject to fee credits and/or reimbursements from the City's Public Facilities Fee (PFF) program. In addition, the PFFP assumes approximately $8.6 million of Fee Program Road costs will be funded by Measure K funds based on current Measure K appropriations. After accounting for these other funding contributions, the MLSP area is expected to fund $119.6 million in roadway improvements.

The proposed roadway system for the MLSP area comprises an internal system of arterial and collector roads, as well as project perimeter and offsite roads. Improvements along Austin Road, which will serve as a minor arterial road for the Project (known as General Plan New Road G), include road widening and landscaped medians. Kaiser Road will be improved to provide better circulation within the area and easier access to eastern portions of the MLSP. Viceroy Avenue

will be a new City arterial with a landscaped median. Other major roadway improvements include:

- Mariposa Road Widening
- Farmington Road Frontage Improvement
- Gillis Road Widening (as part of General Plan New Road G)
- Arch Road Widening

Storm Drainage Improvements

Duck Creek, North Littlejohn Creek, and Branch Creek cross the MLSP area, and each creek contributes water flow to the Project site from a large offsite drainage area. As development proceeds, new storm drainage improvements will be required to serve the MLSP area. The primary storm drain collection system will include a series of trunk storm drain pipes, major open channels, detention basins, and a network of man-made lakes. The primary storm drainage system will provide for the conveyance of off-site flows, on-site runoff, and urban runoff to the terminus streams, Duck, Branch, and North Littlejohn Creeks. Branch Creek is anticipated to flow north along the railroad tracks and Mariposa Road and drain into Duck Creek, which eventually flows into French Camp Slough, the San Joaquin River, and ultimately into the San Francisco Bay and to the Pacific Ocean. North Littlejohn Creek will flow into French Camp Slough at a separate outlet.

The proposed storm drainage system for the Project includes a series of lakes, storm drainage pipelines, detention basins, and pump stations. Both the gross and net cost for storm drainage improvements is estimated to be approximately $139.1 million.

Sanitary Sewer Improvements

The Project site is located outside of the City's existing sewer collection service areas, and as a result, the MLSP site is not currently served by the City's sewer collection and treatment systems. The Project site is adjacent to the City's Wastewater Collection System No. 8 (System No. 8) sewer service area, which has available capacity to serve new development. Consequently, sewer collection and treatment services for development in the earlier phases will likely be provided by the existing Wastewater Collection System No. 8. However, if it is determined during development of the MLSP area that System No. 8 does not have sufficient capacity to accommodate the MLSP area, wastewater may be diverted to a new Wastewater Collection System No. 12 (System No. 12), which is proposed as part of the City's 2035 General Plan and included in the MLSP Capital Improvement Plan.

The proposed sanitary sewer system for the Project includes a series of sewer collection pipelines and gravity sewer trunk lines connecting to System No. 8 at Marfargoa Drive and System No. 12. Both the gross and net cost for sewer improvements is estimated to be approximately $36.3 million.

Potable Water Improvements

The Project site is not presently served by an existing water agency. However, the MLSP area is located partially within the water service area for the City and partially within the water service area for the California Water Service Company (Cal Water). The northern portion of the MLSP is in the Cal Water service area, and the southern portion will be served by the City. An Integrated Water Management Plan describing the planned water infrastructure to serve development in the MLSP area has been prepared in conjunction with the MLSP.

At buildout, water service to the northern portion of the MLSP, roughly corresponding to the area north of the PG&E electrical transmission line, may be provided by Cal Water. The City will provide water service to the remainder of the MLSP area. In all, more than $51.2 million in potable water facilities are proposed for MLSP. Potable water improvements include potable water transmission lines, potable water storage tanks and booster pumps, potable water wells and pump stations, as well as improvements connecting to Austin Road and the south Stockton aqueduct.

The Cal Water system infrastructure plan includes interties between the existing Cal Water mains and the proposed City systems, new well capacity, additional water storage capacity, and a network of water transmission and distribution piping. The City's infrastructure plan for the MLSP area includes connections to the existing City water main, new well capacity, additional water storage capacity, and a network of water transmission and distribution piping.

Non-Potable Water Improvements

As mentioned above, an Integrated Water Management Plan has been prepared in association with the MLSP. This plan describes planned water infrastructure and provides for the development of a non-potable water system, separate from the Project's potable water system, to meet the Project's non-residential irrigation demands and the water demands of the Project's man-made lake system. Nearly $25.1 million in non-potable water facilities are proposed for MLSP, including non-potable water transmission lines, non-potable water pump stations, and non-potable water wells.

OTHER PUBLIC FACILITIES

Park and Open Space Improvements

The MLSP area is expected to include approximately 522 acres of community and neighborhood parks, open space corridors, creek enhancements, greenways, and trails. Parks alone will comprise 197 acres, or 6 acres of parks per 1,000 residents. The capital costs associated with development of park, recreation, and open space facilities are estimated to total nearly $137.6 million. As shown on Table A-3 in Appendix A and in the detailed cost estimates provided in Appendix 3, approximately $27.9 million of the total park cost will be subject to fee credits and/or reimbursements from the City's PFF program. After accounting for this fee credit/reimbursement, the total net cost is approximately $109.7 million.

Six community parks comprising nearly 120 acres will be located throughout the MLSP area to provide a variety of recreational uses and facilities such as baseball fields, tot lots, soccer fields, basketball courts, picnicking areas, and multi-use lawn areas. These facilities and park spaces may also serve as community centers for social meetings and other events. Many community parks will be adjacent to schools to allow for shared use of public facilities, such as public restrooms. Community parks adjacent to linear open spaces will foster the use of multi-use trails to reach destinations within the MLSP area.

In addition to the community parks, nearly 80 acres of neighborhood parks are planned throughout the MLSP area. Neighborhood parks are usually smaller in size (i.e., five to ten acres) when compared with community parks. These parks are typically located within residential neighborhoods and include basic facilities such as tot lots and children's play areas, sitting areas, and lawn areas large enough for non-competitive lawn sports.

Schools

The Project site is within the service area of the Stockton Unified School District (SUSD). Development within the MLSP area is expected to substantially augment the current student population within the SUSD, adding more than 7,000 new students to SUSD's student population at buildout. Consequently, development of the MLSP area will be required to contribute to growth-related demands for new schools within the SUSD. At buildout, six K-8 schools and one high school will serve development within the MLSP area.

The cost of school facilities required at buildout of the MLSP area is estimated to be approximately $282.3 million. The PFFP assumes 40% of school costs, $112.9 million, will be funded by state grants. In addition, approximately 25% of the high school cost relates to facilities required to serve development outside of the MLSP area; therefore, $15.3 million is expected to be contributed from other development projects. Unlike the backbone infrastructure improvements and other community facility types, MLSP developers will only be required to construct classrooms and common use facilities necessary to serve the Project. The construction of classrooms and common use facilities necessary to serve the additional future non-MLSP student population will be funded by the student-generating development outside of the MLSP at the time of such development. However, land dedication and infrastructure development for the entire high school site will be provided by MLSP concurrent with the high school's initial construction.

After accounting for funding of school facilities from non-MLSP development and state grants, the total net cost is approximately $154.1 million.

Miscellaneous

The total gross cost for the publicly-funded miscellaneous facilities is estimated to be approximately $107.2 million. It is anticipated that the Project will be eligible to receive credits against the City's PFF for facilities already included in the PFF program, thereby reducing the project-specific cost to $100.4 million. These costs include costs related to soil stabilization and erosion control, sound and perimeter walls, landscaping on major onsite and perimeter road

corridors, joint trench, and various other public facilities. These public facilities include an interim fire station, a permanent fire station, library site improvements, and a multi-modal transportation station.

FACILITY TIMING/PHASING

The phasing of the public infrastructure required to support MLSP development is a crucial element of the Finance Plan. In general, the majority of the infrastructure costs are expended within the first three major phases (Phases 1 through 3), with the highest net cost occurring in the first major phase (includes Phases 1A, 1B, and 1C). The table below delineates the net cost for each infrastructure category by phase.

Net MLSP Infrastructure Cost Estimates by Phase*
(In Millions)

Improvement	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Major Roadway	$13.2	$6.5	$22.4	$47.4	$13.3	$11.0	$5.8	$119.6
Storm Drainage	$22.2	$20.8	$12.0	$24.9	$51.6	$7.7	$0.0	$139.1
Sanitary Sewer	$5.2	$0.6	$1.7	$26.6	$1.5	$0.6	$0.0	$36.3
Potable Water	$22.1	$0.1	$3.7	$21.1	$1.2	$2.9	$0.0	$51.2
Non-Potable Water	$7.7	$2.6	$1.3	$8.7	$2.7	$2.2	$0.0	$25.1
Parks and Open Space	$1.8	$10.5	$19.5	$10.0	$46.3	$13.8	$7.9	$109.7
Schools	$18.0	$0.0	$18.0	$64.0	$18.0	$18.0	$18.0	$154.1
Miscellaneous	$19.7	$5.1	$23.0	$27.2	$9.0	$11.1	$5.3	$100.4
Total	**$109.8**	**$46.1**	**$101.6**	**$230.0**	**$143.6**	**$67.3**	**$37.0**	**$735.4**

** Totals may not sum due to rounding.*

When funding for shared facilities is limited by delays in contributing projects, MLSP developers may be required to advance fund such facilities in order to allow development to proceed. In such cases, Objective 6.1 in Chapter 2, which speaks to reimbursements related to oversizing, shall apply.

LAND DEDICATION/RIGHT-OF-WAY COSTS

The Project will require extensive public lands for an array of backbone infrastructure and community facilities, including roadways, community parks, private lakes, open spaces, and schools. Rising land values have triggered the need to consider and evaluate an alternative method for dedicating and/or purchasing the public land needed to develop the Project. Since each area in the MLSP cannot individually or independently construct a self-contained infrastructure system, a Public Land Equity Program (PLEP) is proposed for the MLSP area.

The primary purposes of the PLEP are to identify the acreage of public lands necessary for the required backbone infrastructure and community facilities and to establish a program to eliminate public land costs. The PLEP is a mechanism used to calculate the acreage that each owner who develops property in the Project is required to provide to the community as his/her fair share of the public land obligation necessary for the benefit and privilege of developing property. The PLEP will analyze gross developable acreage, identify the amount of public land needed to develop the Project, create a fair share contribution percentage, and provide a mechanism for equalizing the dedication responsibilities across the Project.

If a landowner is required to dedicate more than his/her fair share of public land, he/she would be compensated for the difference between the amount of the dedication and the fair share. Conversely, if a landowner is required to dedicate less than his/her fair share, he/she would be required to pay the difference. A land equity program, administered by the City or privately (private administration by the landowner group is recommended), would be established for this purpose.

Any PLEP administered by the City will need to be adopted by ordinance and would become a companion document to the PFFP. In the event a PLEP is not adopted, other options for land dedication and/or purchase will need to be addressed in future updates to the PFFP.

Chapter 5

PROJECT-SPECIFIC COST ALLOCATION

METHODOLOGY

To conduct this portion of the analysis, a benefit rationale was developed for each of the eight project-specific capital facility categories. In all eight cases, a benefit unit, or equivalent dwelling unit (EDU) factor, was selected and demand variables were assigned to the land uses proposed for new development by the applicable Project consultant based on industry guidelines. Table B-1 in Appendix B summarizes the following benefit unit assumptions for the Project:

- Major Roadways — Allocated based on trip generation (peak hour trip ends)
- Storm Drainage — Allocated based on storm water runoff (runoff coefficient)
- Sanitary Sewer — Allocated based on water consumption (gallons per day)
- Potable Water — Allocated based on water consumption (gallons per day)
- Non-Potable Water — Allocated based on water consumption (gallons per day)
- Parks and Open Space — Allocated based on residents served
- Schools — Allocated based on student generation factors
- Miscellaneous — Allocated based on acreage

A benefit unit is a measure of demand for a given class of infrastructure by a specific land use designation. Although the type of benefit unit varies, the same approach for allocating costs is applied to each of the infrastructure categories. Based on the applicable demand variables, one-time burdens for each land use designation are established for the eight project-specific capital facility categories. Tables B-2.1 through B-2.8 of Appendix B present the detailed cost allocations. Fees by category and by land use are presented and then summed in Table A-4 of Appendix A.

ONE-TIME BURDENS

Major Roadway Improvements

Major roadway improvement costs are allocated to the Project site based on a variety of EDU and square footage factors. Major roadway improvement one-time burdens vary from $3,261 for VHDR units to $6,153 for all VRE and VLDR units in the Project. The non-residential land use designations are assigned a cost per acre that ranges from $67,011 per acre for commercial retail land uses to $92,207 per acre for industrial land uses.

Storm Drainage

Based on average runoff coefficient factors provided by Pacific Advanced Civil Engineering, each land use is allocated its fair share of the $139.1 million cost for storm drainage improvements. The resulting one-time burdens for residential property range from $2,907 for a VHDR unit to $42,750 for a VRE unit. The non-residential land use designations are assigned a

cost per acre that ranges from $94,542 per acre for business/professional land uses to $99,639 per acre for industrial land uses.

Sanitary Sewer

Each land use is allocated its fair share of the $36.3 million net cost of sanitary sewer improvements based on sewage generation factors. Sanitary sewer one-time burdens for residential property range from $1,820 for a VHDR unit to $2,023 for all other residential units. For non-residential land use designations, the one-time sanitary sewer burden ranges from $13,485 per acre for commercial retail land uses to $20,228 per acre for industrial land uses.

Potable Water

Based on the average water consumption factors provided by Stantec Consulting, each land use is allocated its fair share of the $51.2 million net cost of potable water improvements. The resulting one-time burdens for residential property range from $2,106 for a VHDR unit to $20,073 for a VRE unit. The non-residential land use designations are assigned a cost per acre of $20,454 per acre for all land uses.

Non-Potable Water

Non-potable water costs are also allocated based on each land use designation's water consumption. One-time burdens for residential property range from $1,032 for a VHDR unit to $9,834 for a VRE unit. For all non-residential land use designations, the one-time non-potable water burden equals $10,021 per acre.

Park Improvements

Park and open space costs are allocated on a residents served basis. Costs per unit range from $9,264 for a VHDR unit to $11,580 for a VRE unit. Since park and open space costs are allocated based on the number of residents served, non-residential land uses are not assigned any portion of these costs.

Schools

Much like park and open space improvements, school costs are assigned to the residential portions of the Project but are based on the student generation factors for each land use. One-time burdens vary from $2,472 for a VHDR unit to $16,556 for all other residential units. Non-residential land uses are not assigned any portion of school costs.

Miscellaneous

Miscellaneous costs are allocated on a per-acre basis. The resulting one-time burdens for residential property range from $1,809 for a VHDR unit to $52,144 for a VRE unit. The non-residential land use designations are assigned a cost per acre of $53,028 per acre for all land uses.

Summary of Gross Project-Specific Burdens

The preceding cost allocations produce the one-time burdens that are presented in Table A-4 in Appendix A. These burdens are *gross* project-specific burdens, denoted per unit in the case of residential land use designations and per acre for non-residential land uses. At this juncture, debt financing is excluded from the calculation. The *gross* project-specific burdens are summarized below.

Gross Project-Specific Burdens
(Net of Fee Credits and Other Offsets)

Land Use	Total Gross Project-Specific One-Time Burdens
Residential	
VRE	$161,000 per unit
VLDR	$57,000 per unit
VMDR	$46,000 per unit
VHDR	$25,000 per unit
Non-Residential	
Commercial Retail	$262,000 per acre
Business/Professional	$273,000 per acre
Industrial	$296,000 per acre

Chapter 6

ADDITIONAL IMPACT FEE OBLIGATIONS

CITY PUBLIC FACILITIES FEE

Lands in the Project will be subject to the City's Public Facilities Fee (City PFF), which includes City impact fees as well as other fees the City collects on behalf of the County, San Joaquin Council of Governments, and California Air Quality Control District. City fees have been estimated for each of the residential and non-residential land use categories. The applicable fees are delineated below:

- Air Quality
- City Office Space
- Community Recreation
- Fire Stations
- Libraries
- Parkland
- Police Station Expansion
- Street Improvement
- Surface Water
- Habitat/Open Space
- Agricultural Land Mitigation
- County Facilities
- Regional Transportation

Table A-5 in Appendix A presents the City PFF applied to residential and non-residential land uses. In addition to the thirteen fees listed above, the City also charges 2.5% for costs related to administration of the City PFF. The administration component applies to all of the individual fees with the exception of the regional transportation fee.

As discussed in detail in Chapters 4 and 5, adjustments were made to the project-specific infrastructure costs to account for "fee credits and other offsets." Because the recognition of future fee credits occurs at the project-specific infrastructure level, the full amount of the PFF is presented in Table A-5 in Appendix A.

Residential fees are imposed on a per unit basis. The total City PFF estimated for residential land uses ranges from $24,841 per VHDR unit to $79,846 per VRE unit. The City PFF for non-residential land uses is levied on a per square foot, acre, and hotel room basis. Where fees are not defined per acre, the fees are translated to this basis using the land use assumptions presented in Table 1A-1 of Appendix 1A and Table 2A-1 of Appendix 2A. In total, the City PFF is projected to be $368,439 per acre of commercial retail, $286,536 per acre of business/professional, and $111,234 per acre of industrial use.

These fees are *estimates* and should only be interpreted as such. Actual fees imposed during the construction and permitting process are subject to the specific circumstances of the development,

generally at the time building permits are issued. Furthermore, MLSP development may be required to participate in future development impact fee programs adopted by the City, including but not limited to a regional park fee.

OTHER AGENCY FEES

In addition to the City PFF, MLSP development will be responsible for a variety of other fees including sewer and water connection fee programs administered by the Stockton Municipal Utilities Department and a specific plan fee. These other fees are identified in Table A-6 of Appendix A and range from $3,702 for a VHDR unit to $9,203 for a VRE unit for residential land uses. Fees for non-residential land uses range from $9,573 per acre for industrial land uses to $29,703 per acre for business/professional land uses. At buildout of the MLSP area, the Project is expected to pay approximately $62.2 million in other fees.

Chapter 7

PUBLIC FINANCING STRATEGY

Two of the principal purposes of any financing plan are to identify how infrastructure will be funded and to make a preliminary assessment of the financial feasibility of a proposed project. Financial feasibility is defined here in terms of the estimated annual and one-time burdens, both as a percentage of developed value, for each of the proposed land use categories.

Development projects of this nature and extent typically make use of a land-secured debt financing technique to fund infrastructure improvements required before development can begin. By accessing capital to meet the substantial and front-loaded cash outflows and spreading costs over the repayment term of the debt, the Project can increase its potential for successful implementation. Funding mechanisms, besides fees, are typically needed to close funding gaps that occur because fee revenues do not accrue in a manner sufficient to finance large pieces of infrastructure. To ensure that funding keeps pace with infrastructure needs, formation of a Mello-Roos district or the use of a number of other financing vehicles may be necessary.

The primary components of this financing plan include a project-specific fee (MLSP Fee) program and debt issued through the Revenue Bond Law of 1941 and Mello-Roos Community Facilities Act (Act). Assuming a Community Facilities District (CFD) is formed, special taxes will be collected annually to repay the bonds issued by the CFD. The annual feasibility and one-time feasibility analyses that follow account for the impacts the recommended use of the Act would have on the subject properties.

TOTAL COSTS AND FEES

The total costs for the Project consist of the project-specific infrastructure costs, the City public facilities fees, and other agency fees.

Phased Cash Flow

With the Project expected to develop in seven distinct phases, the relationship between the timing of infrastructure improvements and absorption of land uses becomes a critical issue. Often, initial phases must support a disproportionate amount of the overall infrastructure requirements as certain large scale, and expensive, capital facility items must be built before development can proceed. Table B-3 in Appendix B estimates the facility oversizing (required through the first four) and subsequent reimbursements (required to compensate for the oversizing in the prior four phases) that would result from the phasing of infrastructure and absorption of land uses if project-specific infrastructure could simply be funded through a project-specific fee program. However, since most of the infrastructure costs will need to be incurred at the onset of each phase, implementation of incremental facility charges to fund storm drainage, sewer, and water facilities, and formation of a CFD, is recommended and is described in detail below.

Buildout

Scenario 1

At buildout of the MLSP area, the total project-specific infrastructure cost is $735.4 million. Combining total costs of project-specific administration for Scenario 1, City PFF, and other fees of $8.6 million, $618.6 million, and $62.2 million, respectively, the Project's total infrastructure and fee burden is estimated to be $1.4 billion. The first part of Table 1A-8 in Appendix 1A delineates these costs.

Table 1A-7 in Appendix 1A identifies the gross project-specific infrastructure costs for each land use type as well as the corresponding costs anticipated to be funded by CFD and revenue bond proceeds for Scenario 1. After accounting for these two financing mechanisms and a 3.0% administration cost, the net project-specific facilities cost equals approximately $295.1 million. The net fee for each residential land use ranges from $10,086 per VHDR unit to $32,042 per VRE unit. The non-residential land uses are assigned a net fee that varies from $53,702 per acre for commercial retail land uses to $114,595 per acre for industrial land uses.

Scenario 2

While the total project-specific infrastructure cost, City PFF, and other fees at buildout of the Project remain unchanged for Scenario 2 at $735.4 million, $618.6 million, and $62.2 million, respectively, the project-specific administration costs for Scenario 2 increase slightly from $8.6 million to $9.6 million, as shown in Table 2A-8 in Appendix 2A. Table 2A-7 in Appendix 2A identifies the gross project-specific infrastructure costs for each land use type as well as the corresponding costs anticipated to be funded by CFD and revenue bond proceeds for Scenario 2. After accounting for these two financing mechanisms and a 3.0% administration cost, the net project-specific facilities cost equals approximately $329.5 million. The net fee for each residential land use ranges from $11,119 per VHDR unit to $44,424 per VRE unit. The non-residential land uses are assigned a net fee that varies from $53,702 per acre for commercial retail land uses to $114,595 per acre for industrial land uses, which is consistent with the net fees for non-residential land uses in Scenario 1.

ONE-TIME BURDEN ANALYSIS AND FEASIBILITY TEST

Gross one-time burdens are calculated for each land use category within the MLSP area to assess the financial feasibility of the Project. The gross one-time burden comprises all burdens to which MLSP development will be subject, including the project-specific burdens and administration, City PFF, and other agency fees.

In addition to analyzing the gross burdens, net one-time burdens are also reviewed. The net one-time burden is determined by offsetting the gross one-time burden by the amount of infrastructure funded by incremental facility charges, revenue bonds, and Mello-Roos bonds. In order to calculate the CFD financing numbers presented in Table 1A-7 of Appendix 1A and Table 2A-7 of Appendix 2A, the net CFD bond proceeds expected to be generated by the Project

and available to fund infrastructure are assigned to each of the residential land use categories based on the respective special tax rates. Although fixed liens do not apply in the case of CFD financing, this methodology approximates the debt financing contribution related to each land use. Simply dividing this allocation by the number of units within each land use category yields the numbers shown.

Revenue Bond Analysis

This Finance Plan assumes that MLSP development will be subject to an incremental facilities charge to fund storm drainage, sewer, and water facilities. Tables 1C-1 through 1C-3 in Appendix 1C provide a detailed analysis of the revenue bond program for Mariposa Lakes. Incremental monthly charges are expected to directly reimburse or secure revenue bonds to reimburse MLSP developers, who will be required to advance-fund approximately $251.6 million in storm drainage, sewer, and potable and non-potable water facilities. These incremental monthly charges will be in addition to monthly charges used to pay for the ongoing operations and maintenance of the respective facilities.

In all, Phase 1 incremental facility charges and bonding capacity available to fund infrastructure equal $14.1 million ($4.2 million in Phase 1A, $2.7 million in Phase 1B, and $7.2 million in Phase 1C). Phases 2, 3, 4, and 5, meanwhile, are expected to be able to generate $8.7 million, $21.3 million, $8.7 million, and $6.5 million, respectively. After accounting for these monthly revenues and bond proceeds, which would be collected during development of the Project, approximately $192.4 million remains unfunded. MLSP developers are expected to be reimbursed from future revenue bond proceeds, as sufficient incremental facility revenues become available. It is assumed that bonds are not issued until revenues from developed property are sufficient to provide 125% debt service coverage. Therefore, no stand-by charge will be levied against undeveloped property.

One-Time Burdens

The total gross burdens, the amount of infrastructure supported by other financing sources (i.e., incremental facility charges, revenue bonds, and Mello-Roos bonds), and the total net burdens are shown in the second part of Table 1A-8 of Appendix 1A and Table 2A-8 of Appendix 2A for Scenario 1 and Scenario 2, respectively. The next table shows both the gross and net one-time burdens for each land use under both scenarios.

Gross and Net One-Time Burdens

Land Use	Gross One-Time Burden *Scenarios 1 & 2*	Net One-Time Burden *Scenario 1*	Net One-Time Burden *Scenario 2*
Residential			
VRE	$251,000 per unit	$121,000 per unit	$133,000 per unit
VLDR	$115,000 per unit	$80,000 per unit	$84,000 per unit
VMDR	$101,000 per unit	$75,000 per unit	$78,000 per unit
VHDR	$54,000 per unit	$39,000 per unit	$40,000 per unit
Non-Residential			
Commercial Retail	$643,000 per acre	$433,000 per acre	$433,000 per acre
Business/Professional	$591,000 per acre	$391,000 per acre	$391,000 per acre
Industrial	$420,000 per acre	$235,000 per acre	$235,000 per acre

Both the total gross and total net burdens lie at the heart of the one time feasibility analysis. When divided by the applicable estimated value, the total costs are translated into a burden percentage; it is this percentage that presents a meaningful and easily studied comparison. Typically, one time burden to value ratios that do not exceed approximately 15% to 20% are considered feasible. The table below displays the gross and net one-time burden-to-value ratios for all of the land use categories in the Project under each scenario:

Gross and Net One-Time Burden-to-Value Ratios

	Scenario 1		**Scenario 2**	
Land Use	*Gross One-Time Burden as a % of Estimated Value*	*Net One-Time Burden as a % of Estimated Value*	*Gross One-Time Burden as a % of Estimated Value*	*Net One-Time Burden as a % of Estimated Value*
Residential				
VRE	22%	11%	26%	14%
VLDR	21%	15%	24%	18%
VMDR	24%	18%	27%	21%
VHDR	20%	15%	21%	16%
Non-Residential				
Commercial Retail	24%	16%	24%	16%
Business/Professional	22%	14%	22%	14%
Industrial	16%	9%	16%	9%

Under Scenario 1, the total gross one-time burdens range from 20% to 24% for the residential land use designations and vary from 16% to 24% for non-residential land uses in the Project. However, after applying the debt-financed infrastructure as an offset to the total gross one-time

burdens, all land uses in the Project show net one-time burdens ranging from 9% to 18% for Scenario 1. As expected, the lower residential values assumed under Scenario 2 result in higher gross and net one-time burdens for residential land uses, while burdens for non-residential land uses remain unchanged. Within the residential land uses, total gross one-time burdens range from 21% to 27%, and total net one-time burdens vary from 9% to 21%. The lower burdens highlight and quantify the effect that the financing strategy recommended in this financing plan has on the overall feasibility of the Project.

While the gross one-time burden represents a sort of *all-in* cost, the net one-time burden accounts for the impacts that various financing mechanisms have on each land use. Implementation of incremental facility charges, revenue bonds, and Mello-Roos bonds, or other debt financing options, effectively reduces the upfront infrastructure burden from the developer's perspective, increasing the feasibility of the Project.

The gross one-time burdens evaluated in this report are provided for context, presented as a way to gauge the feasibility denoted by the net one-time burdens. In a real estate market that was artificially growing more due to speculation than to sound market fundamentals, home prices were largely unaffected by whether a debt financing mechanism was used to fund infrastructure. Put another way, future homeowners did not appropriately discount the amount they were willing to pay for a house to reflect the added annual burden associated with funding tools like CFDs. Gross one-time burdens under those market conditions were a more appropriate indicator of a project's feasibility.

The first half of this decade saw many prospective homeowners take little stock of the funding tools used to pay for the public infrastructure serving their development and the impact that would have on their annual cash flow. The changing market conditions, however, have affected not only future homeowners' attitudes toward base prices but also their awareness of the impact that certain public financing mechanisms have on their budgets. This realization has influenced price elasticity with respect to annual special taxes and assessments. Because future homeowners are now taking these costs into account more seriously when determining what they are willing to pay for a given home, and because the prices presented in this report assume that future homeowners are rationally making this determination, it is more appropriate to focus on the net one-time burden in the feasibility test.

The estimated burdens presented in this analysis are subject to change as assumptions continue to be refined, public agencies make policy decisions that affect the proposed development, the Finance Plan evolves, and actual infrastructure improvements are installed. At this point, however, all of the land uses in Scenario 1 appear to be feasible under the general guidelines defined above (i.e., net one-time burdens not exceeding approximately 15% to 20% of estimated value). Most of the land uses in Scenario 2 also appear to be feasible. The only land use in Scenario 2 yielding a net burden-to-value ratio higher than 20% is VMDR at 21%. Shifting of infrastructure burdens across residential land uses may be necessary to encourage development of the VMDR land uses. As mentioned earlier, several critical assumptions are included in the PFFP that have the potential to deviate significantly from the estimates in this report. Home prices, for example, are affected by the local real estate market, and changes in these prices could accelerate or delay development in the Project.

ANNUAL BURDEN ANALYSIS AND FEASIBILITY TEST

While there are no values in financial feasibility tests that guarantee project success, the City is limiting the residential annual burden to 1.8% of developed value as a guideline. Applying this ceiling to the residential land uses in the Project, Table 1A-9 in Appendix 1A and Table 2A-9 in Appendix 2A for Scenario 1 and Scenario 2, respectively, ensure that the amounts proposed for land-secured financing to fund Project infrastructure do not cause the guideline to be exceeded. As highlighted earlier and discussed in more detail throughout the remainder of this chapter, land-secured financing plays a major role in the recommended financing strategy.

The developed value assumptions for Scenario 1 shown at the top of Table 1A-9 for each of the four residential categories and three non-residential uses are based on the values shown in Table 1A-1 of Appendix 1A. Similarly, developed value assumptions for Scenario 2 identified in Table 2A-9 for each of the four residential categories and three non-residential uses are based on the values shown in Table 2A-1 of Appendix 2A. *Ad valorem* taxes were determined based on tax bills for the properties within the Project. Existing special taxes and assessments were determined based on tax bills as well as supporting documentation provided by the entities responsible for the assessments. These existing special taxes and assessments were deemed immaterial for purposes of the annual burden analysis as their aggregate amounts would not noticeably affect the total annual burden on the land uses in the Project.

Special taxes required to fund project-specific services and critical city-wide improvements are also deducted from the total annual burden for each land use category to ensure the amounts available for project-specific infrastructure costs do not push the entire annual burden beyond the 1.8% guideline described above for each scenario. Non-park maintenance services special tax rates range from $430 per VHDR unit to $1,240 per VRE unit for residential land uses and vary from $1,742 per acre for industrial uses to $3,267 per acre for commercial retail uses. Special taxes related to regional infrastructure priorities are estimated to be $500 per residential unit. In addition, as discussed earlier, a special tax to fund the 118 acres of publicly-funded community parks is included in the analysis.

Special taxes available to fund project-specific infrastructure costs for each scenario are derived by applying the 1.8% ratio to the value of each residential land use category (or 1.5% in the case of the non-residential land uses) and deducting the estimated ad valorem taxes and other special taxes and assessments. As shown in Table 1A-9 of Appendix 1A, the proposed special tax rates related to project-specific infrastructure costs range from $700 per VHDR unit to $5,500 per VRE unit for residential land uses and vary from $3,390 per acre for industrial uses to $6,770 per acre for commercial retail uses in Scenario 1. Special tax rates for Scenario 2 related to project-specific infrastructure costs range from $600 per VHDR unit to $4,300 per VRE unit; the non-residential rates are equivalent to those in Scenario 1. Based on these special tax rates, the total annual burden as a percentage of developed value for the residential land uses adheres to the 1.8% guideline advocated by the City under both scenarios. Percentages for non-residential uses range from 1.3% for industrial uses to 1.5% for commercial retail and business/professional uses.

CFD Cash Flow Analysis

As described above, infrastructure special tax rates are set to ensure that the Finance Plan adheres to the City's annual burden guideline. Table 1A-9 in Appendix 1A and Table 2A-9 in Appendix 2A for Scenario 1 and Scenario 2, respectively, present the infrastructure special tax rates along with the total annual burden, both in dollars and as a percentage of estimated value. Based on the financing assumptions listed in Table 1D-1.1 and Table 1D-2.1 of Appendix 1D for Scenario 1 and Table 2D-1.1 and Table 2D-2.1 of Appendix 2D for Scenario 2, these special tax rates are translated into net bond proceeds used to fund project-specific infrastructure, in total and on a per residential dwelling unit and per non-residential acre basis. Table 1A-7 in Appendix 1A and Table 2A-7 in Appendix 2A for Scenario 1 and Scenario 2, respectively, also show the amount of project-specific infrastructure funded by each residential unit and non-residential acre for each scenario under the column labeled "CFD Bonds."

In total, $197.2 million in CFD net bond proceeds could be generated by the Project based on the infrastructure special tax rates determined above for Scenario 1 and $163.8 million could be generated under Scenario 2. To meet the capital demands associated with each of the seven phases, bonds are assumed to be issued to coincide with the start of construction of each phase. Table 1D-1.2 and Table 1D-2.2 in Appendix 1D summarize the bonding capacity during each phase of development for residential and non-residential land uses, respectively, for Scenario 1. Furthermore, Table 2D-1.2 and Table 2D-2.2 in Appendix 2D summarize the bonding capacity during each phase for Scenario 2.

Because infrastructure costs are provided in current dollars, net proceeds are also in current dollars. One year of capitalized interest is included in each bond issuance to reduce the exposure of undeveloped land to special taxes. Each bond issue is also assumed to include a reserve fund, cover its costs of issuance, have a term of 30 years, and be issued at an average interest rate of 7%. Debt service on the bonds is assumed to escalate at a rate of 2% per year, which coincides with the annual escalator applied to the special tax rates. The tax rates are set to provide sufficient coverage and fund annual district administration costs.

A quick test of the value-to-lien ratio at the time the first series of bonds are issued reveals that an undeveloped land value of approximately $250,000 per acre in Phase 1 would be needed to achieve the minimum 3:1 ratio in Scenario 1 and approximately $200,000 per acre would be needed under Scenario 2. Consequently, the likelihood of a value to lien constraint appears to be minimal. However, if bond issuances are delayed due to insufficient value at the onset of each phase, additional developer equity may be necessary until adequate development and related value exist to maximize the amount of bonding capacity in each phase based on the proposed special tax rates shown on Table 1A-9 in Appendix 1A and Table 2A-9 in Appendix 2A for Scenario 1 and Scenario 2, respectively.

Chapter 8

CONCLUSIONS

PROJECT FEASIBILITY

Based on the funding strategy proposed in this PFFP, the MLSP development appears to be financially feasible. Financial feasibility is defined in terms of the estimated one-time burden and the annual special tax burden, both as a percentage of developed value, for each of the proposed land use categories. Tables 1A-8 and 1A-9 in Appendix 1A present the results of the financial feasibility analyses for Scenario 1, and Tables 2A-8 and 2A-9 in Appendix 2A present the results of the financial feasibility analyses for Scenario 2.

As discussed in this report, while there are no values that guarantee project success, a net one-time burden-to-value ratio less than 15% to 20% is typically considered feasible in this area of the Central Valley based on general industry guidelines and Goodwin Consulting Group's experience. Since the MLSP development is one of the first of many projects expected within the City's Sphere of Influence to prepare a PFFP, comparing its burdens to the other planned projects is not possible at this time. Nonetheless, as time passes, a relevant database will develop and may provide a second form of confirmation that the Project's burdens appear to be feasible.

As shown in Table 1A-8, all land uses fall within the feasible range (i.e., net one-time burden is less than 15% to 20% of developed value) for Scenario 1. With the lower residential values incorporated in Scenario 2, all but one of the land uses appear to be feasible. The only land use in Scenario 2 yielding a net burden-to-value ratio higher than 20% is VMDR at 21%. Nonetheless, re-allocating infrastructure burdens across residential land uses could be used to encourage development of the VMDR land uses, promoting overall Project feasibility.

Similar to the initial one-time burden-to-value test to determine project feasibility, a second feasibility test involves an analysis of total annual taxes and assessments, including CFD special taxes, as a percentage of the estimated developed value for a residential unit or a non-residential acre. While there are no ratios in financial feasibility tests that ensure project success, the City wants to consistently limit the residential annual burden to 1.8% of developed value. Applying this same guideline to the residential land uses in the Project, Table 1A-9 in Appendix 1A and Table 2A-9 in Appendix 2A show that the total annual burden for each residential and non-residential category does not exceed the 1.8% guideline. The results of this analysis imply that the Project's annual burdens are manageable, given the projected values under both scenarios.

The analyses contained herein comply with the City's Financing Principles and Objectives outlined in Chapter 2 as well as with the more detailed Templates and Guidelines referenced in Chapter 1. The conclusions and recommendations presented herein also support the Financing Principles and Objectives.

PUBLIC FACILITIES AND FINANCING MATRIX

The total gross cost of project-specific public infrastructure required to serve the Project is over $1.1 billion. Funding from fee credits and other offsets due to cost sharing with neighboring development projects, Measure K, and state grants totals approximately $370.7 million, thus reducing the gross cost to the total net cost of $735.4 million. This net cost for public improvements can be fully funded through the proposed MLSP Fee, incremental facility charges used to secure revenue bonds, and CFD special taxes used to secure Mello-Roos bonds.

As shown in Table 1A-10 of Appendix 1A, the proposed MLSP Fee is expected to fund approximately $286.5 million in costs related to major roadway improvements, parks and open space facilities, and miscellaneous facilities under Scenario 1. In addition, incremental facilities charges and revenue bond proceeds are expected to fund approximately $251.6 million in costs related to storm drainage, sanitary sewer, and water improvements. Finally, CFD bond proceeds are expected to fund the remaining $197.2 million in costs related to major roadway and school improvements in Scenario 1.

Due to the lower residential values incorporated in Scenario 2, Table 2A-10 of Appendix 2A reveals that the proposed MLSP Fee is expected to fund approximately $319.9 million in costs related to major roadway improvements, parks and open space, school, and miscellaneous facilities. Meanwhile, incremental facilities charges and revenue bond proceeds are expected to fund approximately $251.6 million in costs related to storm drainage, sanitary sewer, and water improvements, and CFD bond proceeds are expected to fund the remaining $163.8 million in costs related to major roadway and school improvements.

SUMMARY LEVEL PUBLIC FACILITIES AND FINANCING CASH FLOW

Table 1A-11 in Appendix 1A and Table 2A-11 in Appendix 2A for Scenario 1 and Scenario 2, respectively, show how the project-specific infrastructure improvements required for each phase would be funded under the current financing strategy. As mentioned throughout, the strategy recommended in this financing plan includes a proposed MLSP Fee program, incremental facility charges/revenue bonds, and CFD bonds. The amount of fee revenue, monthly charges/revenue bond proceeds, and CFD bond proceeds generated in any phase is dependent upon the projected values of residential land uses, number of residential units, and acreage of non-residential land uses in that phase. Given these constraints, and the varying costs for public infrastructure required for each phase, funding shortfalls and surpluses are expected for the Project on a phase-by-phase basis.

Development of Phase 1A will require approximately $109.8 million in project-specific infrastructure costs. Under Scenario 1, monthly rate charges and revenue bond proceeds are expected to fund approximately $4.2 million, while CFD bond proceeds and MLSP Fee revenues are expected to fund $24.3 million and $29.9 million, respectively, leaving over $51.4 million in developer equity requirements. Although the mix of CFD bond proceeds and MLSP Fee revenues are different for Scenario 2 because of lower residential values, the overall monthly rate charges, revenue bonds, and developer equity requirements for each phase remain the same. In

order to fund the required facilities, any reduction in CFD bond proceeds in Scenario 2 as a result of lower residential values requires a corresponding increase in MLSP Fee revenues.

After applying the three proposed financing mechanisms to the total net costs in the next three phases (i.e., Phases 1B, 1C and 2), an additional $173.3 million in developer equity contributions will be required under both scenarios. However, development in the last three phases (i.e., Phases 3 through 5) will generate more than sufficient fee revenues and bond proceeds to cover infrastructure needs during these phases, resulting in a $32.3 million reimbursement to developers for any oversizing carryovers from Phases 1 and 2 under both scenarios. At buildout, Table 1A-11 and Table 2A-11 show that net developer equity equals approximately $192.4 million, which will be reimbursed from future revenue bond proceeds as sufficient incremental facility revenues become available.

This simplified cash flow implicitly suggests that the developer would be reimbursed starting in Phase 3 and continuing after buildout of the Project. Realistically, the developer would be reimbursed for its Phase 1 equity contribution with Phase 2 MLSP Fee revenues, incremental facility revenues, revenue bonds, and CFD bonds, and for its Phase 2 equity contribution with Phase 3 MLSP Fee revenues, incremental facility revenues, revenue bonds, and CFD bonds, etc., so that the timing of reimbursements does not stretch out beyond the legal limitations applied to the use of bond proceeds.

Given that the developer will have to wait until after the Project is built out to be fully reimbursed for its equity contributions, the Project rate of return, which must incorporate a discounted stream of future reimbursements, will be less than if those reimbursements were received prior to Project buildout. Consequently, the burden-to-value ratios should be evaluated with the lower rate of return, resulting from the timing of reimbursements, in mind. Nevertheless, it appears the Project is feasible, and the financing strategy ensures that infrastructure required to serve the Project is available when needed.

QUALITATIVE DISCUSSION OF ABSORPTION

In the accompanying Fiscal Impact Analysis (FIA) for the Project, the sensitivity test involves lower values *and* slower absorption. Because the financing plan analyzes the public infrastructure requirements and funding needs on a phased basis, the effect of a longer absorption schedule is not addressed directly. Nonetheless, a qualitative examination of the likely impact on the project reveals that the relevant financing principles and objectives outlined in Chapter 2 are not materially compromised. Consistent with both the second and third principles, future development would still be expected to pay the full costs of infrastructure needed to serve the project area. The longer absorption, while affecting the timing of proceeds generated through the recommended financing mechanisms, also suggests that the infrastructure needs would be stretched out over additional years. Similarly, a quicker absorption would necessitate the need for infrastructure sooner than planned, but this would be compensated by access to financing mechanism proceeds earlier than originally planned and modeled.

The fourth principle seeks to ensure that infrastructure costs are proportionately allocated among the properties based on benefit received and would be unaffected by a shortening or lengthening of the development timeline. Likewise, a slower absorption would not affect the City's objective to facilitate the establishment of necessary financing entities, pursuant to the fifth principle. In fact, it may help spread the required work over a longer timeframe, lessening the burden on staff to meet certain deadlines. The penultimate principle, designed to encourage developers to privately construct infrastructure to assure the timely and cost-effective provision of required capital facilities, is again unlikely to be impacted by the development timeline. This objective will apply whether the projected absorption is five, ten, or twenty years.

Notwithstanding the above, it should be expressly stated that absorption may turn out to be slower than anticipated. If it does take 50% longer to fully develop the project, the financing plan should be able to adjust to meet the changing infrastructure demands. The mechanisms considered and recommended are both flexible and comprehensive enough to adequately respond to different market conditions. This is one of the reasons why a Community Facilities District is chosen as a primary component of the financing plan. In practice, changes in the timing of facilities requirements should coincide with changes in absorption (i.e., faster absorption results in an earlier need for facilities); fortunately, the response to such variations is simplified due to the ease in which public financing amounts (i.e., bond issues) can be increased or decreased to reflect the pace of expected development. However, if a CFD is formed and bonds are sold to fund infrastructure, it may be necessary to levy an annual special tax on undeveloped land to pay a portion of the debt service on the bonds. A slower than expected absorption schedule after bonds are issued would likely result in a higher amount of special tax revenue collected from vacant land. Similarly, a slower absorption schedule might extend the period of time over which the developer collects reimbursements for upfront infusions of cash or other private funding sources. These are risks the developer must be sober about and consider carefully with respect to the project's cash flow and profit potential.

Chapter 9

SERVICES FINANCING

In addition to the one-time, upfront infrastructure requirements, the Project will create annual operating and maintenance demands associated with the provision of services to the Project area. A list of the various public facilities and/or services follows, along with the dedicated service provider(s) and existing and proposed key annual funding sources.

SERVICES FINANCING MATRIX

Public Facility/Service	Service Provider	Key Annual Funding Source(s)
Sanitary Sewer	Municipal Utilities Department	User Charges
Storm Drainage	Municipal Utilities Department	User Charges
Potable Water	Municipal Utilities Department	User Charges
Streets	Public Works Department/ Caltrans	GF / Caltrans
Police	Police Department	GF / Measure W
Fire	Fire Department	GF / Measure W
Parks and Recreation	Parks and Recreation Department	GF / CFD / LLD / User Charges
Transit	SJ Regional Transit District	Property Taxes / User Charges
Flood Control	SJ Area Flood Control Agency	Property Taxes / AD
Schools	Stockton Unified School District	Property Taxes
Library	Stockton-SJ County Public Library	Property Taxes / GF / User Charges
Landscaping and Lighting	Public Works Department	GF / CFD / LLD

AD = Assessment District
CFD = Community Facilities District
GF = City of Stockton General Fund
LLD = Landscaping and Lighting District
SJ = San Joaquin

Chapter 10

DESCRIPTION OF PROPOSED FINANCING MECHANISMS

DEVELOPMENT IMPACT FEES

Assembly Bill 1600 (AB 1600), which was enacted by the State of California in 1987, created Section 66000 et seq. of the Government Code. To establish, increase, or impose a fee as a condition of approval of a development project, AB 1600 (also known as the Mitigation Fee Act) requires a public agency to specifically identify the public facilities funded by the fees, and determine how there is a reasonable relationship, or "nexus," between the type of development project and the need for the facilities, the cost of the facilities, and the need to impose a fee.

Development impact fees are levied for the purpose of defraying all or a portion of the costs of a public facility, improvement, or amenity that benefits the project in question. The collection of development impact fees does not require formation of a special district; a fee program is implemented by a public agency's adoption of a resolution or ordinance. Fees are paid by builders or developers, typically at the time a building permit is issued.

While development impact fees cannot typically be leveraged (i.e., provide security for bonds or other debt instruments), fees can be used in conjunction with debt financing to help retire bonds secured by other means (e.g., land). In this case, development impact fees can generate supplemental revenues to reduce future special taxes.

Development impact fees will be an important component of the Finance Plan. Fee revenues will be utilized to the extent possible to reduce costs associated with the issuance of debt or advance-funding from developers. Assuming the Project is annexed into the City, a fee ordinance must be adopted by the City. Because fees are collected as development occurs and certain facilities will need to be in place prior to development, fee revenues may be collected in future years to reimburse developers that have paid to cover costs prior to the availability of fee revenues.

REVENUE BONDS

Revenue bonds are bonds payable from a special fund – a limited source pledge that will secure payment of the bonds. As such, these bonds usually finance facilities for a revenue-generating enterprise and are payable from the revenues of that enterprise. There are a number of statutes authorizing the issuance of revenue bonds, but the most commonly used statute is the Revenue Bond Law of 1941.

The Revenue Bond Law of 1941 allows cities, counties, and certain special districts to issue revenue bonds to finance, among other things, water and sewer collection, supply, and treatment facilities. The law requires a majority vote to authorize the size and purpose of the bond issue. Because these bonds are secured by a pledge of revenues and not an agency's general fund, they typically carry a higher interest rate than general obligation bonds. In addition, there is usually a

requirement that revenues generated from an enterprise exceed debt service on bonds by 25%. This "coverage" protects the bond holders from small delinquencies and defaults that may occur.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

A Mello-Roos Community Facilities District may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of at least five years. A CFD may also finance the costs of planning, design, engineering, and consultants involved in the construction of improvements or formation of the CFD. The facilities financed by the CFD do not have to be physically located within the CFD. The facilities that can be financed by a CFD include, but are not limited to, the following:

- Roads, water and sewer lines, flood control channels
- Local park, recreation parkway, and open-space facilities
- School sites, structures, furnishings, and equipment
- Libraries
- Child care facilities
- Utility improvements (limited to five percent of bond proceeds if improvements are to be taken over by a non-publicly owned utility agency)
- Any other governmental facilities which the legislative body creating the CFD is authorized by law to contribute revenue to, construct, own, or operate

A CFD may also pay for public services, including the following:

- Road maintenance
- Police protection
- Fire protection
- Recreation program services
- Library services
- Park and open space maintenance
- Flood and storm protection services
- Removal or cleanup of hazardous substances
- Sandstorm protection
- Seismic retrofitting
- School facilities maintenance

A CFD may only finance the services mentioned above to the extent that they are in addition to those provided in the area before the CFD was created and may not supplant services already available within that area.

There are two limitations on the amount of bond financing available from a CFD. The first is the value-to-lien ratio. "Value" is considered to be the appraised value of the property, including entitlements and improvements in place on the date the CFD bonds are to be sold. The value of improvements to be constructed with bond proceeds is included in the value calculation. "Lien" refers to the proposed Mello-Roos bond issue, as well as any other public financing debt secured by the property. Senate Bill 1464, which became effective January 1993, requires a minimum value-to-lien ratio of 3-to-1, and the City has adopted this ratio in its guidelines.

The second restriction on the amount of financing available from a CFD is the total effective tax rate (ETR) paid by a homeowner or property owner in the CFD. The ETR consists of the basic one percent *ad valorem* property tax levy mandated by Proposition 13, plus overrides from voter-approved bonded indebtedness and non-ad valorem taxes, assessments, and parcel charges (expressed as a percentage of market value). Market value can be determined based on input from local developers, a market consultant, local realtors, or an appraiser.

There is no legal limit, but a maximum ETR of 2.0% of market value has developed as a standard for residential development in many areas throughout the State, although it tends to be closer to 1.8% (approximately 0.2% lower) in northern California. It is thought that ETRs higher than these amounts may lead to market resistance by prospective homebuyers, or potential "taxpayer revolts" by overburdened homeowners. The maximum supportable ETR for a given project should also consider the maximum tax rates paid by homes in competing projects in the area and, based on the strength of the real estate market, the demand for homes in general. Commercial/industrial projects are even more sensitive to the annual burdens of competitive projects in the regional marketplace. However, a property owner is able to spread the tax burden among many tenants and, therefore, has different issues to consider than a homeowner.

Mello-Roos bonds can be short- or long-term obligations. Typically, long-term bonds have either a twenty-five or thirty-year maturity and fixed interest rates. Short-term notes or bonds can be issued to provide interim funding using variable or adjustable rates; these obligations are then retired when another source of revenue becomes available or long-term Mello-Roos bonds can be issued.

Chapter 11

IMPLEMENTATION PLAN

The MLSP and the PFFP are founded on assumptions of land uses, facility demands, facility standards and design, and cost estimates, some more preliminary than others. Since the MLSP is subject to change in future years, the PFFP must be revised to reflect such changes. The results and conclusions contained herein are sensitive to the assumptions built into this analysis; material changes to any of these assumptions could have substantial impacts on the recommended financing strategy.

The ongoing implementation of the PFFP will be parallel to the continued monitoring of the MLSP itself, requiring the same degree of time and effort to remain current and useful. This financing plan will guide the preparation of subsequent plans and the overall funding of community infrastructure required to serve the Project. Following is a summary of many of the tasks associated with implementation of the PFFP.

UPDATES AND REVISIONS

The PFFP should be updated each time there is a significant change in the land use plans, facility plans, or cost estimates. If, and when, these items are revised, there will be a corresponding change in the fair share cost to each land use in the Project. More specifically, land use and facility changes will result in revisions to the benefit analysis and corresponding cost allocations. Revisions, however, will apply only to future development, as some properties will have already been developed and paid their fair share, as defined at the time. If the updated burdens are higher than estimated in the PFFP, the City may need to increase the impact fees and/or call on the developer to fund the extra expenses related to bond financing through the provisions of an acquisition agreement. The PFFP may also need to be adjusted to reflect actual costs, based on construction bids received for public facilities and actual completed infrastructure. If actual costs are higher than expected, again, the City may have to increase the proposed project-specific fee program and/or rely on the terms of an acquisition agreement to avoid future financing deficits.

ADOPTION OF FEE PROGRAMS

Prior to commencement of development, the City will need to adopt a fee ordinance or resolution implementing a fee program for each of the capital facility categories outlined in this report. The ordinance or resolution must be adopted prior to approval of a final subdivision map and will adhere to the provisions of the Stockton Municipal Code, and the corresponding fees should incorporate a proportionate-share cost allocation of required backbone infrastructure to be borne by all benefiting MLSP development. Fees will be adjusted annually or on a more frequent basis to reflect actual costs and current cost estimates.

Pursuant to section 66006 of the Government Code, the City will establish a separate Project account and a unique fund for each type of capital facility for which fess are collected. Establishment of this account will prevent commingling of the fees with other City revenues and funds. Interest income earned by fee revenues in this account will be deposited in the account and applied to facility construction costs.

In order to maximize the efficiency of the capital improvements program and to minimize debt issuance costs, the City may borrow money from one fund within the Project's account to pay for facilities financed by another fund within the account. This borrowing will occur when one type of facility is needed immediately, while another type is not needed for a number of years. The City will monitor such borrowing on an ongoing basis and will repay funds from which fee revenues were borrowed in a timely manner and in an amount equal to the original amount borrowed plus the interest that would have accrued had the money not been borrowed from the fund.

FEE CREDITS AND REIMBURSEMENTS

Often, developers are expected to advance fund or construct certain backbone infrastructure and community facilities required to serve the Project. The improvements that are advance funded may be improvements anticipated to be funded through the existing City PFF and other agency fee programs, the proposed MLSP Fee program, revenue bond proceeds, or CFD bond proceeds.

If MLSP developers are required to advance fund or provide shortfall funding for improvements constructed initially, the MLSP developer may be entitled to fee credits or reimbursements from future development. Fee credit and/or reimbursement programs for existing and proposed fee programs will require agreement among the MLSP developers, the City, and any other applicable agencies who will administer the fee programs. The policies and procedures for providing fee credits and reimbursements will be established in the implementing documents for the proposed MLSP Fee program and should be consistent with the development agreement between the City and MLSP developers. As indicated in Chapter 2 of this report, the City will establish a mechanism within the MLSP Fee program and other fee programs that offers credits against subsequent fee obligations and reimbursements from future fee revenues if a developer privately builds infrastructure items that are included in the proposed MLSP fee program or other impact fee programs.

FORMATION OF FINANCING DISTRICTS

Because of its capability to fund public improvements and the flexibility inherent in its special tax allocation rules, a Mello-Roos CFD is the recommended land-secured public financing option for the Project at this time.

If the developer requests formation of a CFD as suggested herein, and the City concurs with that request, the City should look to form a financing team made up of experts in the various fields associated with implementation of such districts, including bond counsel, bond underwriter, and

special tax consultant. The City and the designated financing team will be responsible for forming the district, issuing bonds to pay for facilities, and levying special taxes to ensure timely repayment of bonds, all consistent with the City's land secured goals and policies.

FORMATION OF AN IMPROVEMENT ZONE TO ISSUE REVENUE BONDS

Prior to commencement of development, the City will need to create an improvement zone comprising the Project area and adopt an ordinance or resolution implementing an incremental facilities charge within the improvement zone to fund the construction of storm drainage, sewer, and water facilities. The City will need to adopt a resolution approving the issuance of revenue bonds and hold an election within the improvement zone. Revenue bonds will be secured only by a pledge of the incremental facilities charges within the improvement zone; neither the City's general fund nor the portion of the storm drainage, sewer, or water monthly charges related to operation and maintenance shall be liable for the repayment of the revenue bonds and the corresponding interest.

APPENDIX 1A

SCENARIO 1: PUBLIC FACILITIES FINANCING PLAN TABLES
FINANCING PLAN

Table 1A-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Land Use, Demographics, and Value Assumptions

	Gross Acres	Net Acres /1	Net Density (Units per Acre)	Dwelling Units	Population per Household /2	Total Population	Estimated Value per Unit	Total Value
Proposed Residential								
Village Residential Estates (VRE)	52.4	47.2	1.0	48	3.50	168	$1,150,000	$55,200,000
Village Low Density Residential (VLDR)	886.6	620.6	6.8	4,192	3.25	13,624	$545,000	$2,284,640,000
Village Medium Density Residential (VMDR)	507.9	380.1	12.7	4,845	3.15	15,238	$420,000	$2,034,900,000
Village High Density Residential (VHDR) /3	63.0	50.4	26.3	1,477	2.80	4,136	$265,000	$391,405,000
Subtotal	1,509.9	1,098.3		10,562		33,165		$4,766,145,000

	Gross Acres	Net Acres /1	Building Intensity (Avg FAR)	Building Square Feet (Bldg. SF)	Bldg. SF per Employee	Total Jobs	Estimated Value per Bldg. SF	Total Value
Non-Residential								
Commercial Retail	92.7	92.7	0.25	1,009,503	500	2,019	$250	$252,375,750
Business/Professional	57.3	57.3	0.30	748,796	250	2,995	$210	$157,247,244
Industrial	644.6	644.6	0.40	11,231,510	1,250	8,986	$150	$1,684,726,560
Subtotal	794.6	794.6		12,989,810		14,000		$2,094,349,554
Other Land Uses								
Existing Residential	151.0							
College	20.7							
Schools	153.6							
Religious	18.0							
Library	2.0							
Parks	196.5							
Open Space	325.9							
Private Sports Club	24.0							
Lakes & On-site Detention/Recharge Basin	186.9							
Amtrak	14.9							
Railroad	15.6							
Roads	384.5							
Maintenance & Public Safety	8.7							
PG&E Substation	3.2							
Subtotal	1,505.5							
Total	**3,810.0**	**1,892.9**						**$6,860,494,554**

/1 Excludes land devoted to major road and infrastructure rights-of-way, but includes internal roads.

/2 Average persons per household for the entire project equals 3.14, pursuant to the specific plan.

/3 VHDR units include 150 units in the Austin Road Town Center; however, the acreage associated with these units is included in the commercial retail land use category.

Source: Randall Planning; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1A-2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Land Use Summary By Phase

Land Use	Phase 1A	Phase 1B	Phase 1C /1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Residential /2								
				Units				
VRE	6	5	--	9	--	11	17	**48**
VLDR	694	787	--	399	1,298	628	386	**4,192**
VMDR	714	--	1,361	1,296	1,139	335	--	**4,845**
VHDR	--	--	731	746	--	--	--	**1,477**
Total	**1,414**	**792**	**2,092**	**2,450**	**2,437**	**974**	**403**	**10,562**
Non-Residential								
				Acres				
Commercial Retail	--	--	59.0	15.6	18.1	--	--	**92.7**
Business/Professional	--	--	--	57.3	--	--	--	**57.3**
Industrial	--	--	9.8	--	357.7	147.1	130.0	**644.6**
Total	--	--	68.8	72.9	375.8	147.1	130.0	**794.6**

/1 VHDR units in Phase 1C include 150 units in the Austin Road Town Center; however, the acreage associated with these units is included in the commercial retail land use category.

/2 Residential unit allocations within each phase may be adjusted between density categories.

Source: Allred Land Consulting; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1A-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Project-Specific Infrastructure Cost Summary

Improvement	Hard Cost	Soft Costs (36.4%) /1	Total Cost	Other Funding Contributions: Existing Fee Program Offsets /2	Other Funding Contributions: Measure K /3	Other Funding Contributions: State Grants /4	MLSP Costs Requiring Other Financing Sources
Major Roadway Improvements							
Non-Fee Program Roads	$65,451,950	$23,824,510	$89,276,460	--	--	--	$89,276,460
Fee Program Roads	$237,959,000	--	$237,959,000	($199,059,000)	($8,620,000)	--	$30,280,000
Storm Drainage Improvements	$101,944,500	$37,107,798	$139,052,298	--	--	--	$139,052,298
Sanitary Sewer Improvements	$26,599,650	$9,682,273	$36,281,923	--	--	--	$36,281,923
Potable Water Improvements	$37,542,100	$13,665,324	$51,207,424	--	--	--	$51,207,424
Non-Potable Water Improvements	$18,392,500	$6,694,870	$25,087,370	--	--	--	$25,087,370
Parks and Open Space	$100,885,000	$36,722,140	$137,607,140	($27,873,340)	--	--	$109,733,800
Schools /5	$207,000,000	$75,348,000	$282,348,000	($15,345,000)	--	($112,939,200)	$154,063,800
Miscellaneous /6	$78,589,500	$28,606,578	$107,196,078	($6,820,000)	--	--	$100,376,078
Total	**$874,364,200**	**$231,651,493**	**$1,106,015,693**	**($249,097,340)**	**($8,620,000)**	**($112,939,200)**	**$735,359,153**

/1 Soft costs include costs for engineering and surveying, construction staking, City plan check fees, City inspection fees, and contingencies and are applied to all infrastructure categories, except Fee Program Roads (soft costs are already included in the City's Road Fee Program).

/2 Refer to Appendix E for details related to Non-MLSP/existing fee program offsets.

/3 The amount estimated to be funded by Measure K is based on current Measure K appropriations.

/4 Assumes 40% of the total net cost for school facilities and land will be funded by state grants.

/5 Assumes 25% of the remaining high school facility cost will be funded by development outside of the MLSP area. Costs do not include land costs, which are expected to be included in the public land equity program.

/6 Includes costs related to soil stabilization/erosion control, soundwalls/perimeter walls, road landscaping, joint trench, and public facilities.

Source: PCCP Mariposa Lakes, LLC; Allred Land Consulting; PMA Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1A-4
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Project-Specific Cost Allocation Summary /1

Facilities:	Major Roads	Storm Drainage	Sanitary Sewer	Potable Water	Non-Potable Water	Parks & Open Space	Schools	Miscell-aneous	Total Cost Allocation	Facility Costs
Benefit Units:	**Peak Hour Trip Ends**	**Runoff Coefficient**	**Gallons per Day**	**Gallons per Day**	**Gallons per Day**	**Residents Served**	**Students Generated**	**Acres**		
Capital Costs:	$119,556,460	$139,052,298	$36,281,923	$51,207,424	$25,087,370	$109,733,800	$154,063,800	$100,376,078		$735,359,153
Residential	***Cost per Unit***								***per Unit***	
VRE	$6,153	$42,750	$2,023	$20,073	$9,834	$11,580	$16,556	$52,144	$161,113	$7,733,446
VLDR	$6,153	$6,436	$2,023	$4,808	$2,356	$10,753	$16,556	$7,850	$56,936	$238,676,379
VMDR	$3,815	$5,565	$2,023	$2,213	$1,084	$10,406	$16,556	$4,160	$45,823	$222,010,114
VHDR	$3,261	$2,907	$1,820	$2,106	$1,032	$9,264	$2,472	$1,809	$24,673	$36,442,345
										$504,862,284
Non-Residential	***Cost per Acre***								***per Acre***	
Commercial Retail	$67,011	$98,391	$13,485	$20,454	$10,021	n/a	n/a	$53,028	$262,390	$24,323,515
Business/Professional	$78,805	$94,542	$16,182	$20,454	$10,021	n/a	n/a	$53,028	$273,032	$15,644,754
Industrial	$92,207	$99,639	$20,228	$20,454	$10,021	n/a	n/a	$53,028	$295,576	$190,528,600
										$230,496,869
Total										**$735,359,153**

/1 Refer to Appendix 1B for cost allocation tables.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1A-5
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Public Facilities Fee Components

	Air Quality	City Office Space	Community Recreation Center	Fire Stations	Libraries	Parkland	Police Station Expansion	Street Improvement	Surface Water	Habitat/ Open Space	Agricultural Land Mitigation /1	County Facilities	Regional Trans-portation	Admin-istration /2	Total PFF
Residential	*per Unit*														
VRE	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$18,131	$14,118	$1,537	$2,764	$1,880	**$79,846**
VLDR	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$2,666	$2,076	$1,537	$2,764	$1,192	**$51,652**
VMDR	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$1,428	$1,112	$1,537	$2,764	$1,137	**$49,394**
VHDR	$117	$362	$375	$609	$704	$3,170	$460	$13,441	$965	$617	$480	$1,317	$1,659	$565	**$24,841**
Non-Residential	*per Acre*														
Commercial Retail	$6,948	$452	$404	$1,220	$978	n/a	$1,088	$299,257	$7,187	$14,854	$11,566	$3,812	$11,979	$8,694	**$368,439**
Business/Professional	$3,986	$1,056	$954	$2,875	$2,287	n/a	$2,548	$208,833	$8,625	$15,035	$11,707	$3,920	$18,165	$6,546	**$286,536**
Industrial	$6,517	$821	$744	$1,741	$1,800	n/a	$1,986	$49,441	$4,646	$13,257	$10,323	$3,136	$14,462	$2,360	**$111,234**

/1 Assumes costs to acquire an easement on suitable farmland and to monitor the easement by governmental authorities equal the current Agricultural Land Mitigation fee.

/2 The City charges a 2.5% fee for costs related to administration of the Public Facilities Fees. This fee applies to all PFF components except the regional transportation component.

Source: City of Stockton; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc.

08/13/2008

Table 1A-6
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Other Fees

Land Use	MUD Sewer Connection /1	MUD Water Connection /2	MUD Admin-istration /3	Specific Plan and Related Costs /4	Total Other Fees
Residential			***per Unit***		
VRE	$2,850	$1,754	$161	$4,438	$9,203
VLDR	$2,850	$1,754	$161	$634	$5,399
VMDR	$2,850	$1,754	$161	$341	$5,106
VHDR	$1,995	$1,417	$119	$171	$3,702
Non-Residential			***per Acre***		
Commercial Retail	$3,104	$3,306	$224	$4,438	$11,072
Business/Professional	$21,105	$3,306	$854	$4,438	$29,703
Industrial	$1,655	$3,306	$174	$4,438	$9,573

/1 Based on the current fees for the South of Calaveras fee area and the following Non-Residential usage factors:

Non-Residential Land Use	Gallons/SF
Commercial Retail	0.03
Business/Professional	0.17
Industrial	0.01

/2 Assumes a 1" water connection will be required for each acre of Non-Residential land.

/3 The Municipal Utilities Department charges a 3.5% fee for costs related to administration.

/4 Specific Plan and related costs total $8.4 million and include costs associated with the preparation, processing, and approval of the MLSP. Costs per residential unit are calculated based on the density assumptions shown in Table 1A-1.

Source: City of Stockton; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1A-7
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Project-Specific One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Facility Costs	Other Financing Sources: CFD Bonds	Other Financing Sources: Revenue Bonds	Other Financing Sources: Total	Net Project-Specific Fees /1	Administration (3.0%) /2	Total Net Project-Specific Burden	Net Facility Costs
Residential	*per Unit*			*per Unit*			*per Unit*		
VRE	$161,113	$7,733,446	($55,325)	($74,680)	($130,005)	$31,109	$933	$32,042	$1,538,025
VLDR	$56,936	$238,676,379	($19,039)	($15,623)	($34,661)	$22,275	$668	$22,943	$96,176,974
VMDR	$45,823	$222,010,114	($15,029)	($10,885)	($25,914)	$19,908	$597	$20,505	$99,348,048
VHDR	$24,673	$36,442,345	($7,016)	($7,866)	($14,881)	$9,792	$294	$10,086	$14,896,465
Subtotal		$504,862,284							$211,959,512
Non-Residential	*per Acre*			*per Acre*			*per Acre*		
Commercial Retail	$262,390	$24,323,515	($67,901)	($142,351)	($210,251)	$52,138	$1,564	$53,702	$4,978,201
Business/Professional	$273,032	$15,644,754	($59,417)	($141,199)	($200,617)	$72,416	$2,172	$74,588	$4,273,906
Industrial	$295,576	$190,528,600	($33,978)	($150,341)	($184,320)	$111,257	$3,338	$114,595	$73,867,636
Subtotal		$230,496,869							$83,119,743
Total /3		**$735,359,153**	**($197,245,400)**	**($251,629,015)**	**($448,874,415)**	**$286,484,714**	**$8,594,541**		**$295,079,255**

/1 Excludes burden for facilities to be funded through CFD bonds or revenue bonds, including drainage, sewer, water, and a portion of the road and school facilities. MLSP developers are expected to construct the necessary sewer, water, and drainage facilities and be reimbursed from revenue bonds and monthly rate charges. Refer to Appendix 1C for revenue bond analysis and Appendix 1D for CFD analysis.

/2 Assumes a 3.0% charge will be needed to administer the project-specific fee program.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities. The total CFD bond amount is rounded.

Source: Goodwin Consulting Group, Inc.

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Table 1A-8
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Total One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Project-Specific Admin-istration	Public Facilities Fees	Other Fees	Total Gross Burden /1	Total Costs and Fees	Gross One-Time Burden as a % of Estimated Value	Other Financing Sources	Total Net Burden /2	Net One-Time Burden as a % of Estimated Value
Residential	*per Unit*				*per Unit*			*per Unit*		
VRE	$161,113	$933	$79,846	$9,203	$251,096	$12,052,598	21.8%	($130,005)	$121,091	10.5%
VLDR	$56,936	$668	$51,652	$5,399	$114,656	$480,636,387	21.0%	($34,661)	$79,994	14.7%
VMDR	$45,823	$597	$49,394	$5,106	$100,920	$488,957,919	24.0%	($25,914)	$75,006	17.9%
VHDR	$24,673	$294	$24,841	$3,702	$53,510	$79,034,509	20.2%	($14,881)	$38,629	14.6%
Subtotal						$1,060,681,413				
Non-Residential	*per Acre*				*per Acre*			*per Acre*		
Commercial Retail	$262,390	$1,564	$368,439	$11,072	$643,464	$59,649,102	23.6%	($210,251)	$433,212	15.9%
Business/Professional	$273,032	$2,172	$286,536	$29,703	$591,444	$33,889,741	21.6%	($200,617)	$390,827	14.2%
Industrial	$295,576	$3,338	$111,234	$9,573	$419,720	$270,551,781	16.1%	($184,320)	$235,401	9.0%
Subtotal						$364,090,624				
Total /3	**$735,359,153**	**$8,594,541**	**$618,635,874**	**$62,182,469**		**$1,424,772,037**		**($448,874,439)**	**$975,897,598**	

/1 Excludes burden related to the fiscal shortfall fee needed to mitigate initial fiscal deficits; the fiscal shortfall fee applies to only a portion of the MLSP area.

/2 Excludes burden for facilities to be funded through CFD bonds or revenue bonds, including drainage, sewer, water, and a portion of the road and school facilities. MLSP developers are expected to construct the necessary sewer, water, and drainage facilities and be reimbursed from revenue bonds and monthly rate charges. Refer to Table 1A-9 for estimated annual special tax rates, Appendix 1C for revenue bond analysis, and Appendix 1D for CFD analysis.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: Goodwin Consulting Group, Inc.

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Table 1A-9
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Annual Burden Analysis

	% of Total Developed Value	Residential				Non-Residential		
		VRE	VLDR	VMDR	VHDR	Commercial Retail	Business/ Professional	Industrial
		per Unit				*per Acre*		
Developed Value		$1,150,000	$545,000	$420,000	$265,000	$2,722,500	$2,744,280	$2,613,600
Ad Valorem								
General Tax	1.0000%	$11,500	$5,450	$4,200	$2,650	$27,225	$27,443	$26,136
SJ Delta College DS#1	0.0131%	$151	$71	$55	$35	$357	$360	$342
School District DS /1	0.1256%	$1,444	$685	$528	$333	$3,420	$3,447	$3,283
Subtotal Ad Valorem Taxes	1.1387%	$13,095	$6,206	$4,783	$3,018	$31,001	$31,249	$29,761
Special Taxes and Assessments /2								
Estimated Non-Park Maintenance Services CFD Special Tax /3		$1,240	$1,000	$610	$430	$3,267	$2,614	$1,742
Estimated Park Maintenance Services CFD Special Tax		$400	$200	$160	$100	$0	$0	$0
Estimated City Infrastructure CFD Special Tax /4		$500	$500	$500	$500	$0	$0	$0
Proposed Project-Specific Infrastructure CFD Special Tax /5		$5,500	$1,900	$1,500	$700	$6,770	$5,930	$3,390
Subtotal Special Taxes		$7,640	$3,600	$2,770	$1,730	$10,037	$8,544	$5,132
Total Annual Burden /6		**$20,735**	**$9,806**	**$7,553**	**$4,748**	**$41,038**	**$39,793**	**$34,894**
Total Annual Burden as % of Value		**1.8%**	**1.8%**	**1.8%**	**1.8%**	**1.5%**	**1.5%**	**1.3%**

/1 Weighted average of additional tax overrides related to Stockton, Escalon, and Linden school districts based on acreage.
/2 Other existing assessments are considered immaterial and are not included in this annual burden analysis.
/3 Estimated amount to fund project-specific services (e.g., fire protection), excluding park maintenance costs.
/4 Estimated amount to fund critical city-wide improvements, including regional roadways.
/5 Remaining amount available for project-specific infrastructure costs based on a maximum annual burden of 1.8% of value for all residential land uses.
/6 Excludes incremental monthly rate charges related to sewer, water, and drainage facilities. These charges are anticipated to be included in monthly utility bills and, therefore, are not included in this annual burden analysis.

Source: San Joaquin Auditor-Controller's Office; City of Stockton; Goodwin Consulting Group, Inc.

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Table 1A-10
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Project-Specific Infrastructure Financing Matrix

		Primary Financing Sources				Other Funding Contributions		
Improvement	**Total Cost**	**Proposed MLSP Fee /1**	**Developers/ Revenue Bonds**	**CFD Bonds**	**Subtotal MLSP Cost**	**Existing Fee Program Offsets**	**Measure K /2**	**State Grants /3**
Major Roadway Improvements /4	$327,235,460	$76,374,860	$0	$43,181,600	$119,556,460	$199,059,000	$8,620,000	$0
Storm Drainage Improvements /5	$139,052,298	$0	$139,052,298	$0	$139,052,298	$0	$0	$0
Sanitary Sewer Improvements /5	$36,281,923	$0	$36,281,923	$0	$36,281,923	$0	$0	$0
Potable Water Improvements /5	$51,207,424	$0	$51,207,424	$0	$51,207,424	$0	$0	$0
Non-Potable Water Improvements /5	$25,087,370	$0	$25,087,370	$0	$25,087,370	$0	$0	$0
Parks and Open Space	$137,607,140	$109,733,800	$0	$0	$109,733,800	$27,873,340	$0	$0
Schools /6	$282,348,000	$0	$0	$154,063,800	$154,063,800	$15,345,000	$0	$112,939,200
Miscellaneous	$107,196,078	$100,376,078	$0		$100,376,078	$6,820,000	$0	$0
Total	**$1,106,015,693**	**$286,484,738**	**$251,629,015**	**$197,245,400**	**$735,359,153**	**$249,097,340**	**$8,620,000**	**$112,939,200**

/1 Excludes a 3.0% administration charge, which will be incorporated into the proposed MLSP Fee program.

/2 The amount estimated to be funded by Measure K is based on current Measure K appropriations.

/3 Assumes 40% of the total cost for school facilities and land will be funded by state grants.

/4 Roadway improvements are anticipated to be funded through both a CFD and a road fee component of the proposed MLSP fee program.
Refer to Table 1A-9 for estimated annual special tax rates and Appendix 1D for CFD analysis.

/5 These facilities will be advanced-funded by MLSP developers and are anticipated to be reimbursed from revenue bonds and monthly rate charges. Refer to Table 1C-3 for revenue bond analysis.

/6 School improvements are anticipated to be funded through a CFD in-lieu of paying school mitigation fees.
Refer to Table 1A-9 for estimated annual special tax rates and Appendix 1D for CFD analysis.

Source: Allred Land Consulting; PMA Inc.; Goodwin Consulting Group, Inc. *07/07/2008*

Table 1A-11
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cash Flow By Phase

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Post-Buildout	Total
Phased Costs	**$109,785,768**	**$46,110,499**	**$101,623,145**	**$229,954,783**	**$143,591,813**	**$67,339,452**	**$36,953,693**	**$0**	**$735,359,000**
Revenues									
Project-Specific Fees	$29,859,657	$17,685,764	$38,419,153	$47,235,921	$92,328,127	$37,365,804	$23,590,288	$0	**$286,485,000**
Monthly Rate Charges & Revenue Bond Proceeds	$4,218,793	$2,709,333	$7,226,287	$8,671,422	$21,301,750	$8,660,445	$6,465,982	$192,375,002	**$251,629,000**
CFD Bond Proceeds	$24,277,400	$15,260,600	$29,924,400	$37,272,200	$55,208,200	$22,600,400	$12,702,200	$0	**$197,245,000**
Total	$58,355,850	$35,655,696	$75,569,840	$93,179,544	$168,838,076	$68,626,649	$42,758,471	$192,375,002	**$735,359,000**
Developer Equity	$51,429,918	$10,454,802	$26,053,305	$136,775,239	$0	$0	$0	$0	**$224,713,000**
Developer Reimbursement	$0	$0	$0	$0	($25,246,263)	($1,287,197)	($5,804,778)	($192,375,002)	**($224,713,000)**
Total Revenues	**$109,785,768**	**$46,110,499**	**$101,623,145**	**$229,954,783**	**$143,591,813**	**$67,339,452**	**$36,953,693**	**$0**	**$735,359,000**

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 1B

SCENARIO 1: PUBLIC FACILITIES FINANCING PLAN TABLES
COST ALLOCATION ANALYSIS

Table 1B-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Capital Facility Benefit Units

Land Use	Capital Facility: / Benefit Unit:	Roads Peak Hour Trip Ends	Storm Drainage Runoff Coefficient	Sanitary Sewer Gallons per Day	Potable Water Gallons per Day	Non-Potable Water Gallons per Day	Parks Residents Served	Schools Students Generated	Miscellaneous Acres
Residential									
VRE		1.00 per unit	0.418 per acre	300 per unit	1,315 per unit	1,315 per unit	3.50 per unit	0.75 per unit	1.00 per acre
VLDR		1.00 per unit	0.418 per acre	300 per unit	315 per unit	315 per unit	3.25 per unit	0.75 per unit	1.00 per acre
VMDR		0.62 per unit	0.682 per acre	300 per unit	145 per unit	145 per unit	3.15 per unit	0.75 per unit	1.00 per acre
VHDR		0.53 per unit	0.819 per acre	270 per unit	138 per unit	138 per unit	2.80 per unit	0.11 per unit	1.00 per acre
Non-Residential									
Commercial Retail		1.00 per KSF	0.946 per acre	2,000 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre
Business/Professional		0.98 per KSF	0.909 per acre	2,400 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre
Industrial		0.86 per KSF	0.958 per acre	3,000 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre

Source: TJKM Transportation Consultants; Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Randall Planning; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Major Roadway Improvements - Fee and Non-Fee Program

Land Use	Total Dwelling Units	Total SF	Peak Hour Trip Ends	Total Trips	Percent Allocation	Total Cost	Cost per Unit or KSF
Total Cost $119,556,460							
Residential							
			per Unit				*per Unit*
VRE	48	n/a	1.00	48	0.25%	$295,366	$6,153
VLDR	4,192	n/a	1.00	4,192	21.58%	$25,795,320	$6,153
VMDR	4,845	n/a	0.62	3,004	15.46%	$18,484,389	$3,815
VHDR	1,477	n/a	0.53	783	4.03%	$4,816,993	$3,261
Subtotal	10,562			8,027	41.31%	$49,392,068	
Non-Residential							
			per KSF				*per KSF*
Commercial Retail	n/a	1,009,503	1.00	1,010	5.20%	$6,211,940	$6,153
Business/Professional	n/a	748,796	0.98	734	3.78%	$4,515,538	$6,030
Industrial	n/a	11,231,510	0.86	9,659	49.71%	$59,436,914	$5,292
Subtotal		12,989,810		11,402	58.69%	$70,164,392	
Total		**12,989,810**		**19,429**	**100.00%**	**$119,556,460**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Storm Drainage Improvements

Land Use	Total Dwelling Units	Total Acres	Runoff Coefficient	Total Runoff	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $139,052,298							
Residential							
			per Acre				*per Unit*
VRE	48	47.2	0.42	20	1.48%	$2,052,014	$42,750
VLDR	4,192	620.6	0.42	259	19.40%	$26,980,508	$6,436
VMDR	4,845	380.1	0.68	259	19.39%	$26,961,516	$5,565
VHDR	1,477	50.4	0.82	41	3.09%	$4,293,154	$2,907
Subtotal	10,562	1,098.3		580	43.36%	$60,287,192	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	0.95	88	6.56%	$9,120,800	$98,391
Business/Professional	n/a	57.3	0.91	52	3.90%	$5,417,271	$94,542
Industrial	n/a	644.6	0.96	618	46.19%	$64,227,035	$99,639
Subtotal		794.6		757	56.64%	$78,765,106	
Total		**1,892.9**		**1,337**	**100.00%**	**$139,052,298**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Sanitary Sewer Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per day	Total Gallons per day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $36,281,923							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	300	14,400	0.27%	$97,093	$2,023
VLDR	4,192	620.6	300	1,257,600	23.37%	$8,479,476	$2,023
VMDR	4,845	380.1	300	1,453,500	27.01%	$9,800,349	$2,023
VHDR	1,477	50.4	270	398,790	7.41%	$2,688,876	$1,820
Subtotal	10,562	1,098.3		3,124,290	58.06%	$21,065,794	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	2,000	185,400	3.45%	$1,250,075	$13,485
Business/Professional	n/a	57.3	2,400	137,520	2.56%	$927,240	$16,182
Industrial	n/a	644.6	3,000	1,933,800	35.94%	$13,038,813	$20,228
Subtotal		794.6		2,256,720	41.94%	$15,216,129	
Total		**1,892.9**		**5,381,010**	**100.00%**	**$36,281,923**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.4
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Potable Water Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per Day	Total Gallons per Day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $51,207,424							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	1,315	63,120	1.88%	$963,484	$20,073
VLDR	4,192	620.6	315	1,320,480	39.36%	$20,156,222	$4,808
VMDR	4,845	380.1	145	702,525	20.94%	$10,723,562	$2,213
VHDR	1,477	50.4	138	203,826	6.08%	$3,111,264	$2,106
Subtotal	10,562	1,098.3		2,289,951	68.26%	$34,954,532	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	1,340	124,218	3.70%	$1,896,103	$20,454
Business/Professional	n/a	57.3	1,340	76,782	2.29%	$1,172,025	$20,454
Industrial	n/a	644.6	1,340	863,764	25.75%	$13,184,765	$20,454
Subtotal		794.6		1,064,764	31.74%	$16,252,892	
Total		**1,892.9**		**3,354,715**	**100.00%**	**$51,207,424**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.5
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Non-Potable Water Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per Day	Total Gallons per Day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $25,087,370							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	1,315	63,120	1.88%	$472,027	$9,834
VLDR	4,192	620.6	315	1,320,480	39.36%	$9,874,869	$2,356
VMDR	4,845	380.1	145	702,525	20.94%	$5,253,652	$1,084
VHDR	1,477	50.4	138	203,826	6.08%	$1,524,260	$1,032
Subtotal	10,562	1,098.3		2,289,951	68.26%	$17,124,807	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	1,340	124,218	3.70%	$928,932	$10,021
Business/Professional	n/a	57.3	1,340	76,782	2.29%	$574,194	$10,021
Industrial	n/a	644.6	1,340	863,764	25.75%	$6,459,436	$10,021
Subtotal		794.6		1,064,764	31.74%	$7,962,563	
Total		**1,892.9**		**3,354,715**	**100.00%**	**$25,087,370**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.6
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Park and Open Space Improvements

Land Use	Total Dwelling Units	Total Acres	Residents Served	Total Residents Served	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $109,733,800							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	3.50	168	0.51%	$555,863	$11,580
VLDR	4,192	620.6	3.25	13,624	41.08%	$45,077,873	$10,753
VMDR	4,845	380.1	3.15	15,238	45.94%	$50,416,560	$10,406
VHDR	1,477	50.4	2.80	4,136	12.47%	$13,683,503	$9,264
Subtotal	10,562	1,098.3		33,165	100.00%	$109,733,800	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	--	--	0.00%	--	n/a
Business/Professional	n/a	57.3	--	--	0.00%	--	n/a
Industrial	n/a	644.6	--	--	0.00%	--	n/a
Subtotal		794.6		--	0.00%	--	
Total		**1,892.9**		**33,165**	**100.00%**	**$109,733,800**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.7
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
School Facilities

Land Use	Total Dwelling Units	Total Acres	Students Generated	Total Students Generated	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $154,063,800							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	0.75	36	0.52%	$794,692	$16,556
VLDR	4,192	620.6	0.75	3,144	45.05%	$69,403,140	$16,556
VMDR	4,845	380.1	0.75	3,634	52.07%	$80,214,268	$16,556
VHDR	1,477	50.4	0.11	165	2.37%	$3,651,700	$2,472
Subtotal	10,562	1,098.3		6,979	100.00%	$154,063,800	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	--	--	0.00%	--	n/a
Business/Professional	n/a	57.3	--	--	0.00%	--	n/a
Industrial	n/a	644.6	--	--	0.00%	--	n/a
Subtotal		794.6		--	0.00%	--	
Total		**1,892.9**		**6,979**	**100.00%**	**$154,063,800**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-2.8
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Allocation
Miscellaneous Improvements

Land Use	Total Dwelling Units	Total Acres	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $100,376,078					
Residential					
					per Unit
VRE	48	47.2	2.49%	$2,502,906	$52,144
VLDR	4,192	620.6	32.79%	$32,908,972	$7,850
VMDR	4,845	380.1	20.08%	$20,155,818	$4,160
VHDR	1,477	50.4	2.66%	$2,672,595	$1,809
Subtotal	10,562	1,098.3	58.02%	$58,240,291	
Non-Residential					
					per Acre
Commercial Retail	n/a	92.7	4.90%	$4,915,665	$53,028
Business/Professional	n/a	57.3	3.03%	$3,038,486	$53,028
Industrial	n/a	644.6	34.05%	$34,181,637	$53,028
Subtotal		794.6	41.98%	$42,135,787	
Total		**1,892.9**	**100.00%**	**$100,376,078**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1B-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Cost Comparison By Phase /1

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Major Roadway Improvements								
Fair-share Costs	$7,031,440	$4,873,543	$12,433,747	$15,448,913	$46,528,152	$18,773,852	$14,466,813	**$119,556,460**
Phased Costs	($13,178,695)	($6,473,614)	($22,369,903)	($47,391,635)	($13,339,293)	($10,982,928)	($5,820,393)	**($119,556,460)**
Net	($6,147,255)	($1,600,070)	($9,936,156)	($31,942,721)	$33,188,859	$7,790,924	$8,646,420	**$0**
Storm Drainage Improvements								
Fair-share Costs	$8,696,494	$5,279,033	$16,479,985	$19,285,329	$52,114,087	$21,033,229	$16,164,141	**$139,052,298**
Phased Costs	($22,150,678)	($20,762,126)	($11,982,399)	($24,918,234)	($51,582,047)	($7,656,814)	$0	**($139,052,298)**
Net	($13,454,184)	($15,483,093)	$4,497,586	($5,632,905)	$532,040	$13,376,415	$16,164,141	**$0**
Sanitary Sewer Improvements								
Fair-share Costs	$2,860,205	$1,602,038	$5,077,639	$5,942,511	$12,409,055	$4,945,687	$3,444,787	**$36,281,923**
Phased Costs	($5,163,422)	($588,293)	($1,702,272)	($26,643,353)	($1,540,092)	($644,490)	$0	**($36,281,923)**
Net	($2,303,217)	$1,013,745	$3,375,367	($20,700,842)	$10,868,963	$4,301,197	$3,444,787	**$0**
Potable Water Improvements								
Fair-share Costs	$5,037,682	$3,884,463	$5,959,417	$8,030,159	$16,448,779	$6,990,659	$4,856,265	**$51,207,424**
Phased Costs	($22,078,113)	($107,074)	($3,716,627)	($21,149,775)	($1,211,505)	($2,944,330)	$0	**($51,207,424)**
Net	($17,040,432)	$3,777,389	$2,242,790	($13,119,616)	$15,237,275	$4,046,329	$4,856,265	**$0**
Non-Potable Water Improvements								
Fair-share Costs	$2,468,044	$1,903,063	$2,919,618	$3,934,109	$8,058,531	$3,424,840	$2,379,165	**$25,087,370**
Phased Costs	($7,675,910)	($2,591,600)	($1,295,800)	($8,698,910)	($2,659,800)	($2,165,350)	$0	**($25,087,370)**
Net	($5,207,866)	($688,537)	$1,623,818	($4,764,801)	$5,398,731	$1,259,490	$2,379,165	**$0**
Parks and Open Space								
Fair-share Costs	$14,962,089	$8,520,757	$20,934,692	$24,792,069	$25,810,110	$10,366,438	$4,347,646	**$109,733,800**
Phased Costs	($1,841,400)	($10,495,980)	($19,506,564)	($9,953,108)	($46,268,244)	($13,794,132)	($7,874,372)	**($109,733,800)**
Net	$13,120,689	($1,975,223)	$1,428,128	$14,838,961	($20,458,134)	($3,427,694)	($3,526,726)	**$0**
Schools								
Fair-share Costs	$23,410,315	$13,112,425	$24,340,149	$30,055,974	$40,347,197	$16,125,634	$6,672,105	**$154,063,800**
Phased Costs	($18,004,800)	$0	($18,004,800)	($64,039,800)	($18,004,800)	($18,004,800)	($18,004,800)	**($154,063,800)**
Net	$5,405,515	$13,112,425	$6,335,349	($33,983,826)	$22,342,397	($1,879,166)	($11,332,695)	**$0**
Miscellaneous								
Fair-share Costs	$8,731,388	$6,439,002	$10,632,963	$14,208,724	$34,856,033	$14,697,661	$10,810,306	**$100,376,078**
Phased Costs	($19,692,750)	($5,091,812)	($23,044,780)	($27,159,968)	($8,986,032)	($11,146,608)	($5,254,128)	**($100,376,078)**
Net	($10,961,362)	$1,347,190	($12,411,817)	($12,951,244)	$25,870,001	$3,551,053	$5,556,178	**$0**
TOTAL								
Fair-share Costs	$73,197,655	$45,614,324	$98,778,210	$121,697,789	$236,571,945	$96,358,001	$63,141,229	**$735,359,153**
Phased Costs	($109,785,768)	($46,110,499)	($101,623,145)	($229,954,783)	($143,591,813)	($67,339,452)	($36,953,693)	**($735,359,153)**
Net	($36,588,113)	($496,174)	($2,844,935)	($108,256,994)	$92,980,132	$29,018,548	$26,187,536	**$0**
Cumulative Net	($36,588,113)	($37,084,288)	($39,929,222)	($148,186,216)	($55,206,084)	($26,187,536)	$0	

/1 Shortfalls in each phase will be financed through a combination of developer advances and a CFD. Developers who provide advance funding will be reimbursed in subsequent phases by future fee revenues, CFD bond proceeds, or revenue bond proceeds.

Source: Allred Land Consulting; Goodwin Consulting Group, Inc. *08/13/2008*

APPENDIX 1C

SCENARIO 1: PUBLIC FACILITIES FINANCING PLAN TABLES
REVENUE BOND ANALYSIS

Table 1C-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Revenue Bond Assumptions

Facilities:	Storm Drainage		Sanitary Sewer		Water	
Land Use	Runoff Coefficient	EDU Factor	Gallons per Day	EDU Factor	Gallons per Day	EDU Factor
Residential						
	per Acre	*per Unit*	*per Unit*		*per Unit*	
VRE	0.42	0.41	6.64	300	1.00	1,315	4.17
VLDR	0.42	0.06	1.00	300	1.00	315	1.00
VMDR	0.68	0.05	0.86	300	1.00	145	0.46
VHDR	0.82	0.03	0.50	270	0.90	138	0.44
Non-Residential						
		per Acre	*per Acre*		*per Acre*	
Commercial		0.95	15.29	2,000	6.67	1,340	4.25
Business/Professional		0.91	14.69	2,400	8.00	1,340	4.25
Industrial		0.96	15.48	3,000	10.00	1,340	4.25

Source: Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1C-2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Incremental Facilities Charges (2008$)

	Monthly Incremental Facilities Charge				Annual Incremental Facilities Charge /1			
Land Use	**Storm Drainage**	**Sanitary Sewer**	**Water**	**Total**	**Storm Drainage**	**Sanitary Sewer**	**Water**	**Total**
Residential				*per Unit*				
VRE	$91.90	$3.58	$31.61	$127.09	$1,103	$43	$379	$1,525
VLDR	$13.84	$3.58	$7.58	$25.00	$166	$43	$91	$300
VMDR	$11.90	$3.58	$3.49	$18.97	$143	$43	$42	$228
VHDR	$6.92	$3.22	$3.34	$13.48	$83	$39	$40	$162
Non-Residential				*per Acre*				
Commercial	$211.61	$23.88	$32.22	$267.71	$2,539	$287	$387	$3,212
Business/Professional	$203.31	$28.64	$32.22	$264.16	$2,440	$344	$387	$3,170
Industrial	$214.24	$35.80	$32.22	$282.26	$2,571	$430	$387	$3,387

/1 Assumes a 3% annual increase will apply to these 2008 incremental facilities charges.

Source: Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 1C-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
Revenue Bond Analysis

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Residential				*Units*				
VRE	6	5	0	9	0	11	17	**48**
VLDR	694	787	0	399	1,298	628	386	**4,192**
VMDR	714	0	1,361	1,296	1,139	335	0	**4,845**
VHDR	0	0	731	746	0	0	0	**1,477**
Non-Residential				*Acres*				
Commercial Retail	0.0	0.0	59.0	15.6	18.1	0.0	0.0	**92.7**
Business/Professional	0.0	0.0	0.0	57.3	0.0	0.0	0.0	**57.3**
Industrial	0.0	0.0	9.8	0.0	357.7	147.1	130.0	**644.6**
Annual Revenues at Buildout of Each Phase	**$379,878**	**$243,725**	**$650,757**	**$780,837**	**$1,918,382**	**$779,674**	**$582,048**	**$5,335,302**
Cumulative Revenues Available During Each Phase /1	**$949,696**	**$609,313**	**$1,626,893**	**$1,952,091**	**$4,795,955**	**$1,949,184**	**$1,455,121**	**$13,338,254**
Revenue Bond Analysis								
Net Annual Revenues to Secure Debt Service (125% Coverage)	$303,903	$194,980	$520,606	$624,669	$1,534,706	$623,739	$465,639	**$4,268,241**
Cumulative Supportable Revenue Bonds /2	$3,970,000	$2,550,000	$6,800,000	$8,160,000	$20,045,000	$8,150,000	$6,085,000	**$55,760,000**
Less Estimated Issuance Costs and Reserve Fund (10%)	$397,000	$255,000	$680,000	$816,000	$2,004,500	$815,000	$608,500	**$5,576,000**
Net Proceeds	$3,573,000	$2,295,000	$6,120,000	$7,344,000	$18,040,500	$7,335,000	$5,476,500	**$50,184,000**
Net Available Revenues /3	$645,793	$414,333	$1,106,287	$1,327,422	$3,261,250	$1,325,445	$989,482	**$9,070,013**
Total Proceeds and Available Revenues	$4,218,793	$2,709,333	$7,226,287	$8,671,422	$21,301,750	$8,660,445	$6,465,982	**$59,254,013**
Cumulative Proceeds and Available Revenues	$4,218,793	$6,928,126	$14,154,413	$22,825,835	$44,127,585	$52,788,030	$59,254,013	
Comparison of Revenues and Infrastructure Costs								
Infrastructure Costs	$57,068,123	$24,049,093	$18,697,098	$81,410,272	$56,993,444	$13,410,984	$0	**$251,629,015**
Unfunded Infrastructure Costs in Each Phase /4	$52,849,330	$21,339,760	$11,470,811	$72,738,850	$35,691,695	$4,750,539	($6,465,982)	
Cumulative Unfunded Infrastructure Costs	$52,849,330	$74,189,090	$85,659,901	$158,398,751	$194,090,446	$198,840,985	$192,375,002	

/1 Assumes each phase develops proportionately over four years.
/2 Assumes revenue bonds have a 30-year term and 6.5% interest rate.
/3 Assumes coverage revenues are available to fund infrastructure costs or to directly reimburse developers.
/4 Unfunded infrastructure costs will be advance funded by MLSP developers, who will be reimbursed by future monthly rate charges or revenue bonds secured by those charges.

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 1D

SCENARIO 1: PUBLIC FACILITIES FINANCING PLAN TABLES
MELLO-ROOS ANALYSIS

Table 1D-1.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
CFD Debt Financing Analysis
Project Buildout

Bonding Capacity		**VRE**	**VLDR**	**VMDR**	**VHDR**	**Total**
Special Tax Revenue						
Total Units		48	4,192	4,845	1,477	**10,562**
Maximum Annual Special Tax per Unit		$5,500	$1,900	$1,500	$700	
Annual Special Tax Revenue		$264,000	$7,964,800	$7,267,500	$1,033,900	**$16,530,200**
Less Debt Service Coverage	9.1%	$24,000	$724,100	$660,700	$94,000	**$1,502,800**
Less Annual Administration	1.0%	$2,600	$79,700	$72,600	$10,300	**$165,200**
Remaining for Debt Service		$237,400	$7,161,000	$6,534,200	$929,600	**$14,862,200**
CFD Financing						
Total Bond Size /1		$3,405,000	$102,320,000	$93,355,000	$13,285,000	**$212,365,000**
Term (Years)	30					
Less Estimated Issuance Costs	5.0%	$170,400	$5,116,000	$4,667,900	$664,300	**$10,618,600**
Less Bond Reserve Fund	10.0%	$340,500	$10,232,000	$9,335,500	$1,328,500	**$21,236,500**
Less Capitalized Interest for 12 Months /2	7.0%	$238,500	$7,162,400	$6,535,000	$930,000	**$14,865,900**
Construction Proceeds		$2,655,600	$79,809,600	$72,816,600	$10,362,200	**$165,644,000**
Construction Proceeds per Unit		**$55,325**	**$19,039**	**$15,029**	**$7,016**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.
/2 Equals the bond interest rate.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1D-1.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
CFD Debt Financing Analysis
Summary By Phase

Land Uses	Maximum Annual Special Tax per Unit
VRE	$5,500
VLDR	$1,900
VMDR	$1,500
VHDR	$700

Bonding Capacity		Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Special Tax Revenue									
Annual Special Tax Revenue		$2,422,600	$1,522,800	$2,553,200	$3,273,800	$4,174,700	$1,756,200	$826,900	**$16,530,200**
Less Debt Service Coverage	9.1%	$220,300	$138,400	$232,100	$297,600	$379,500	$159,700	$75,200	**$1,502,800**
Less Annual Administration	1.0%	$24,200	$15,300	$25,500	$32,700	$41,800	$17,500	$8,200	**$165,200**
Remaining for Debt Service		$2,178,100	$1,369,100	$2,295,600	$2,943,500	$3,753,400	$1,579,000	$743,500	**$14,862,200**
CFD Financing									
Total Bond Size /1		$31,125,000	$19,565,000	$32,800,000	$42,060,000	$53,625,000	$22,565,000	$10,625,000	**$212,365,000**
Term (Years)	30								
Less Estimated Issuance Costs	5.0%	$1,556,300	$978,300	$1,640,100	$2,103,000	$2,681,300	$1,128,300	$531,300	**$10,618,600**
Less Bond Reserve Fund	10.0%	$3,112,500	$1,956,500	$3,280,000	$4,206,000	$5,362,500	$2,256,500	$1,062,500	**$21,236,500**
Less Capitalized Interest for 12 Months	7.0%	$2,178,800	$1,369,600	$2,296,100	$2,944,200	$3,753,800	$1,579,600	$743,800	**$14,865,900**
Construction Proceeds		$24,277,400	$15,260,600	$25,583,800	$32,806,800	$41,827,400	$17,600,600	$8,287,400	**$165,644,000**
Cumulative Construction Proceeds		**$24,277,400**	**$39,538,000**	**$65,121,800**	**$97,928,600**	**$139,756,000**	**$157,356,600**	**$165,644,000**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1D-2.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
CFD Debt Financing Analysis - Non-School Facilities
Project Buildout

Bonding Capacity		Commercial	Business/ Professional	Industrial	Total
Land Use					
Gross Acres		92.7	57.3	644.6	**794.6**
Gross Land SF		4,038,012	2,495,988	28,078,776	**34,612,776**
Floor-to-Area Ratio (FAR)		0.25	0.30	0.40	
Estimated Building SF		1,009,503	748,796	11,231,510	**12,989,810**
Maximum Annual Special Tax per Acre		$6,770	$5,930	$3,390	
Maximum Annual Special Tax per Land SF		$0.16	$0.14	$0.08	
Maximum Annual Special Tax per Building SF		$0.62	$0.45	$0.19	
Special Tax Revenue					
Annual Special Tax Revenue		$627,579	$339,789	$2,185,194	**$3,152,562**
Less Debt Service Coverage	9.1%	$57,000	$30,900	$198,600	**$286,500**
Less Annual Administration	1.0%	$6,300	$3,400	$21,800	**$31,500**
Remaining for Debt Service		$564,279	$305,489	$1,964,794	**$2,834,562**
CFD Financing					
Total Bond Size /1		$8,070,000	$4,365,000	$28,080,000	**$40,515,000**
Term (Years)	30				
Less Estimated Issuance Costs	5.0%	$403,600	$218,300	$1,404,000	**$2,025,900**
Less Bond Reserve Fund	10.0%	$807,000	$436,500	$2,808,000	**$4,051,500**
Less Capitalized Interest for 12 Months /2	7.0%	$565,000	$305,600	$1,965,600	**$2,836,200**
Construction Proceeds		$6,294,400	$3,404,600	$21,902,400	**$31,601,400**
Construction Proceeds per Acre		$67,901	$59,417	$33,978	
Estimated Bonds per Acre		$87,100	$76,200	$43,600	
Estimated Bonds per Land SF		$2.00	$1.75	$1.00	
Estimated Bonds per Building SF		$8.00	$5.83	$2.50	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.
/2 Equals the bond interest rate.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 1D-2.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 1: Expected Values
CFD Debt Financing Analysis - Non-School Facilities
Summary By Phase

Land Uses	Maximum Annual Special Tax per Acre	Maximum Annual Special Tax per Building SF
Commercial Retail	$6,770	$0.62
Business/Professional	$5,930	$0.45
Industrial	$3,390	$0.19

Bonding Capacity		Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Special Tax Revenue									
Annual Special Tax Revenue		$0	$0	$432,652	$445,401	$1,335,140	$498,669	$440,700	**$3,152,562**
Less Debt Service Coverage	9.1%	$0	$0	$39,300	$40,500	$121,300	$45,300	$40,100	**$286,500**
Less Annual Administration	1.0%	$0	$0	$4,300	$4,500	$13,300	$5,000	$4,400	**$31,500**
Remaining for Debt Service		$0	$0	$389,052	$400,401	$1,200,540	$448,369	$396,200	**$2,834,562**
CFD Financing /1									
Total Bond Size		$0	$0	$5,565,000	$5,725,000	$17,155,000	$6,410,000	$5,660,000	**$40,515,000**
Term (Years)	30								
Less Estimated Issuance Costs	5.0%	$0	$0	$278,300	$286,300	$857,800	$320,500	$283,000	**$2,025,900**
Less Bond Reserve Fund	10.0%	$0	$0	$556,500	$572,500	$1,715,500	$641,000	$566,000	**$4,051,500**
Less Capitalized Interest for 12 Months	7.0%	$0	$0	$389,600	$400,800	$1,200,900	$448,700	$396,200	**$2,836,200**
Construction Proceeds		$0	$0	$4,340,600	$4,465,400	$13,380,800	$4,999,800	$4,414,800	**$31,601,400**
Cumulative Construction Proceeds		**$0**	**$0**	**$4,340,600**	**$8,806,000**	**$22,186,800**	**$27,186,600**	**$31,601,400**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 2A

SCENARIO 2: PUBLIC FACILITIES FINANCING PLAN TABLES
FINANCING PLAN

Table 2A-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Land Use, Demographics, and Value Assumptions

	Gross Acres	Net Acres /1	Net Density (Units per Acre)	Dwelling Units	Population per Household /2	Total Population	Estimated Value per Unit	Total Value
Proposed Residential								
Village Residential Estates (VRE)	52.4	47.2	1.0	48	3.50	168	$980,000	$47,040,000
Village Low Density Residential (VLDR)	886.6	620.6	6.8	4,192	3.25	13,624	$480,000	$2,012,160,000
Village Medium Density Residential (VMDR)	507.9	380.1	12.7	4,845	3.15	15,238	$380,000	$1,841,100,000
Village High Density Residential (VHDR) /3	63.0	50.4	26.3	1,477	2.80	4,136	$250,000	$369,250,000
Subtotal	1,509.9	1,098.3		10,562		33,165		$4,269,550,000

	Gross Acres	Net Acres /1	Building Intensity (Avg FAR)	Building Square Feet (Bldg. SF)	Bldg. SF per Employee	Total Jobs	Estimated Value per Bldg. SF	Total Value
Non-Residential								
Commercial Retail	92.7	92.7	0.25	1,009,503	500	2,019	$250	$252,375,750
Business/Professional	57.3	57.3	0.30	748,796	250	2,995	$210	$157,247,244
Industrial	644.6	644.6	0.40	11,231,510	1,250	8,986	$150	$1,684,726,560
Subtotal	794.6	794.6		12,989,810		14,000		$2,094,349,554
Other Land Uses								
Existing Residential	151.0							
College	20.7							
Schools	153.6							
Religious	18.0							
Library	2.0							
Parks	196.5							
Open Space	325.9							
Private Sports Club	24.0							
Lakes & On-site Detention/Recharge Basin	186.9							
Amtrak	14.9							
Railroad	15.6							
Roads	384.5							
Maintenance & Public Safety	8.7							
PG&E Substation	3.2							
Subtotal	1,505.5							
Total	**3,810.0**	**1,892.9**						**$6,363,899,554**

/1 Excludes land devoted to major road and infrastructure rights-of-way, but includes internal roads.

/2 Average persons per household for the entire project equals 3.14, pursuant to the specific plan.

/3 VHDR units include 150 units in the Austin Road Town Center; however, the acreage associated with these units is included in the commercial retail land use category.

Source: Randall Planning; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2A-2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Land Use Summary By Phase

Land Use	Phase 1A	Phase 1B	Phase 1C /1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Residential /2								
				Units				
VRE	6	5	--	9	--	11	17	**48**
VLDR	694	787	--	399	1,298	628	386	**4,192**
VMDR	714	--	1,361	1,296	1,139	335	--	**4,845**
VHDR	--	--	731	746	--	--	--	**1,477**
Total	**1,414**	**792**	**2,092**	**2,450**	**2,437**	**974**	**403**	**10,562**
Non-Residential								
				Acres				
Commercial Retail	--	--	59.0	15.6	18.1	--	--	**92.7**
Business/Professional	--	--	--	57.3	--	--	--	**57.3**
Industrial	--	--	9.8	--	357.7	147.1	130.0	**644.6**
Total	--	--	68.8	72.9	375.8	147.1	130.0	**794.6**

/1 VHDR units in Phase 1C include 150 units in the Austin Road Town Center; however, the acreage associated with these units is included in the commercial retail land use category.

/2 Residential unit allocations within each phase may be adjusted between density categories.

Source: Allred Land Consulting; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2A-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Project-Specific Infrastructure Cost Summary

Improvement	Hard Cost	Soft Costs (36.4%) /1	Total Cost	Other Funding Contributions: Existing Fee Program Offsets /2	Other Funding Contributions: Measure K /3	Other Funding Contributions: State Grants /4	MLSP Costs Requiring Other Financing Sources
Major Roadway Improvements							
Non-Fee Program Roads	$65,451,950	$23,824,510	$89,276,460	--	--	--	$89,276,460
Fee Program Roads	$237,959,000	--	$237,959,000	($199,059,000)	($8,620,000)	--	$30,280,000
Storm Drainage Improvements	$101,944,500	$37,107,798	$139,052,298	--	--	--	$139,052,298
Sanitary Sewer Improvements	$26,599,650	$9,682,273	$36,281,923	--	--	--	$36,281,923
Potable Water Improvements	$37,542,100	$13,665,324	$51,207,424	--	--	--	$51,207,424
Non-Potable Water Improvements	$18,392,500	$6,694,870	$25,087,370	--	--	--	$25,087,370
Parks and Open Space	$100,885,000	$36,722,140	$137,607,140	($27,873,340)	--	--	$109,733,800
Schools /5	$207,000,000	$75,348,000	$282,348,000	($15,345,000)	--	($112,939,200)	$154,063,800
Miscellaneous /6	$78,589,500	$28,606,578	$107,196,078	($6,820,000)	--	--	$100,376,078
Total	**$874,364,200**	**$231,651,493**	**$1,106,015,693**	**($249,097,340)**	**($8,620,000)**	**($112,939,200)**	**$735,359,153**

/1 Soft costs include costs for engineering and surveying, construction staking, City plan check fees, City inspection fees, and contingencies and are applied to all infrastructure categories, except Fee Program Roads (soft costs are already included in the City's Road Fee Program).

/2 Refer to Appendix E for details related to Non-MLSP/existing fee program offsets.

/3 The amount estimated to be funded by Measure K is based on current Measure K appropriations.

/4 Assumes 40% of the total net cost for school facilities and land will be funded by state grants.

/5 Assumes 25% of the remaining high school facility cost will be funded by development outside of the MLSP area. Costs do not include land costs, which are expected to be included in the public land equity program.

/6 Includes costs related to soil stabilization/erosion control, soundwalls/perimeter walls, road landscaping, joint trench, and public facilities.

Source: PCCP Mariposa Lakes, LLC; Allred Land Consulting; PMA Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2A-4
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Project-Specific Cost Allocation Summary /1

Facilities:	Major Roads	Storm Drainage	Sanitary Sewer	Potable Water	Non-Potable Water	Parks & Open Space	Schools	Miscell-aneous	Total Cost Allocation	Facility Costs
Benefit Units:	**Peak Hour Trip Ends**	**Runoff Coefficient**	**Gallons per Day**	**Gallons per Day**	**Gallons per Day**	**Residents Served**	**Students Generated**	**Acres**		
Capital Costs:	$119,556,460	$139,052,298	$36,281,923	$51,207,424	$25,087,370	$109,733,800	$154,063,800	$100,376,078		$735,359,153
Residential	***Cost per Unit***								***per Unit***	
VRE	$6,153	$42,750	$2,023	$20,073	$9,834	$11,580	$16,556	$52,144	$161,113	$7,733,446
VLDR	$6,153	$6,436	$2,023	$4,808	$2,356	$10,753	$16,556	$7,850	$56,936	$238,676,379
VMDR	$3,815	$5,565	$2,023	$2,213	$1,084	$10,406	$16,556	$4,160	$45,823	$222,010,114
VHDR	$3,261	$2,907	$1,820	$2,106	$1,032	$9,264	$2,472	$1,809	$24,673	$36,442,345
										$504,862,284
Non-Residential	***Cost per Acre***								***per Acre***	
Commercial Retail	$67,011	$98,391	$13,485	$20,454	$10,021	n/a	n/a	$53,028	$262,390	$24,323,515
Business/Professional	$78,805	$94,542	$16,182	$20,454	$10,021	n/a	n/a	$53,028	$273,032	$15,644,754
Industrial	$92,207	$99,639	$20,228	$20,454	$10,021	n/a	n/a	$53,028	$295,576	$190,528,600
										$230,496,869
Total										**$735,359,153**

/1 Refer to Appendix 2B for cost allocation tables.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2A-5
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Public Facilities Fee Components

	Air Quality	City Office Space	Community Recreation Center	Fire Stations	Libraries	Parkland	Police Station Expansion	Street Improvement	Surface Water	Habitat/ Open Space	Agricultural Land Mitigation /1	County Facilities	Regional Trans-portation	Admin-istration /2	Total PFF
Residential	*per Unit*														
VRE	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$18,131	$14,118	$1,537	$2,764	$1,880	**$79,846**
VLDR	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$2,666	$2,076	$1,537	$2,764	$1,192	**$51,652**
VMDR	$173	$432	$445	$723	$835	$5,178	$547	$29,870	$3,213	$1,428	$1,112	$1,537	$2,764	$1,137	**$49,394**
VHDR	$117	$362	$375	$609	$704	$3,170	$460	$13,441	$965	$617	$480	$1,317	$1,659	$565	**$24,841**
Non-Residential	*per Acre*														
Commercial Retail	$6,948	$452	$404	$1,220	$978	n/a	$1,088	$299,257	$7,187	$14,854	$11,566	$3,812	$11,979	$8,694	**$368,439**
Business/Professional	$3,986	$1,056	$954	$2,875	$2,287	n/a	$2,548	$208,833	$8,625	$15,035	$11,707	$3,920	$18,165	$6,546	**$286,536**
Industrial	$6,517	$821	$744	$1,741	$1,800	n/a	$1,986	$49,441	$4,646	$13,257	$10,323	$3,136	$14,462	$2,360	**$111,234**

/1 Assumes costs to acquire an easement on suitable farmland and to monitor the easement by governmental authorities equal the current Agricultural Land Mitigation fee.

/2 The City charges a 2.5% fee for costs related to administration of the Public Facilities Fees. This fee applies to all PFF components except the regional transportation component.

Source: City of Stockton; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc.

08/13/2008

Table 2A-6
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Other Fees

Land Use	MUD Sewer Connection /1	MUD Water Connection /2	MUD Admin-istration /3	Specific Plan and Related Costs /4	Total Other Fees
Residential			***per Unit***		
VRE	$2,850	$1,754	$161	$4,438	$9,203
VLDR	$2,850	$1,754	$161	$634	$5,399
VMDR	$2,850	$1,754	$161	$341	$5,106
VHDR	$1,995	$1,417	$119	$171	$3,702
Non-Residential			***per Acre***		
Commercial Retail	$3,104	$3,306	$224	$4,438	$11,072
Business/Professional	$21,105	$3,306	$854	$4,438	$29,703
Industrial	$1,655	$3,306	$174	$4,438	$9,573

/1 Based on the current fees for the South of Calaveras fee area and the following Non-Residential usage factors:

Non-Residential Land Use	Gallons/SF
Commercial Retail	0.03
Business/Professional	0.17
Industrial	0.01

/2 Assumes a 1" water connection will be required for each acre of Non-Residential land.

/3 The Municipal Utilities Department charges a 3.5% fee for costs related to administration.

/4 Specific Plan and related costs total $8.4 million and include costs associated with the preparation, processing, and approval of the MLSP. Costs per residential unit are calculated based on the density assumptions shown in Table 2A-1.

Source: City of Stockton; PCCP Mariposa Lakes, LLC; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2A-7
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Project-Specific One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Facility Costs	Other Financing Sources: CFD Bonds	Other Financing Sources: Revenue Bonds	Other Financing Sources: Total	Net Project-Specific Fees /1	Admin-istration (3.0%) /2	Total Net Project-Specific Burden	Net Facility Costs
Residential	*per Unit*		*per Unit*			*per Unit*			
VRE	$161,113	$7,733,446	($43,304)	($74,680)	($117,984)	$43,130	$1,294	$44,424	$2,132,335
VLDR	$56,936	$238,676,379	($15,031)	($15,623)	($30,653)	$26,283	$788	$27,071	$113,482,427
VMDR	$45,823	$222,010,114	($12,023)	($10,885)	($22,908)	$22,915	$687	$23,602	$114,351,685
VHDR	$24,673	$36,442,345	($6,012)	($7,866)	($13,878)	$10,795	$324	$11,119	$16,422,932
Subtotal		$504,862,284							$246,389,379
Non-Residential	*per Acre*		*per Acre*			*per Acre*			
Commercial Retail	$262,390	$24,323,515	($67,901)	($142,351)	($210,251)	$52,138	$1,564	$53,702	$4,978,201
Business/Professional	$273,032	$15,644,754	($59,417)	($141,199)	($200,617)	$72,416	$2,172	$74,588	$4,273,906
Industrial	$295,576	$190,528,600	($33,978)	($150,341)	($184,320)	$111,257	$3,338	$114,595	$73,867,636
Subtotal		$230,496,869							$83,119,743
Total /3		**$735,359,153**	**($163,818,400)**	**($251,629,015)**	**($415,447,415)**	**$319,911,769**	**$9,597,353**		**$329,509,122**

/1 Excludes burden for facilities to be funded through CFD bonds or revenue bonds, including drainage, sewer, water, and a portion of the road and school facilities. MLSP developers are expected to construct the necessary sewer, water, and drainage facilities and be reimbursed from revenue bonds and monthly rate charges. Refer to Appendix 2C for revenue bond analysis and Appendix 2D for CFD analysis.

/2 Assumes a 3.0% charge will be needed to administer the project-specific fee program.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities. The total CFD bond amount is rounded.

Source: Goodwin Consulting Group, Inc.

08/13/2008

Table 2A-8
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Total One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Project-Specific Admin-istration	Public Facilities Fees	Other Fees	Total Gross Burden /1	Total Costs and Fees	Gross One-Time Burden as a % of Estimated Value	Other Financing Sources	Total Net Burden /2	Net One-Time Burden as a % of Estimated Value
Residential	*per Unit*				*per Unit*			*per Unit*		
VRE	$161,113	$1,294	$79,846	$9,203	$251,456	$12,069,908	25.7%	($117,984)	$133,473	13.6%
VLDR	$56,936	$788	$51,652	$5,399	$114,776	$481,140,429	23.9%	($30,653)	$84,122	17.5%
VMDR	$45,823	$687	$49,394	$5,106	$101,010	$489,394,918	26.6%	($22,908)	$78,102	20.6%
VHDR	$24,673	$324	$24,841	$3,702	$53,540	$79,078,969	21.4%	($13,878)	$39,662	15.9%
Subtotal						$1,061,684,225				
Non-Residential	*per Acre*				*per Acre*			*per Acre*		
Commercial Retail	$262,390	$1,564	$368,439	$11,072	$643,464	$59,649,102	23.6%	($210,251)	$433,212	15.9%
Business/Professional	$273,032	$2,172	$286,536	$29,703	$591,444	$33,889,741	21.6%	($200,617)	$390,827	14.2%
Industrial	$295,576	$3,338	$111,234	$9,573	$419,720	$270,551,781	16.1%	($184,320)	$235,401	9.0%
Subtotal						$364,090,624				
Total /3	**$735,359,153**	**$9,597,353**	**$618,635,874**	**$62,182,469**		**$1,425,774,849**		**($415,447,384)**	**$1,010,327,465**	

/1 Excludes burden related to the fiscal shortfall fee needed to mitigate initial fiscal deficits; the fiscal shortfall fee applies to only a portion of the MLSP area.

/2 Excludes burden for facilities to be funded through CFD bonds or revenue bonds, including drainage, sewer, water, and a portion of the road and school facilities. MLSP developers are expected to construct the necessary sewer, water, and drainage facilities and be reimbursed from revenue bonds and monthly rate charges. Refer to Table 2A-9 for estimated annual special tax rates, Appendix 2C for revenue bond analysis, and Appendix 2D for CFD analysis.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: Goodwin Consulting Group, Inc.

08/13/2008

Table 2A-9
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Annual Burden Analysis

	% of Total Developed Value	Residential				Non-Residential		
		VRE	VLDR	VMDR	VHDR	Commercial Retail	Business/ Professional	Industrial
		per Unit				*per Acre*		
Developed Value		$980,000	$480,000	$380,000	$250,000	$2,722,500	$2,744,280	$2,613,600
Ad Valorem								
General Tax	1.0000%	$9,800	$4,800	$3,800	$2,500	$27,225	$27,443	$26,136
SJ Delta College DS#1	0.0131%	$128	$63	$50	$33	$357	$360	$342
School District DS /1	0.1256%	$1,231	$603	$477	$314	$3,420	$3,447	$3,283
Subtotal Ad Valorem Taxes	1.1387%	$11,159	$5,466	$4,327	$2,847	$31,001	$31,249	$29,761
Special Taxes and Assessments /2								
Estimated Non-Park Maintenance Services CFD Special Tax /3		$1,240	$1,000	$610	$430	$3,267	$2,614	$1,742
Estimated Park Maintenance Services CFD Special Tax		$400	$200	$160	$100	$0	$0	$0
Estimated City Infrastructure CFD Special Tax /4		$500	$500	$500	$500	$0	$0	$0
Proposed Project-Specific Infrastructure CFD Special Tax /5		$4,300	$1,500	$1,200	$600	$6,770	$5,930	$3,390
Subtotal Special Taxes		$6,440	$3,200	$2,470	$1,630	$10,037	$8,544	$5,132
Total Annual Burden /6		**$17,599**	**$8,666**	**$6,797**	**$4,477**	**$41,038**	**$39,793**	**$34,894**
Total Annual Burden as % of Value		**1.8%**	**1.8%**	**1.8%**	**1.8%**	**1.5%**	**1.5%**	**1.3%**

/1 Weighted average of additional tax overrides related to Stockton, Escalon, and Linden school districts based on acreage.
/2 Other existing assessments are considered immaterial and are not included in this annual burden analysis.
/3 Estimated amount to fund project-specific services (e.g., fire protection), excluding park maintenance costs.
/4 Estimated amount to fund critical city-wide improvements, including regional roadways.
/5 Remaining amount available for project-specific infrastructure costs based on a maximum annual burden of 1.8% of value for all residential land uses.
/6 Excludes incremental monthly rate charges related to sewer, water, and drainage facilities. These charges are anticipated to be included in monthly utility bills and, therefore, are not included in this annual burden analysis.

Source: San Joaquin Auditor-Controller's Office; City of Stockton; Goodwin Consulting Group, Inc.

08/13/2008

Table 2A-10
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Project-Specific Infrastructure Financing Matrix

		Primary Financing Sources				Other Funding Contributions		
Improvement	**Total Cost**	**Proposed MLSP Fee /1**	**Developers/ Revenue Bonds**	**CFD Bonds**	**Subtotal MLSP Cost**	**Existing Fee Program Offsets**	**Measure K /2**	**State Grants /3**
Major Roadway Improvements /4	$327,235,460	$87,955,060	$0	$31,601,400	$119,556,460	$199,059,000	$8,620,000	$0
Storm Drainage Improvements /5	$139,052,298	$0	$139,052,298	$0	$139,052,298	$0	$0	$0
Sanitary Sewer Improvements /5	$36,281,923	$0	$36,281,923	$0	$36,281,923	$0	$0	$0
Potable Water Improvements /5	$51,207,424	$0	$51,207,424	$0	$51,207,424	$0	$0	$0
Non-Potable Water Improvements /5	$25,087,370	$0	$25,087,370	$0	$25,087,370	$0	$0	$0
Parks and Open Space	$137,607,140	$109,733,800	$0	$0	$109,733,800	$27,873,340	$0	$0
Schools /6	$282,348,000	$21,846,800	$0	$132,217,000	$154,063,800	$15,345,000	$0	$112,939,200
Miscellaneous	$107,196,078	$100,376,078	$0		$100,376,078	$6,820,000	$0	$0
Total	**$1,106,015,693**	**$319,911,738**	**$251,629,015**	**$163,818,400**	**$735,359,153**	**$249,097,340**	**$8,620,000**	**$112,939,200**

/1 Excludes a 3.0% administration charge, which will be incorporated into the proposed MLSP Fee program.

/2 The amount estimated to be funded by Measure K is based on current Measure K appropriations.

/3 Assumes 40% of the total cost for school facilities and land will be funded by state grants.

/4 Roadway improvements are anticipated to be funded through both a CFD and a road fee component of the proposed MLSP fee program. Refer to Table 2A-9 for estimated annual special tax rates and Appendix 2D for CFD analysis.

/5 These facilities will be advanced-funded by MLSP developers and are anticipated to be reimbursed from revenue bonds and monthly rate charges. Refer to Table 2C-3 for revenue bond analysis.

/6 School improvements are anticipated to be funded through a CFD and the proposed MLSP Fee program in-lieu of paying school mitigation fees. Refer to Table 2A-9 for estimated annual special tax rates and Appendix 2D for CFD analysis.

Source: Allred Land Consulting; PMA Inc.; Goodwin Consulting Group, Inc. *07/07/2008*

Table 2A-11
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cash Flow By Phase

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Post-Buildout	Total
Phased Costs	**$109,785,768**	**$46,110,499**	**$101,623,145**	**$229,954,783**	**$143,591,813**	**$67,339,452**	**$36,953,693**	**$0**	**$735,359,000**
Revenues									
Project-Specific Fees	$34,859,975	$20,900,140	$43,244,518	$53,588,281	$100,954,909	$41,022,226	$25,341,719	$0	**$319,912,000**
Monthly Rate Charges & Revenue Bond Proceeds	$4,218,793	$2,709,333	$7,226,287	$8,671,422	$21,301,750	$8,660,445	$6,465,982	$192,375,002	**$251,629,000**
CFD Bond Proceeds	$19,277,400	$12,047,000	$25,100,200	$30,919,000	$46,581,400	$18,942,200	$10,951,200	$0	**$163,818,000**
Total	$58,356,169	$35,656,473	$75,571,006	$93,178,703	$168,838,059	$68,624,871	$42,758,901	$192,375,002	**$735,359,000**
Developer Equity	$51,429,600	$10,454,026	$26,052,139	$136,776,080	$0	$0	$0	$0	**$224,712,000**
Developer Reimbursement	$0	$0	$0	$0	($25,246,246)	($1,285,419)	($5,805,208)	($192,375,002)	**($224,712,000)**
Total Revenues	**$109,785,768**	**$46,110,499**	**$101,623,145**	**$229,954,783**	**$143,591,813**	**$67,339,452**	**$36,953,693**	**$0**	**$735,359,000**

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 2B

SCENARIO 2: PUBLIC FACILITIES FINANCING PLAN TABLES
COST ALLOCATION ANALYSIS

Table 2B-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Capital Facility Benefit Units

Land Use	Capital Facility: / Benefit Unit:	Roads Peak Hour Trip Ends	Storm Drainage Runoff Coefficient	Sanitary Sewer Gallons per Day	Potable Water Gallons per Day	Non-Potable Water Gallons per Day	Parks Residents Served	Schools Students Generated	Miscellaneous Acres
Residential									
VRE		1.00 per unit	0.418 per acre	300 per unit	1,315 per unit	1,315 per unit	3.50 per unit	0.75 per unit	1.00 per acre
VLDR		1.00 per unit	0.418 per acre	300 per unit	315 per unit	315 per unit	3.25 per unit	0.75 per unit	1.00 per acre
VMDR		0.62 per unit	0.682 per acre	300 per unit	145 per unit	145 per unit	3.15 per unit	0.75 per unit	1.00 per acre
VHDR		0.53 per unit	0.819 per acre	270 per unit	138 per unit	138 per unit	2.80 per unit	0.11 per unit	1.00 per acre
Non-Residential									
Commercial Retail		1.00 per KSF	0.946 per acre	2,000 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre
Business/Professional		0.98 per KSF	0.909 per acre	2,400 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre
Industrial		0.86 per KSF	0.958 per acre	3,000 per acre	1,340 per acre	1,340 per acre	N/A	N/A	1.00 per acre

Source: TJKM Transportation Consultants; Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Randall Planning; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Major Roadway Improvements - Fee and Non-Fee Program

Land Use	Total Dwelling Units	Total SF	Peak Hour Trip Ends	Total Trips	Percent Allocation	Total Cost	Cost per Unit or KSF
Total Cost $119,556,460							
Residential							
			per Unit				*per Unit*
VRE	48	n/a	1.00	48	0.25%	$295,366	$6,153
VLDR	4,192	n/a	1.00	4,192	21.58%	$25,795,320	$6,153
VMDR	4,845	n/a	0.62	3,004	15.46%	$18,484,389	$3,815
VHDR	1,477	n/a	0.53	783	4.03%	$4,816,993	$3,261
Subtotal	10,562			8,027	41.31%	$49,392,068	
Non-Residential							
			per KSF				*per KSF*
Commercial Retail	n/a	1,009,503	1.00	1,010	5.20%	$6,211,940	$6,153
Business/Professional	n/a	748,796	0.98	734	3.78%	$4,515,538	$6,030
Industrial	n/a	11,231,510	0.86	9,659	49.71%	$59,436,914	$5,292
Subtotal		12,989,810		11,402	58.69%	$70,164,392	
Total		**12,989,810**		**19,429**	**100.00%**	**$119,556,460**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Storm Drainage Improvements

Land Use	Total Dwelling Units	Total Acres	Runoff Coefficient	Total Runoff	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $139,052,298							
Residential							
			per Acre				*per Unit*
VRE	48	47.2	0.42	20	1.48%	$2,052,014	$42,750
VLDR	4,192	620.6	0.42	259	19.40%	$26,980,508	$6,436
VMDR	4,845	380.1	0.68	259	19.39%	$26,961,516	$5,565
VHDR	1,477	50.4	0.82	41	3.09%	$4,293,154	$2,907
Subtotal	10,562	1,098.3		580	43.36%	$60,287,192	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	0.95	88	6.56%	$9,120,800	$98,391
Business/Professional	n/a	57.3	0.91	52	3.90%	$5,417,271	$94,542
Industrial	n/a	644.6	0.96	618	46.19%	$64,227,035	$99,639
Subtotal		794.6		757	56.64%	$78,765,106	
Total		**1,892.9**		**1,337**	**100.00%**	**$139,052,298**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Sanitary Sewer Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per day	Total Gallons per day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $36,281,923							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	300	14,400	0.27%	$97,093	$2,023
VLDR	4,192	620.6	300	1,257,600	23.37%	$8,479,476	$2,023
VMDR	4,845	380.1	300	1,453,500	27.01%	$9,800,349	$2,023
VHDR	1,477	50.4	270	398,790	7.41%	$2,688,876	$1,820
Subtotal	10,562	1,098.3		3,124,290	58.06%	$21,065,794	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	2,000	185,400	3.45%	$1,250,075	$13,485
Business/Professional	n/a	57.3	2,400	137,520	2.56%	$927,240	$16,182
Industrial	n/a	644.6	3,000	1,933,800	35.94%	$13,038,813	$20,228
Subtotal		794.6		2,256,720	41.94%	$15,216,129	
Total		**1,892.9**		**5,381,010**	**100.00%**	**$36,281,923**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.4
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Potable Water Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per Day	Total Gallons per Day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $51,207,424							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	1,315	63,120	1.88%	$963,484	$20,073
VLDR	4,192	620.6	315	1,320,480	39.36%	$20,156,222	$4,808
VMDR	4,845	380.1	145	702,525	20.94%	$10,723,562	$2,213
VHDR	1,477	50.4	138	203,826	6.08%	$3,111,264	$2,106
Subtotal	10,562	1,098.3		2,289,951	68.26%	$34,954,532	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	1,340	124,218	3.70%	$1,896,103	$20,454
Business/Professional	n/a	57.3	1,340	76,782	2.29%	$1,172,025	$20,454
Industrial	n/a	644.6	1,340	863,764	25.75%	$13,184,765	$20,454
Subtotal		794.6		1,064,764	31.74%	$16,252,892	
Total		**1,892.9**		**3,354,715**	**100.00%**	**$51,207,424**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.5
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Non-Potable Water Improvements

Land Use	Total Dwelling Units	Total Acres	Gallons per Day	Total Gallons per Day	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $25,087,370							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	1,315	63,120	1.88%	$472,027	$9,834
VLDR	4,192	620.6	315	1,320,480	39.36%	$9,874,869	$2,356
VMDR	4,845	380.1	145	702,525	20.94%	$5,253,652	$1,084
VHDR	1,477	50.4	138	203,826	6.08%	$1,524,260	$1,032
Subtotal	10,562	1,098.3		2,289,951	68.26%	$17,124,807	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	1,340	124,218	3.70%	$928,932	$10,021
Business/Professional	n/a	57.3	1,340	76,782	2.29%	$574,194	$10,021
Industrial	n/a	644.6	1,340	863,764	25.75%	$6,459,436	$10,021
Subtotal		794.6		1,064,764	31.74%	$7,962,563	
Total		**1,892.9**		**3,354,715**	**100.00%**	**$25,087,370**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.6
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Park and Open Space Improvements

Land Use	Total Dwelling Units	Total Acres	Residents Served	Total Residents Served	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $109,733,800							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	3.50	168	0.51%	$555,863	$11,580
VLDR	4,192	620.6	3.25	13,624	41.08%	$45,077,873	$10,753
VMDR	4,845	380.1	3.15	15,238	45.94%	$50,416,560	$10,406
VHDR	1,477	50.4	2.80	4,136	12.47%	$13,683,503	$9,264
Subtotal	10,562	1,098.3		33,165	100.00%	$109,733,800	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	--	--	0.00%	--	n/a
Business/Professional	n/a	57.3	--	--	0.00%	--	n/a
Industrial	n/a	644.6	--	--	0.00%	--	n/a
Subtotal		794.6		--	0.00%	--	
Total		**1,892.9**		**33,165**	**100.00%**	**$109,733,800**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.7
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
School Facilities

Land Use	Total Dwelling Units	Total Acres	Students Generated	Total Students Generated	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $154,063,800							
Residential							
			per Unit				*per Unit*
VRE	48	47.2	0.75	36	0.52%	$794,692	$16,556
VLDR	4,192	620.6	0.75	3,144	45.05%	$69,403,140	$16,556
VMDR	4,845	380.1	0.75	3,634	52.07%	$80,214,268	$16,556
VHDR	1,477	50.4	0.11	165	2.37%	$3,651,700	$2,472
Subtotal	10,562	1,098.3		6,979	100.00%	$154,063,800	
Non-Residential							
			per Acre				*per Acre*
Commercial Retail	n/a	92.7	--	--	0.00%	--	n/a
Business/Professional	n/a	57.3	--	--	0.00%	--	n/a
Industrial	n/a	644.6	--	--	0.00%	--	n/a
Subtotal		794.6		--	0.00%	--	
Total		**1,892.9**		**6,979**	**100.00%**	**$154,063,800**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-2.8
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Allocation
Miscellaneous Improvements

Land Use	Total Dwelling Units	Total Acres	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost $100,376,078					
Residential					
					per Unit
VRE	48	47.2	2.49%	$2,502,906	$52,144
VLDR	4,192	620.6	32.79%	$32,908,972	$7,850
VMDR	4,845	380.1	20.08%	$20,155,818	$4,160
VHDR	1,477	50.4	2.66%	$2,672,595	$1,809
Subtotal	10,562	1,098.3	58.02%	$58,240,291	
Non-Residential					
					per Acre
Commercial Retail	n/a	92.7	4.90%	$4,915,665	$53,028
Business/Professional	n/a	57.3	3.03%	$3,038,486	$53,028
Industrial	n/a	644.6	34.05%	$34,181,637	$53,028
Subtotal		794.6	41.98%	$42,135,787	
Total		**1,892.9**	**100.00%**	**$100,376,078**	

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2B-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Cost Comparison By Phase /1

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Major Roadway Improvements								
Fair-share Costs	$7,031,440	$4,873,543	$12,433,747	$15,448,913	$46,528,152	$18,773,852	$14,466,813	**$119,556,460**
Phased Costs	($13,178,695)	($6,473,614)	($22,369,903)	($47,391,635)	($13,339,293)	($10,982,928)	($5,820,393)	**($119,556,460)**
Net	($6,147,255)	($1,600,070)	($9,936,156)	($31,942,721)	$33,188,859	$7,790,924	$8,646,420	**$0**
Storm Drainage Improvements								
Fair-share Costs	$8,696,494	$5,279,033	$16,479,985	$19,285,329	$52,114,087	$21,033,229	$16,164,141	**$139,052,298**
Phased Costs	($22,150,678)	($20,762,126)	($11,982,399)	($24,918,234)	($51,582,047)	($7,656,814)	$0	**($139,052,298)**
Net	($13,454,184)	($15,483,093)	$4,497,586	($5,632,905)	$532,040	$13,376,415	$16,164,141	**$0**
Sanitary Sewer Improvements								
Fair-share Costs	$2,860,205	$1,602,038	$5,077,639	$5,942,511	$12,409,055	$4,945,687	$3,444,787	**$36,281,923**
Phased Costs	($5,163,422)	($588,293)	($1,702,272)	($26,643,353)	($1,540,092)	($644,490)	$0	**($36,281,923)**
Net	($2,303,217)	$1,013,745	$3,375,367	($20,700,842)	$10,868,963	$4,301,197	$3,444,787	**$0**
Potable Water Improvements								
Fair-share Costs	$5,037,682	$3,884,463	$5,959,417	$8,030,159	$16,448,779	$6,990,659	$4,856,265	**$51,207,424**
Phased Costs	($22,078,113)	($107,074)	($3,716,627)	($21,149,775)	($1,211,505)	($2,944,330)	$0	**($51,207,424)**
Net	($17,040,432)	$3,777,389	$2,242,790	($13,119,616)	$15,237,275	$4,046,329	$4,856,265	**$0**
Non-Potable Water Improvements								
Fair-share Costs	$2,468,044	$1,903,063	$2,919,618	$3,934,109	$8,058,531	$3,424,840	$2,379,165	**$25,087,370**
Phased Costs	($7,675,910)	($2,591,600)	($1,295,800)	($8,698,910)	($2,659,800)	($2,165,350)	$0	**($25,087,370)**
Net	($5,207,866)	($688,537)	$1,623,818	($4,764,801)	$5,398,731	$1,259,490	$2,379,165	**$0**
Parks and Open Space								
Fair-share Costs	$14,962,089	$8,520,757	$20,934,692	$24,792,069	$25,810,110	$10,366,438	$4,347,646	**$109,733,800**
Phased Costs	($1,841,400)	($10,495,980)	($19,506,564)	($9,953,108)	($46,268,244)	($13,794,132)	($7,874,372)	**($109,733,800)**
Net	$13,120,689	($1,975,223)	$1,428,128	$14,838,961	($20,458,134)	($3,427,694)	($3,526,726)	**$0**
Schools								
Fair-share Costs	$23,410,315	$13,112,425	$24,340,149	$30,055,974	$40,347,197	$16,125,634	$6,672,105	**$154,063,800**
Phased Costs	($18,004,800)	$0	($18,004,800)	($64,039,800)	($18,004,800)	($18,004,800)	($18,004,800)	**($154,063,800)**
Net	$5,405,515	$13,112,425	$6,335,349	($33,983,826)	$22,342,397	($1,879,166)	($11,332,695)	**$0**
Miscellaneous								
Fair-share Costs	$8,731,388	$6,439,002	$10,632,963	$14,208,724	$34,856,033	$14,697,661	$10,810,306	**$100,376,078**
Phased Costs	($19,692,750)	($5,091,812)	($23,044,780)	($27,159,968)	($8,986,032)	($11,146,608)	($5,254,128)	**($100,376,078)**
Net	($10,961,362)	$1,347,190	($12,411,817)	($12,951,244)	$25,870,001	$3,551,053	$5,556,178	**$0**
TOTAL								
Fair-share Costs	$73,197,655	$45,614,324	$98,778,210	$121,697,789	$236,571,945	$96,358,001	$63,141,229	**$735,359,153**
Phased Costs	($109,785,768)	($46,110,499)	($101,623,145)	($229,954,783)	($143,591,813)	($67,339,452)	($36,953,693)	**($735,359,153)**
Net	($36,588,113)	($496,174)	($2,844,935)	($108,256,994)	$92,980,132	$29,018,548	$26,187,536	**$0**
Cumulative Net	($36,588,113)	($37,084,288)	($39,929,222)	($148,186,216)	($55,206,084)	($26,187,536)	$0	

/1 Shortfalls in each phase will be financed through a combination of developer advances and a CFD. Developers who provide advance funding will be reimbursed in subsequent phases by future fee revenues, CFD bond proceeds, or revenue bond proceeds.

Source: Allred Land Consulting; Goodwin Consulting Group, Inc. *08/13/2008*

APPENDIX 2C

SCENARIO 2: PUBLIC FACILITIES FINANCING PLAN TABLES
REVENUE BOND ANALYSIS

Table 2C-1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Revenue Bond Assumptions

Facilities:	Storm Drainage		Sanitary Sewer		Water	
Land Use	Runoff Coefficient	EDU Factor	Gallons per Day	EDU Factor	Gallons per Day	EDU Factor
Residential						
	per Acre	*per Unit*	*per Unit*		*per Unit*	
VRE	0.42	0.41	6.64	300	1.00	1,315	4.17
VLDR	0.42	0.06	1.00	300	1.00	315	1.00
VMDR	0.68	0.05	0.86	300	1.00	145	0.46
VHDR	0.82	0.03	0.50	270	0.90	138	0.44
Non-Residential						
		per Acre	*per Acre*		*per Acre*	
Commercial		0.95	15.29	2,000	6.67	1,340	4.25
Business/Professional		0.91	14.69	2,400	8.00	1,340	4.25
Industrial		0.96	15.48	3,000	10.00	1,340	4.25

Source: Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2C-2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Incremental Facilities Charges (2008$)

	Monthly Incremental Facilities Charge				Annual Incremental Facilities Charge /1			
Land Use	**Storm Drainage**	**Sanitary Sewer**	**Water**	**Total**	**Storm Drainage**	**Sanitary Sewer**	**Water**	**Total**
Residential				*per Unit*				
VRE	$91.90	$3.58	$31.61	$127.09	$1,103	$43	$379	$1,525
VLDR	$13.84	$3.58	$7.58	$25.00	$166	$43	$91	$300
VMDR	$11.90	$3.58	$3.49	$18.97	$143	$43	$42	$228
VHDR	$6.92	$3.22	$3.34	$13.48	$83	$39	$40	$162
Non-Residential				*per Acre*				
Commercial	$211.61	$23.88	$32.22	$267.71	$2,539	$287	$387	$3,212
Business/Professional	$203.31	$28.64	$32.22	$264.16	$2,440	$344	$387	$3,170
Industrial	$214.24	$35.80	$32.22	$282.26	$2,571	$430	$387	$3,387

/1 Assumes a 3% annual increase will apply to these 2008 incremental facilities charges.

Source: Pacific Advanced Civil Engineering, Inc.; Stantec Consulting Inc.; Goodwin Consulting Group, Inc. *08/13/2008*

Table 2C-3
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
Revenue Bond Analysis

	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Residential				*Units*				
VRE	6	5	0	9	0	11	17	**48**
VLDR	694	787	0	399	1,298	628	386	**4,192**
VMDR	714	0	1,361	1,296	1,139	335	0	**4,845**
VHDR	0	0	731	746	0	0	0	**1,477**
Non-Residential				*Acres*				
Commercial Retail	0.0	0.0	59.0	15.6	18.1	0.0	0.0	**92.7**
Business/Professional	0.0	0.0	0.0	57.3	0.0	0.0	0.0	**57.3**
Industrial	0.0	0.0	9.8	0.0	357.7	147.1	130.0	**644.6**
Annual Revenues at Buildout of Each Phase	**$379,878**	**$243,725**	**$650,757**	**$780,837**	**$1,918,382**	**$779,674**	**$582,048**	**$5,335,302**
Cumulative Revenues Available During Each Phase /1	**$949,696**	**$609,313**	**$1,626,893**	**$1,952,091**	**$4,795,955**	**$1,949,184**	**$1,455,121**	**$13,338,254**
Revenue Bond Analysis								
Net Annual Revenues to Secure Debt Service (125% Coverage)	$303,903	$194,980	$520,606	$624,669	$1,534,706	$623,739	$465,639	**$4,268,241**
Cumulative Supportable Revenue Bonds /2	$3,970,000	$2,550,000	$6,800,000	$8,160,000	$20,045,000	$8,150,000	$6,085,000	**$55,760,000**
Less Estimated Issuance Costs and Reserve Fund (10%)	$397,000	$255,000	$680,000	$816,000	$2,004,500	$815,000	$608,500	**$5,576,000**
Net Proceeds	$3,573,000	$2,295,000	$6,120,000	$7,344,000	$18,040,500	$7,335,000	$5,476,500	**$50,184,000**
Net Available Revenues /3	$645,793	$414,333	$1,106,287	$1,327,422	$3,261,250	$1,325,445	$989,482	**$9,070,013**
Total Proceeds and Available Revenues	$4,218,793	$2,709,333	$7,226,287	$8,671,422	$21,301,750	$8,660,445	$6,465,982	**$59,254,013**
Cumulative Proceeds and Available Revenues	$4,218,793	$6,928,126	$14,154,413	$22,825,835	$44,127,585	$52,788,030	$59,254,013	
Comparison of Revenues and Infrastructure Costs								
Infrastructure Costs	$57,068,123	$24,049,093	$18,697,098	$81,410,272	$56,993,444	$13,410,984	$0	**$251,629,015**
Unfunded Infrastructure Costs in Each Phase /4	$52,849,330	$21,339,760	$11,470,811	$72,738,850	$35,691,695	$4,750,539	($6,465,982)	
Cumulative Unfunded Infrastructure Costs	$52,849,330	$74,189,090	$85,659,901	$158,398,751	$194,090,446	$198,840,985	$192,375,002	

/1 Assumes each phase develops proportionately over four years.
/2 Assumes revenue bonds have a 30-year term and 6.5% interest rate.
/3 Assumes coverage revenues are available to fund infrastructure costs or to directly reimburse developers.
/4 Unfunded infrastructure costs will be advance funded by MLSP developers, who will be reimbursed by future monthly rate charges or revenue bonds secured by those charges.

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 2D

SCENARIO 2: PUBLIC FACILITIES FINANCING PLAN TABLES
MELLO-ROOS ANALYSIS

Table 2D-1.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
CFD Debt Financing Analysis
Project Buildout

Bonding Capacity		**VRE**	**VLDR**	**VMDR**	**VHDR**	**Total**
Special Tax Revenue						
Total Units		48	4,192	4,845	1,477	**10,562**
Maximum Annual Special Tax per Unit		$4,300	$1,500	$1,200	$600	
Annual Special Tax Revenue		$206,400	$6,288,000	$5,814,000	$886,200	**$13,194,600**
Less Debt Service Coverage	9.1%	$18,700	$571,500	$528,600	$80,600	**$1,199,400**
Less Annual Administration	1.0%	$2,100	$62,900	$58,200	$8,900	**$132,100**
Remaining for Debt Service		$185,600	$5,653,600	$5,227,200	$796,700	**$11,863,100**
CFD Financing						
Total Bond Size /1		$2,665,000	$80,780,000	$74,680,000	$11,385,000	**$169,510,000**
Term (Years)	30					
Less Estimated Issuance Costs	5.0%	$133,300	$4,039,100	$3,734,200	$569,300	**$8,475,900**
Less Bond Reserve Fund	10.0%	$266,500	$8,078,000	$7,468,000	$1,138,500	**$16,951,000**
Less Capitalized Interest for 12 Months /2	7.0%	$186,600	$5,654,700	$5,227,800	$797,000	**$11,866,100**
Construction Proceeds		$2,078,600	$63,008,200	$58,250,000	$8,880,200	**$132,217,000**
Construction Proceeds per Unit		**$43,304**	**$15,031**	**$12,023**	**$6,012**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.
/2 Equals the bond interest rate.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2D-1.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
CFD Debt Financing Analysis
Summary By Phase

Land Uses	Maximum Annual Special Tax per Unit
VRE	$4,300
VLDR	$1,500
VMDR	$1,200
VHDR	$600

Bonding Capacity		Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Special Tax Revenue									
Annual Special Tax Revenue		$1,923,600	$1,202,000	$2,071,800	$2,640,000	$3,313,800	$1,391,300	$652,100	**$13,194,600**
Less Debt Service Coverage	9.1%	$174,800	$109,300	$188,400	$240,000	$301,300	$126,400	$59,200	**$1,199,400**
Less Annual Administration	1.0%	$19,300	$12,000	$20,700	$26,500	$33,200	$13,900	$6,500	**$132,100**
Remaining for Debt Service		$1,729,500	$1,080,700	$1,862,700	$2,373,500	$2,979,300	$1,251,000	$586,400	**$11,863,100**
CFD Financing									
Total Bond Size /1		$24,715,000	$15,445,000	$26,615,000	$33,915,000	$42,565,000	$17,875,000	$8,380,000	**$169,510,000**
Term (Years)	30								
Less Estimated Issuance Costs	5.0%	$1,235,900	$772,300	$1,330,800	$1,695,800	$2,128,300	$893,800	$419,000	**$8,475,900**
Less Bond Reserve Fund	10.0%	$2,471,500	$1,544,500	$2,661,500	$3,391,500	$4,256,500	$1,787,500	$838,000	**$16,951,000**
Less Capitalized Interest for 12 Months	7.0%	$1,730,200	$1,081,200	$1,863,100	$2,374,100	$2,979,600	$1,251,300	$586,600	**$11,866,100**
Construction Proceeds		$19,277,400	$12,047,000	$20,759,600	$26,453,600	$33,200,600	$13,942,400	$6,536,400	**$132,217,000**
Cumulative Construction Proceeds		**$19,277,400**	**$31,324,400**	**$52,084,000**	**$78,537,600**	**$111,738,200**	**$125,680,600**	**$132,217,000**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2D-2.1
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
CFD Debt Financing Analysis - Non-School Facilities
Project Buildout

Bonding Capacity		Commercial	Business/ Professional	Industrial	Total
Land Use					
Gross Acres		92.7	57.3	644.6	**794.6**
Gross Land SF		4,038,012	2,495,988	28,078,776	**34,612,776**
Floor-to-Area Ratio (FAR)		0.25	0.30	0.40	
Estimated Building SF		1,009,503	748,796	11,231,510	**12,989,810**
Maximum Annual Special Tax per Acre		$6,770	$5,930	$3,390	
Maximum Annual Special Tax per Land SF		$0.16	$0.14	$0.08	
Maximum Annual Special Tax per Building SF		$0.62	$0.45	$0.19	
Special Tax Revenue					
Annual Special Tax Revenue		$627,579	$339,789	$2,185,194	**$3,152,562**
Less Debt Service Coverage	9.1%	$57,000	$30,900	$198,600	**$286,500**
Less Annual Administration	1.0%	$6,300	$3,400	$21,800	**$31,500**
Remaining for Debt Service		$564,279	$305,489	$1,964,794	**$2,834,562**
CFD Financing					
Total Bond Size /1		$8,070,000	$4,365,000	$28,080,000	**$40,515,000**
Term (Years)	30				
Less Estimated Issuance Costs	5.0%	$403,600	$218,300	$1,404,000	**$2,025,900**
Less Bond Reserve Fund	10.0%	$807,000	$436,500	$2,808,000	**$4,051,500**
Less Capitalized Interest for 12 Months /2	7.0%	$565,000	$305,600	$1,965,600	**$2,836,200**
Construction Proceeds		$6,294,400	$3,404,600	$21,902,400	**$31,601,400**
Construction Proceeds per Acre		$67,901	$59,417	$33,978	
Estimated Bonds per Acre		$87,100	$76,200	$43,600	
Estimated Bonds per Land SF		$2.00	$1.75	$1.00	
Estimated Bonds per Building SF		$8.00	$5.83	$2.50	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.
/2 Equals the bond interest rate.

Source: Goodwin Consulting Group, Inc. *08/13/2008*

Table 2D-2.2
Mariposa Lakes
Public Facilities Financing Plan
Scenario 2: Lower Values
CFD Debt Financing Analysis - Non-School Facilities
Summary By Phase

Land Uses	Maximum Annual Special Tax per Acre	Maximum Annual Special Tax per Building SF
Commercial Retail	$6,770	$0.62
Business/Professional	$5,930	$0.45
Industrial	$3,390	$0.19

Bonding Capacity		Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 3	Phase 4	Phase 5	Total
Special Tax Revenue									
Annual Special Tax Revenue		$0	$0	$432,652	$445,401	$1,335,140	$498,669	$440,700	**$3,152,562**
Less Debt Service Coverage	9.1%	$0	$0	$39,300	$40,500	$121,300	$45,300	$40,100	**$286,500**
Less Annual Administration	1.0%	$0	$0	$4,300	$4,500	$13,300	$5,000	$4,400	**$31,500**
Remaining for Debt Service		$0	$0	$389,052	$400,401	$1,200,540	$448,369	$396,200	**$2,834,562**
CFD Financing /1									
Total Bond Size		$0	$0	$5,565,000	$5,725,000	$17,155,000	$6,410,000	$5,660,000	**$40,515,000**
Term (Years)	30								
Less Estimated Issuance Costs	5.0%	$0	$0	$278,300	$286,300	$857,800	$320,500	$283,000	**$2,025,900**
Less Bond Reserve Fund	10.0%	$0	$0	$556,500	$572,500	$1,715,500	$641,000	$566,000	**$4,051,500**
Less Capitalized Interest for 12 Months	7.0%	$0	$0	$389,600	$400,800	$1,200,900	$448,700	$396,200	**$2,836,200**
Construction Proceeds		$0	$0	$4,340,600	$4,465,400	$13,380,800	$4,999,800	$4,414,800	**$31,601,400**
Cumulative Construction Proceeds		**$0**	**$0**	**$4,340,600**	**$8,806,000**	**$22,186,800**	**$27,186,600**	**$31,601,400**	

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.

Source: Goodwin Consulting Group, Inc.

08/13/2008

APPENDIX 3

MLSP INFRASTRUCTURE COST DETAIL
(PROVIDED BY ALLRED LAND CONSULTING)

Table 3-1
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

SUMMARY OF COSTS

Phase	Residential Units	Total All Costs (Gross)	Total All Offsets		Total All Costs (Net)	Non-School Land Acquisition	School Costs (Incl. Offsets & Land Acq.)	Net Total Construction Cost
			School	Non-School				
1A	1,414	$ 140,658,968	$ 12,003,200	$ 18,870,000	$ 109,785,768	$ -	$ 30,008,000	$ 91,780,968
1B	792	$ 120,798,799	$ -	$ 74,688,300	$ 46,110,499	$ -	$ -	$ 46,110,499
1C	2,092	$ 136,352,621	$ 12,003,200	$ 22,726,276	$ 101,623,145	$ -	$ 30,008,000	$ 83,618,345
∑ 1	4,298	$ 397,810,388	$ 24,006,400	$ 116,284,576	$ 257,519,412	$ -	$ 60,016,000	$ 221,509,812
2	2,449	$ 401,607,235	$ 68,268,200	$ 103,384,252	$ 229,954,783	$ -	$ 132,308,000	$ 165,914,983
3	2,438	$ 174,651,189	$ 12,003,200	$ 19,056,176	$ 143,591,813	$ -	$ 30,008,000	$ 125,587,013
4	974	$ 81,923,340	$ 12,003,200	$ 2,580,688	$ 67,339,452	$ -	$ 30,008,000	$ 49,334,652
5	403	$ 50,023,541	$ 12,003,200	$ 1,066,648	$ 36,953,693	$ -	$ 30,008,000	$ 18,948,893
∑ 1 - 5	10,562	$ 1,106,015,693	$ 128,284,200	$ 242,372,340	$ 735,359,153	$ -	$ 282,348,000	$ 581,295,353

GENERAL NOTES:

1. Park areas taken from Mariposa Lakes Specific Plan Table 4.1 and Figure 4.3 (197 ± acres).
2. Open Space areas taken from Mariposa Lakes Specific Plan Table 4.1 and Figure 4.3 (326+ acres).
3. Lakes and Onsite Recharge/Detention areas taken from Mariposa Lakes Specific Plan Table 4.1 and Figure 4.3 (187 ± acres).
5. Canal and creek restoration landscaping is included in Open Space landscaping.
6. Parks in gated communities are private and are to be financed and constructed by In-tract Developer.
7. All costs, other than Land Acquisition, include soft cost (24%) and contingency (10%) mark-ups.
8. This Engineer's Opinion is based on Schematic Plans only. Changes or increases required by governing or utility companies may occur prior to construction.
9. Unit Prices are based on review of recent bids on similar projects. No warranty is expressed or implied as to the accuracy of said prices as applied to this project.
10. This Engineer's Opinion does not include fees for Agency review, permits or mitigation.
11. This Engineer's Opinion considers storm detention basins (other than within the Lake Systems) will be constructed by the applicable Onsite Developer.
12. This Engineer's Opinion does not include costs for acquisition of Offsite or Perimeter Roadway ROW or Offsite utility easements.
13. Costs for Roadway Earthwork are included within individual roadway per lineal foot amounts.
14. Earthwork Excavation costs for Lakes, Canals, Ditches and Drainageways anticipate placement of material within future subdivision developments at the cost of those individual developments.
15. Cost Estimates for Major Fee Program Onsite, Perimeter & Offsite Roads are based on the "Draft Stockton Transportation Impact Fee Program" (March 2008) and/or the SJCOG Measure K Program, and are offset to the extent available by the Fees in these programs. Additional Roadway cost offsets ($19.3 million) for this project's construction of offsite frontages may be available in the form of future reimbursements from offsite property development by others.
16. Costs for Traffic Signals are assigned to the Phase where they reside, but may be constructed in a following phase as traffic conditions warrant.
17 Fee Program Offsets for Parks and Fire Station based on City of Stockton Public Facilities Fee Calculation Worksheet, dated 7-23-07.

DATA SOURCE: This update prepared 6-06-08 by Project Management Applications Incorporated and Allred Land Consulting.

Table 3-2
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 1C	∑ 1A - 1C	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
A.	**MAJOR ROADWAY IMPROVEMENTS**									
1.	INTERNAL ROADS ~ NON-FEE PROGRAM									
	a. 66' ROW (Phases 1A - 1C) or 67' ROW (Phases 2 - 5)	$ -	$ -	$ 714,000	$ 714,000	$ 1,328,400	$ -	$ 2,365,200	$ 2,365,200	$ 6,772,800
	b. 84' ROW	$ 2,495,600	$ -	$ 2,018,500	$ 4,514,100	$ 4,954,500	$ 2,422,200	$ 2,422,200	$ -	$ 14,313,000
	c. 110' ROW	$ 5,735,000	$ 2,331,000	$ -	$ 8,066,000	$ 4,255,000	$ 1,221,000	$ 1,110,000	$ -	$ 14,652,000
	d. 135' ROW	$ -	$ 356,400	$ -	$ 356,400	$ -	$ -	$ -	$ -	$ 356,400
	e. 150' ROW	$ -	$ -	$ 6,375,200	$ 6,375,200	$ -	$ -	$ -	$ -	$ 6,375,200
	f. Project Traffic Signals	$ 500,000	$ -	$ 500,000	$ 1,000,000	$ 500,000	$ 750,000	$ 250,000	$ 250,000	$ 2,750,000
	g. Creek Crossing	$ -	$ 1,000,000	$ 1,000,000	$ 2,000,000	$ -	$ 500,000	$ 300,000	$ -	$ 2,800,000
	h. Temporary 2nd Access to Kaiser	$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
	i. Roundabout	$ -		$ 750,000	$ 750,000	$ 1,000,000	$ 500,000	$ -	$ -	$ 2,250,000
	j. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	$ -		$ -	$ -	$ 7,572,000	$ -	$ -	$ -	$ 7,572,000
	SubTotal A.1	$ 8,980,600	3,687,400	$ 11,357,700	$ 24,025,700	$ 19,609,900	$ 5,393,200	$ 6,447,400	$ 2,615,200	$ 58,091,400
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM									
	a. Kaiser Rd.	$ 681,200	$ -	$ -	$ 681,200	$ 602,600	$ -	$ 1,126,600	$ 1,257,600	$ 3,668,000
	b. Farmington Rd.	$ -	$ -	$ -	$ -	$ 908,200	$ 1,912,000	$ 478,000	$ 394,350	$ 3,692,550
	SubTotal A.2	$ 681,200	$ -	$ -	$ 681,200	$ 1,510,800	$ 1,912,000	$ 1,604,600	$ 1,651,950	$ 7,360,550
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS									
	> > *Refer to Section J below* < <									
	SUBTOTAL A	**$ 9,661,800**	**$ 3,687,400**	**$ 11,357,700**	**$ 24,706,900**	**$ 21,120,700**	**$ 7,305,200**	**$ 8,052,000**	**$ 4,267,150**	**$ 65,451,950**
B.	**STORM DRAINAGE IMPROVEMENTS**									
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC.									
	LAKES									
	a. Excavation	$ 2,250,000	$ 1,975,000	$ 2,375,000	$ 6,600,000	$ 2,200,000	$ 4,815,000	$ 697,500	$ -	$ 14,312,500
	b. Shoreline Wall/Structure	$ 4,317,500	$ 2,942,500	$ 1,732,500	$ 8,992,500	$ 2,062,500	$ 6,187,500	$ 962,500	$ -	$ 18,205,000
	c. Biofilters/Aerators	$ 250,000	$ 375,000	$ 125,000	$ 750,000	$ 125,000	$ 375,000	$ 250,000	$ -	$ 1,500,000
	d. SWQ Biofilter	$ 500,000	$ 750,000	$ 250,000	$ 1,500,000	$ 250,000	$ 750,000	$ 500,000	$ -	$ 3,000,000
	e. Pond Liner	$ 1,416,000	$ 7,394,000	$ 880,000	$ 9,690,000	$ 9,360,000	$ 20,080,000	$ 1,568,000	$ -	$ 40,698,000
	f. Temporary Ditch	$ 65,000	$ -	$ -	$ 65,000	$ 30,000	$ -	$ -	$ -	$ 95,000
	SubTotal Lakes	$ 8,798,500	13,436,500	$ 5,362,500	$ 27,597,500	$ 14,027,500	$ 32,207,500	$ 3,978,000	$ -	$ 77,810,500
	MAJOR DETENTION BASIN (N. Side of Duck Ck. At W. Boundary)									
	a. Excavation	$ -	$ -	$ -	$ -	$ -	$ 1,500,000	$ -	$ -	$ 1,500,000
	b. Lift Station	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ -	$ -	$ 250,000
	SubTotal MDB	$ -	$ -	$ -	$ -	$ -	$ 1,750,000	$ -	$ -	$ 1,750,000
	SubTotal B.1	$ 8,798,500	$ 13,436,500	$ 5,362,500	$ 27,597,500	$ 14,027,500	$ 33,957,500	$ 3,978,000	$ -	$ 79,560,500

2. MAJOR STORM DRAINAGE PIPING (SPINE)											
a. 18" SD	$ 211,750	$ 16,500	$ 112,750	$ 341,000	$ 286,000	$ 247,500	$ 247,500	$ -	$ 1,122,000		
b. 24" SD	$ 98,000	$ -	$ 234,500	$ 332,500	$ 280,000	$ 98,000	$ 98,000	$ -	$ 808,500		
c. 30" SD	$ 540,000	$ -	$ 63,000	$ 603,000	$ 756,000	$ 540,000	$ 540,000	$ -	$ 2,439,000		
d. 36" SD	$ 575,000	$ -	$ 340,000	$ 915,000	$ 670,000	$ 575,000	$ 575,000	$ -	$ 2,735,000		
e. 42" SD	$ 154,000	$ 88,000	$ 605,000	$ 847,000	$ 385,000	$ 154,000	$ -	$ -	$ 1,386,000		
f. 48" SD	$ 510,000	$ 543,000	$ 384,000	$ 1,437,000	$ 552,000	$ 510,000	$ -	$ -	$ 2,499,000		
g. 54" SD	$ 243,750	$ 318,500	$ 702,000	$ 1,264,250	$ 390,000	$ 243,750	$ -	$ -	$ 1,898,000		
h. 60" SD	$ 140,000	$ -	$ 560,000	$ 700,000	$ 350,000	$ 140,000	$ -	$ -	$ 1,190,000		
i. Manholes (<36" SD)	$ 108,500	$ 3,500	$ 66,500	$ 178,500	$ 175,000	$ 108,500	$ 105,000	$ -	$ 567,000		
j. Manholes (>36" SD)	$ 157,500	$ 81,000	$ 162,000	$ 400,500	$ 117,000	$ 67,500	$ -	$ -	$ 585,000		
k. Catch Basins	$ 175,000	$ 59,500	$ 192,500	$ 427,000	$ 280,000	$ 175,000	$ 70,000	$ -	$ 952,000		
SubTotal B.2	$ 2,913,500	1,110,000	$ 3,422,250	$ 7,445,750	$ 4,241,000	$ 2,859,250	$ 1,635,500	$ -	$ 16,181,500		
3. CREEK RESTORATION											
a. Clearing and Grubbing	$ 250,000	$ 250,000	$ -	$ 500,000	$ -	$ 250,000	$ -	$ -	$ 750,000		
b. Dewatering	$ 100,000	$ 100,000	$ -	$ 200,000	$ -	$ 250,000	$ -	$ -	$ 450,000		
c. Grading	$ 240,000	$ 175,000	$ -	$ 415,000	$ -	$ 500,000	$ -	$ -	$ 915,000		
SubTotal B.3	$ 590,000	525,000	$ -	$ 1,115,000	$ -	$ 1,000,000	$ -	$ -	$ 2,115,000		
4. CANALS											
SubTotal B.4	$ 100,000	$ 150,000	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000		
5. ARBINI FLOOD CONTROL FACILITY											
a. Basin Excavation	$ 3,000,000	$ -	$ -	$ 3,000,000	$ -	$ -	$ -	$ -	$ 3,000,000		
b. N. Littlejohns Ck. Inflow Weir	$ 200,000	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000		
c. N. Littlejohns Ck. Outfall	$ 200,000	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000		
d. Maintenance Access Rd.	$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000		
e. Soil Stabilization/Erosion Control	$ 187,500	$ -	$ -	$ 187,500	$ -	$ -	$ -	$ -	$ 187,500		
SubTotal B.5	$ 3,837,500	$ -	$ -	$ 3,837,500	$ -	$ -	$ -	$ -	$ 3,837,500		
SUBTOTAL B	**$ 16,239,500**	**$ 15,221,500**	**$ 8,784,750**	**$ 40,245,750**	**$ 18,268,500**	**$ 37,816,750**	**$ 5,613,500**	**$ -**	**$ 101,944,500**		
C. SANITARY SEWER IMPROVEMENTS											
1. MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)											
a. 10"	$ -	$ 44,000	$ 286,000	$ 330,000	$ 671,000	$ 467,500	$ 165,000	$ -	$ 1,633,500		
b. 12"	$ 72,000	$ 180,000	$ -	$ 252,000	$ 90,000	$ -	$ 102,000	$ -	$ 444,000		
c. 15"	$ 227,500	$ 162,500	$ 130,000	$ 520,000	$ 260,000	$ 175,500	$ 149,500	$ -	$ 1,105,000		
d. 18"	$ 350,000	$ -	$ 84,000	$ 434,000	$ 210,000	$ -	$ -	$ -	$ 644,000		
e. 24"	$ 288,000	$ -	$ -	$ 288,000	$ -	$ -	$ -	$ -	$ 288,000		
f. 27"	$ -	$ -	$ -	$ -	$ -	$ 210,000	$ -	$ -	$ 210,000		
g. 30"	$ -	$ -	$ -	$ -	$ 310,500	$ 172,500	$ -	$ -	$ 483,000		
h. 36"	$ -	$ -	$ 650,000	$ 650,000	$ -	$ -	$ -	$ -	$ 650,000		
g. Manholes	$ 98,000	$ 44,800	$ 98,000	$ 240,800	$ 154,000	$ 103,600	$ 56,000	$ -	$ 554,400		
SubTotal C.1	$ 1,035,500	$ 431,300	$ 1,248,000	$ 2,714,800	$ 1,695,500	$ 1,129,100	$ 472,500	$ -	$ 6,011,900		
2. OFFSITE CITY SYSTEM NO.8 EXTENSION & CONNECTION	$ 2,750,000	$ -	$ -	$ 2,750,000	$ -	$ -	$ -	$ -	$ 2,750,000		
SubTotal C.2	$ 2,750,000	$ -	$ -	$ 2,750,000	$ -	$ -	$ -	$ -	$ 2,750,000		
3. OFFSITE NEW CITY SYSTEM NO. 12	$ -	$ -	$ -	$ -	$ 17,837,750	$ -	$ -	$ -	$ 17,837,750		
SubTotal C.2	$ -	$ -	$ -	$ -	$ 17,837,750	$ -	$ -	$ -	$ 17,837,750		
SUBTOTAL C	**$ 3,785,500**	**$ 431,300**	**$ 1,248,000**	**$ 5,464,800**	**$ 19,533,250**	**$ 1,129,100**	**$ 472,500**	**$ -**	**$ 26,599,650**		

D. POTABLE WATER IMPROVEMENTS										
1. WATER MAINS AND APPURTENANCES										
a. 12"	$ 904,800	$ 52,000	$ 483,600	$ 1,440,400	$ -	$ -	$ 239,200	$ -	$ 1,679,600	
b. 16"	$ 780,000	$ -	$ 520,000	$ 1,300,000	$ 1,430,000	$ 715,000	$ 1,319,500	$ -	$ 4,764,500	
c. 24"	$ 2,415,000	$ -	$ -	$ 2,415,000	$ 3,570,000	$ -	$ -	$ -	$ 5,985,000	
d. 30"	$ 350,000	$ -	$ -	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000	
e. 36"	$ 900,000	$ -	$ -	$ 900,000	$ -	$ -	$ -	$ -	$ 900,000	
f. Gate Valves ~ 12"	$ 36,000	$ 7,200	$ 9,000	$ 52,200	$ -	$ -	$ 7,200	$ -	$ 59,400	
g. Butterfly Valves ~ 16"	$ 23,500	$ -	$ 18,800	$ 42,300	$ 37,600	$ 47,000	$ 98,700	$ -	$ 225,600	
h. Butterfly Valves ~ 24"	$ 60,000	$ -	$ -	$ 60,000	$ 30,000	$ -	$ -	$ -	$ 90,000	
i. Butterfly Valves ~ 30"	$ 16,000	$ -	$ -	$ 16,000	$ -	$ -	$ -	$ -	$ 16,000	
j. Butterfly Valves ~ 36"	$ 30,000	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -	$ 30,000	
k. Blow-offs and ARV's	$ 40,000	$ 4,000	$ 20,000	$ 64,000	$ 40,000	$ 14,000	$ 40,000	$ -	$ 158,000	
l. Fire Hydrant Assemblies	$ 306,000	$ 15,300	$ 173,400	$ 494,700	$ 158,100	$ 112,200	$ 204,000	$ -	$ 969,000	
m. Emergency Cal Water/City of Stockton Intertie	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ -	$ 250,000	
SubTotal D.1	$ 5,861,300	78,500	$ 1,224,800	$ 7,164,600	$ 5,265,700	$ 888,200	$ 2,158,600	$ -	$ 15,477,100	
2. SUPPLY & STORAGE FACILITIES										
a. Well and Pump Station	$ 1,500,000	$ -	$ 1,500,000	$ 3,000,000	$ 1,500,000	$ -	$ -	$ -	$ 4,500,000	
b. Storage Tank and Booster Pump Station	$ 8,000,000	$ -	$ -	$ 8,000,000	$ 8,500,000	$ -	$ -	$ -	$ 16,500,000	
SubTotal D.2	$ 9,500,000	$ -	$ 1,500,000	$ 11,000,000	$ 10,000,000	$ -	$ -	$ -	$ 21,000,000	
3. PIPING CONNECTION TO EXISTING SYSTEM										
a. City System at Austin Rd.	$ 575,000	$ -	$ -	$ 575,000	$ -	$ -	$ -	$ -	$ 575,000	
b. Cal Water connections within Mariposa Lakes	$ -	$ -	$ -	$ -	$ 240,000	$ -	$ -	$ -	$ 240,000	
SubTotal D.3	$ 575,000	$ -	$ -	$ 575,000	$ 240,000	$ -	$ -	$ -	$ 815,000	
4. SOUTH STOCKTON AQUEDUCT CONNECTION (24" DIAMETER)	$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	
SubTotal D.4	$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	
SUBTOTAL D	**$ 16,186,300**	**$ 78,500**	**$ 2,724,800**	**$ 18,989,600**	**$ 15,505,700**	**$ 888,200**	**$ 2,158,600**	**$ -**	**$ 37,542,100**	
E. NON-POTABLE WATER IMPROVEMENTS										
1. ONSITE SYSTEM										
a. Major Distribution Piping	$ 450,000	$ 180,000	$ 450,000	$ 1,080,000	$ 450,000	$ 450,000	$ 450,000	$ -	$ 2,430,000	
b. Pump Stations at Lakes	$ 500,000	$ 1,500,000	$ 500,000	$ 2,500,000	$ 500,000	$ 1,500,000	$ 1,000,000	$ -	$ 5,500,000	
c. Supply Mains from Arbini Recharge Facility	$ 275,000	$ 220,000	$ -	$ 495,000	$ 550,000	$ -	$ 137,500	$ -	$ 1,182,500	
SubTotal E.1	$ 1,225,000	$ 1,900,000	$ 950,000	$ 4,075,000	$ 1,500,000	$ 1,950,000	$ 1,587,500	$ -	$ 9,112,500	
2. ARBINI RECHARGE FACILITY										
a. Groundwater Recharge Basin Earthwork	$ 1,025,000	$ -	$ -	$ 1,025,000	$ 4,000,000	$ -	$ -	$ -	$ 5,025,000	
b. N. Littlejohns Ck. Inflow Weir	$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	
c. Onsite Distribution system	$ 270,000	$ -	$ -	$ 270,000	$ 270,000	$ -	$ -	$ -	$ 540,000	
d. Culverts and Valving	$ 170,000	$ -	$ -	$ 170,000	$ 170,000	$ -	$ -	$ -	$ 340,000	
e. Draw Well and Pump Station	$ 1,000,000	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000	
f. Distribution Pump Station	$ 1,250,000	$ -	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ 1,250,000	
g. Maintenance Access Rd.	$ 250,000	$ -	$ -	$ 250,000	$ 250,000	$ -	$ -	$ -	$ 500,000	
h. Soil Stabilization/Erosion Control	$ 187,500	$ -	$ -	$ 187,500	$ 187,500	$ -	$ -	$ -	$ 375,000	
SubTotal E.2	$ 4,402,500	$ -	$ -	$ 4,402,500	$ 4,877,500	$ -	$ -	$ -	$ 9,280,000	
SUBTOTAL E	**$ 5,627,500**	**$ 1,900,000**	**$ 950,000**	**$ 8,477,500**	**$ 6,377,500**	**$ 1,950,000**	**$ 1,587,500**	**$ -**	**$ 18,392,500**	

F. PARKS & OPEN SPACE IMPROVEMENTS										
1. PARKS & OPEN SPACE										
a. Public Parks	$ 2,750,000	$ 825,000	$ 14,025,000	$ 17,600,000	$ 8,250,000	$ 17,325,000	$ 6,875,000	$ 4,125,000	$ 54,175,000
b. Public Open Space	$ 1,350,000	$ 7,695,000	$ 5,535,000	$ 14,580,000	$ 3,240,000	$ 18,765,000	$ 5,130,000	$ 2,430,000	$ 44,145,000
c. Public Habitat Park	$ -	$ -	$ -	$ -	$ -	$ 2,565,000	$ -	$ -	$ 2,565,000
SubTotal F.1	$ 4,100,000	$ 8,520,000	$ 19,560,000	$ 32,180,000	$ 11,490,000	$ 38,655,000	$ 12,005,000	$ 6,555,000	$ 100,885,000
SubTotal F - Parks & Open Space Costs	**$ 4,100,000**	**$ 8,520,000**	**$ 19,560,000**	**$ 32,180,000**	**$ 11,490,000**	**$ 38,655,000**	**$ 12,005,000**	**$ 6,555,000**	**$ 100,885,000**
SubTotal F - Parks & Open Space Fee Offsets	**$ 2,750,000**	**$ 825,000**	**$ 5,259,000**	**$ 8,834,000**	**$ 4,193,000**	**$ 4,734,000**	**$ 1,892,000**	**$ 782,000**	**$ 20,435,000**
SUBTOTAL F	**$ 1,350,000**	**$ 7,695,000**	**$ 14,301,000**	**$ 23,346,000**	**$ 7,297,000**	**$ 33,921,000**	**$ 10,113,000**	**$ 5,773,000**	**$ 80,450,000**
G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)										
1. ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8										
a. Sitework and Building Improvements	$ 22,000,000	$ -	$ 22,000,000	$ 44,000,000	$ 22,000,000	$ 22,000,000	$ 22,000,000	$ 22,000,000	$ 132,000,000
b. Land Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
SubTotal G.1	$ 22,000,000	$ -	$ 22,000,000	$ 44,000,000	$ 22,000,000	$ 22,000,000	$ 22,000,000	$ 22,000,000	$ 132,000,000
2. HIGH SCHOOL ~ 9 THRU 12 (25% funding by development outside of Mariposa Lakes Specific Plan)										
a. Sitework and Building Improvements	$ -	$ -	$ -	$ -	$ 75,000,000	$ -	$ -	$ -	$ 75,000,000
b. Land Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
SubTotal G.2	$ -	$ -	$ -	$ -	$ 75,000,000	$ -	$ -	$ -	$ 75,000,000
SubTotal G - School Costs	**$ 22,000,000**	**$ -**	**$ 22,000,000**	**$ 44,000,000**	**$ 97,000,000**	**$ 22,000,000**	**$ 22,000,000**	**$ 22,000,000**	**$ 207,000,000**
SubTotal G - State Funding Offset	**$ 8,800,000**	**$ -**	**$ 8,800,000**	**$ 17,600,000**	**$ 38,800,000**	**$ 8,800,000**	**$ 8,800,000**	**$ 8,800,000**	**$ 82,800,000**
SubTotal G - Development Outside of MLSP Funding Offset	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,250,000**	**$ -**	**$ -**	**$ -**	**$ 11,250,000**
NET SUBTOTAL G	**$ 13,200,000**	**$ -**	**$ 13,200,000**	**$ 26,400,000**	**$ 46,950,000**	**$ 13,200,000**	**$ 13,200,000**	**$ 13,200,000**	**$ 112,950,000**
H. LAND ACQUISITION										
1. PUBLIC PARKS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2. LAKES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3. OPEN SPACE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4. ARBINI SITE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5. COMMUNITY COLLEGE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6. LIBRARY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7. MULTI-MODAL TRANSPORTATION STATION (Train, Bus)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8. PERMANENT FIRE STATION	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -
9. PUBLIC HABITAT PARK	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -
SubTotal H - Land Acquisition Costs	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
SubTotal H - Land Acquisition Offsets	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NET SUBTOTAL H	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
I. MISCELLANEOUS IMPROVEMENTS										
1. OVERALL PROJECT RELATED										
a. Soil Stabilization/Erosion Control	$ 600,000	$ 400,000	$ 800,000	$ 1,800,000	$ 1,000,000	$ 1,000,000	$ 400,000	$ 200,000	$ 4,400,000
b. Soundwalls/Perimeter Walls	$ 2,160,000	$ 1,120,000	$ 1,600,000	$ 4,880,000	$ 2,160,000	$ 248,000	$ 120,000	$ 248,000	$ 7,656,000
SubTotal I.1	$ 2,760,000	1,520,000	2,400,000	$ 6,680,000	$ 3,160,000	$ 1,248,000	$ 520,000	$ 448,000	$ 12,056,000
2. MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)										
a. 66' ROW (Phases 1A - 1C) or 67' ROW (Phases 2 - 5)	$ -	$ -	$ 192,000	$ 192,000	$ 420,000	$ -	$ 750,000	$ 750,000	$ 2,112,000
b. 84' ROW	$ 1,380,000	$ -	$ 1,140,000	$ 2,520,000	$ 2,760,000	$ 1,350,000	$ 1,350,000	$ -	$ 7,980,000
c. 110' ROW	$ 3,900,000	$ 1,020,000	$ -	$ 4,920,000	$ 3,060,000	$ 1,260,000	$ 792,000	$ -	$ 10,032,000
d. 135' ROW	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
e. 150' ROW	$ -	$ -	$ 4,350,000	$ 4,350,000	$ -	$ -	$ -	$ -	$ 4,350,000
f. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	$ -	$ -	$ -	$ -	$ 5,160,000	$ -	$ -	$ -	$ 5,160,000
SubTotal I.2	$ 5,280,000	$ 1,020,000	$ 5,682,000	$ 11,982,000	$ 11,400,000	$ 2,610,000	$ 2,892,000	$ 750,000	$ 29,634,000

3. MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)											
a. Kaiser Rd. ~ Frontage	$ 1,040,000	$ -	$ -	$ 1,040,000	$ 152,000	$ 480,000	$ 1,600,000	$ 1,920,000	$ 5,192,000
b. Farmington Rd. ~ Frontage	$ -	$ -	$ -	$ -	$ 1,500,000	$ -	$ 120,000	$ 96,000	$ 1,716,000
c. Mariposa Rd. ~ Frontage (Austin to Kaiser)	$ -	$ 760,000	$ -	$ 760,000	$ -	$ -	$ -	$ -	$ 760,000
d. Project Entry Features	$ 200,000	$ 400,000	$ -	$ 600,000	$ 400,000	$ 600,000	$ 400,000	$ -	$ 2,000,000
SubTotal I.3	$ 1,240,000	$ 1,160,000	$ -	$ 2,400,000	$ 2,052,000	$ 1,080,000	$ 2,120,000	$ 2,016,000	$ 9,668,000
4. JOINT TRENCH	$ 3,657,500	$ 33,000	$ 2,563,000	$ 6,253,500	$ 3,300,000	$ 1,650,000	$ 2,640,000	$ 638,000	$ 14,481,500
SubTotal I.4	$ 3,657,500	$ 33,000	$ 2,563,000	$ 6,253,500	$ 3,300,000	$ 1,650,000	$ 2,640,000	$ 638,000	$ 14,481,500
5. PUBLIC FACILITIES									
a. Interim Fire Station	$ 1,500,000	$ -	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000
b. Library Site "Buildable Lot" Improvements	$ -	$ -	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
c. Multi-modal Transportation Station (Train & Bus)	$ -	$ -	$ 6,000,000	$ 6,000,000	$ -	$ -	$ -	$ -	$ 6,000,000
d. Permanent Fire Station	$ -	$ -	$ -	$ -	$ 5,000,000	$ -	$ -	$ -	$ 5,000,000
	$ 1,500,000	$ -	$ 6,250,000	$ 7,750,000	$ 5,000,000	$ -	$ -	$ -	$ 12,750,000
SubTotal I - Miscellaneous Improvements Costs	**$ 14,437,500**	**$ 3,733,000**	**$ 16,895,000**	**$ 35,065,500**	**$ 24,912,000**	**$ 6,588,000**	**$ 8,172,000**	**$ 3,852,000**	**$ 78,589,500**
SubTotal I - Public Facilities Offsets	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**	**$ 5,000,000**
NET SUBTOTAL I	**$ 14,437,500**	**$ 3,733,000**	**$ 16,895,000**	**$ 35,065,500**	**$ 19,912,000**	**$ 6,588,000**	**$ 8,172,000**	**$ 3,852,000**	**$ 73,589,500**
J. SOFT COST COMPONENTS (Excludes Land Acquisition)									
1. CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 92,038,100	$ 33,571,700	$ 83,520,250	$ 209,130,050	$ 214,207,650	$ 116,332,250	$ 60,061,100	$ 36,674,150	$ 636,405,200
2. ENGINEERING & SURVEYING - 10%	$ 9,203,810	$ 3,357,170	$ 8,352,025	$ 20,913,005	$ 21,420,765	$ 11,633,225	$ 6,006,110	$ 3,667,415	$ 63,640,520
3. CONSTRUCTION STAKING - 8%	$ 7,363,048	$ 2,685,736	$ 6,681,620	$ 16,730,404	$ 17,136,612	$ 9,306,580	$ 4,804,888	$ 2,933,932	$ 50,912,416
4. CITY PLAN CHECK FEES - 2.5%	$ 2,300,953	$ 839,293	$ 2,088,006	$ 5,228,251	$ 5,355,191	$ 2,908,306	$ 1,501,528	$ 916,854	$ 15,910,130
5. CITY INSPECTION FEE - 3.5%	$ 3,221,334	$ 1,175,010	$ 2,923,209	$ 7,319,552	$ 7,497,268	$ 4,071,629	$ 2,102,139	$ 1,283,595	$ 22,274,182
SubTotal J.2 - J.5	$ 22,089,144	$ 8,057,208	$ 20,044,860	$ 50,191,212	$ 51,409,836	$ 27,919,740	$ 14,414,664	$ 8,801,796	$ 152,737,248
6. CONTINGENCY - 10% (Items J.1 - J.5)	$ 11,412,724	$ 4,162,891	$ 10,356,511	$ 25,932,126	$ 26,561,749	$ 14,425,199	$ 7,447,576	$ 4,547,595	$ 78,914,245
SubTotal J - Soft Cost Components Cost	**$ 33,501,868**	**$ 12,220,099**	**$ 30,401,371**	**$ 76,123,338**	**$ 77,971,585**	**$ 42,344,939**	**$ 21,862,240**	**$ 13,349,391**	**$ 231,651,493**
SubTotal J - Soft Cost Components School Offsets	**$ 3,203,200**	**$ -**	**$ 3,203,200**	**$ 6,406,400**	**$ 18,218,200**	**$ 3,203,200**	**$ 3,203,200**	**$ 3,203,200**	**$ 34,234,200**
SubTotal J - Soft Cost Components Non-School Offsets	**$ 1,001,000**	**$ 300,300**	**$ 1,914,276**	**$ 3,215,576**	**$ 3,346,252**	**$ 1,723,176**	**$ 688,688**	**$ 284,648**	**$ 9,258,340**
NET SUBTOTAL J	**$ 29,297,668**	**$ 11,919,799**	**$ 25,283,895**	**$ 66,501,362**	**$ 56,407,133**	**$ 37,418,563**	**$ 17,970,352**	**$ 9,861,543**	**$ 188,158,953**
K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS *(SEE NOTE 15)*									
1. ARCH ROAD ~ Offsite (Austin to SR99)	$ 15,119,000	$ -	$ 8,038,000	$ 23,157,000	$ -	$ -	$ -	$ -	$ 23,157,000
a. City Transportation Impact Fee Program Allocation	$ 10,160,000	$ -	$ 2,710,000	$ 12,870,000	$ -	$ -	$ -	$ -	$ 12,870,000
b. SJCOG Measure K Allocation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
c. Frontage Reimbursements by Future Offsite Development	$ 4,959,000	$ -	$ 5,328,000	$ 10,287,000	$ -	$ -	$ -	$ -	$ 10,287,000
SubTotal K.1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,287,000
2. AUSTIN ROAD ~ Offsite (Arch to Mariposa)	$ -	$ -	$ -	$ -	$ 5,789,000	$ -	$ -	$ -	$ 5,789,000
a. City Transportation Impact Fee Program Allocation	$ -	$ -	$ -	$ -	$ 2,740,000	$ -	$ -	$ -	$ 2,740,000
b. SJCOG Measure K Allocation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
c. Frontage Reimbursements by Future Offsite Development	$ -	$ -	$ -	$ -	$ 3,049,000	$ -	$ -	$ -	$ 3,049,000
SubTotal K.2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,049,000
3. AUSTIN ROAD/GP NEW ROAD 'G' ~ Onsite (Mariposa to Farmington)	$ -	$ -	$ 14,393,000	$ 14,393,000	$ 7,575,000	$ 7,050,000	$ -	$ -	$ 29,018,000
a. City Transportation Impact Fee Program Allocation	$ -	$ -	$ 7,515,000	$ 7,515,000	$ 3,960,000	$ 3,675,000	$ -	$ -	$ 15,150,000
b. SJCOG Measure K Allocation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
SubTotal K.3	$ -	$ -	$ 6,878,000	$ 6,878,000	$ 3,615,000	$ 3,375,000	$ -	$ -	$ 13,868,000
4. MARIPOSA ROAD ~ Perimeter & Offsite (SR99 to Kaiser)	$ -	$ 75,007,000	$ -	$ 75,007,000	$ 42,329,000	$ -	$ -	$ -	$ 117,336,000
a. City Transportation Impact Fee Program Allocation	$ -	$ 68,500,000	$ -	$ 68,500,000	$ 34,910,000	$ -	$ -	$ -	$ 103,410,000
b. SJCOG Measure K Allocation	$ -	$ 3,620,000	$ -	$ 3,620,000	$ 5,000,000	$ -	$ -	$ -	$ 8,620,000
c. Frontage Reimbursements by Future Offsite Development	$ -	$ 1,443,000	$ -	$ 1,443,000	$ 1,676,000	$ -	$ -	$ -	$ 3,119,000
SubTotal K.4	$ -	$ 1,444,000	$ -	$ 2,887,000	$ 743,000	$ -	$ -	$ -	$ 5,306,000

5. VICEROY ROAD ~ Onsite (NW Corner of Phase 1C to Kaiser)	$ -	$ -	$ -	$ -	$ 53,735,000	$ -	$ -	$ -	$ -	$ 53,735,000
a. City Transportation Impact Fee Program Allocation	$ -	$ -	$ -	$ -	$ 39,510,000	$ -	$ -	$ -	$ -	$ 39,510,000
b. SJCOG Measure K Allocation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
SubTotal K.5	$ -	$ -	$ -	$ -	$ 14,225,000	$ -	$ -	$ -	$ -	$ 14,225,000
6. GILLIS ROAD/GP NEW ROAD 'G' ~ Offsite (Farmington to Main)	$ -	$ -	$ -	$ -	$ -	$ 8,924,000	$ -	$ -	$ -	$ 8,924,000
a. City Transportation Impact Fee Program Allocation	$ -	$ -	$ -	$ -	$ -	$ 6,070,000	$ -	$ -	$ -	$ 6,070,000
b. SJCOG Measure K Allocation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
c. Frontage Reimbursements by Future Offsite Development	$ -	$ -	$ -	$ -	$ -	$ 2,854,000	$ -	$ -	$ -	$ 2,854,000
SubTotal K.5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,854,000
SubTotal K - MFP Road Cost	**$ 15,119,000**	**$ 75,007,000**	**$ 22,431,000**	**$ 112,557,000**	**$ 109,428,000**	**$ 15,974,000**	**$ -**	**$ -**	**$ -**	**$ 237,959,000**
SubTotal K - City Transportation Impact Fee Program Offset	**$ 10,160,000**	**$ 68,500,000**	**$ 10,225,000**	**$ 88,885,000**	**$ 81,120,000**	**$ 9,745,000**	**$ -**	**$ -**	**$ -**	**$ 179,750,000**
SubTotal K - SJCOG Measure K Offset	**$ -**	**$ 3,620,000**	**$ -**	**$ 3,620,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,620,000**
SubTotal K - Frontage Reimbursement by Future Development Offset	**$ 4,959,000**	**$ 1,443,000**	**$ 5,328,000**	**$ 11,730,000**	**$ 4,725,000**	**$ 2,854,000**	**$ -**	**$ -**	**$ -**	**$ 19,309,000**
NET SUBTOTAL K	**$ -**	**$ 1,444,000**	**$ 6,878,000**	**$ 8,322,000**	**$ 18,583,000**	**$ 3,375,000**	**$ -**	**$ -**	**$ -**	**$ 46,735,000**
GRAND TOTAL ALL COSTS - GROSS	**$140,658,968**	**$120,798,799**	**$136,352,621**	**$397,810,388**	**$401,607,235**	**$174,651,189**	**$81,923,340**	**$50,023,541**		**$1,106,015,693**
GRAND TOTAL ALL OFFSETS	**$30,873,200**	**$74,688,300**	**$34,729,476**	**$140,290,976**	**$171,652,452**	**$31,059,376**	**$14,583,888**	**$13,069,848**		**$370,656,540**
GRAND TOTAL ALL COSTS - NET	**$109,785,768**	**$46,110,499**	**$101,623,145**	**$257,519,412**	**$229,954,783**	**$143,591,813**	**$67,339,452**	**$36,953,693**		**$735,359,153**

Table 3-3.1
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 1A (1,414 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 65/75' ROW	LF	0	$ 357	$ -	
	b. 85' ROW	LF	6,800	$ 367	$ 2,495,600	
	c. 113' ROW	LF	15,500	$ 370	$ 5,735,000	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	2	$ 250,000	$ 500,000	
	g. Creek Crossing ~ N. Littlejohn's Ck.	LS	0	$ 500,000	$ -	
	h. Temporary 2nd Access to Kaiser	LS	1	$ 250,000	$ 250,000	
			SubTotal A.1		$ 8,980,600	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM					
	a. Kaiser Rd. ~ along Phases 1A & 1B frontages	LF	2,600	$ 262	$ 681,200	
			SubTotal A.2		$ 681,200	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 9,661,800**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC.					
	LAKE NO. 1					
	a. Excavation	CY	450,000	$ 5	$ 2,250,000	
	b. Shoreline Wall/Structure	LF	15,700	$ 275	$ 4,317,500	
	c. Biofilters/Aerators	LS	2	$ 125,000	$ 250,000	
	d. SWQ Biofilter	LS	2	$ 250,000	$ 500,000	
	e. Pond Liner	SY	177,000	$ 8	$ 1,416,000	
	f. Temporary Ditch to Branch Ck.	LF	6,500	$ 10	$ 65,000	
			SubTotal B.1		$ 8,798,500	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	3,850	$ 55	$ 211,750	
	b. 24" SD	LF	1,400	$ 70	$ 98,000	
	c. 30" SD	LF	6,000	$ 90	$ 540,000	
	d. 36" SD	LF	5,750	$ 100	$ 575,000	
	e. 42" SD	LF	1,400	$ 110	$ 154,000	
	f. 48" SD	LF	4,250	$ 120	$ 510,000	
	g. 54" SD	LF	1,875	$ 130	$ 243,750	
	h. 60" SD	LF	1,000	$ 140	$ 140,000	
	i. Manholes (<36" SD)	EA	31	$ 3,500	$ 108,500	
	j. Manholes (>36" SD)	EA	35	$ 4,500	$ 157,500	
	k. Catch Basins	EA	50	$ 3,500	$ 175,000	
			SubTotal B.2		$ 2,913,500	
3.	CREEK RESTORATION ~ BRANCH CREEK					
	a. Clearing and Grubbing	LS	1	$ 250,000	$ 250,000	
	b. Dewatering	LS	1	$ 100,000	$ 100,000	
	c. Grading	CY	48,000	$ 5	$ 240,000	
			SubTotal B.3		$ 590,000	
4.	CANALS					
	a. Canal No. 1 Excavation	CY	10,000	$ 5	$ 50,000	
	b. Canal No. 2 Excavation	CY	10,000	$ 5	$ 50,000	
			SubTotal B.4		$ 100,000	

5.	ARBINI FLOOD CONTROL FACILITY						
	a. Basin Excavation	CY	600,000	$	5	$	3,000,000
	b. N. Littlejohns Ck. Inflow Weir	LS	0.5	$	400,000	$	200,000
	c. N. Littlejohns Ck. Outfall	LS	1	$	200,000	$	200,000
	d. Maintenance Access Rd.	LS	0.5	$	500,000	$	250,000
	e. Soil Stabilization/Erosion Control	AC	75	$	2,500	$	187,500
			SubTotal B.5			$	3,837,500
			SUBTOTAL B			**$**	**16,239,500**

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)						
	a. 10"	LF	0	$	55	$	-
	b. 12"	LF	1,200	$	60	$	72,000
	c. 15"	LF	3,500	$	65	$	227,500
	d. 18"	LF	5,000	$	70	$	350,000
	e. 24"	LF	3,200	$	90	$	288,000
	f. 27"	LF	0	$	105	$	-
	g. 30"	LF	0	$	115	$	-
	h. 36"	LF	0	$	125	$	-
	g. Manholes	EA	35	$	2,800	$	98,000
			SubTotal C.1			$	1,035,500
2.	OFFSITE CITY SYSTEM NO. 8 EXTENSION & CONNECTION						
	a. 42" Trunk	LF	8,500	$	200	$	1,700,000
	b. Manholes	EA	20	$	10,000	$	200,000
	c. Existing Road Repair	LS	1	$	250,000	$	250,000
	d. Burlington Northern RR Crossing (Bore & Jack)	LS	1	$	250,000	$	250,000
	e. Sheeting & Shoring	LS	1	$	250,000	$	250,000
	f. Traffic Control	LS	1	$	100,000	$	100,000
			SubTotal C.2			$	2,750,000
			SUBTOTAL C			**$**	**3,785,500**

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES						
	a. 12"	LF	17,400	$	52	$	904,800
	b. 16"	LF	12,000	$	65	$	780,000
	c. 24"	LF	23,000	$	105	$	2,415,000
	d. 30"	LF	2,000	$	175	$	350,000
	e. 36"	LF	4,000	$	225	$	900,000
	f. Gate Valves ~ 12"	EA	20	$	1,800	$	36,000
	g. Butterfly Valves ~ 16"	EA	5	$	4,700	$	23,500
	h. Butterfly Valves ~ 24"	EA	10	$	6,000	$	60,000
	i. Butterfly Valves ~ 30"	EA	2	$	8,000	$	16,000
	j. Butterfly Valves ~ 36"	EA	3	$	10,000	$	30,000
	k. Blow-offs and ARV's	EA	20	$	2,000	$	40,000
	l. Fire Hydrant Assemblies	EA	60	$	5,100	$	306,000
			SubTotal D.1			$	5,861,300
2.	SUPPLY & STORAGE FACILITIES						
	a. Well and Pump Station	LS	1	$	1,500,000	$	1,500,000
	b. Storage Tank and Booster Pump Station	LS	1	$	8,000,000	$	8,000,000
			SubTotal D.2			$	9,500,000
3.	PIPING CONNECTION TO EXISTING SYSTEM ~ CITY SYSTEM AT AUSTIN RD.						
	a. Existing Road Repair	LF	5,000	$	65	$	325,000
	b. Burlington Northern RR Crossing (Bore & Jack)	LS	1	$	250,000	$	250,000
			SubTotal D.3			$	575,000
4.	SOUTH STOCKTON AQUEDUCT CONNECTION (24" DIAMETER)	LS	1	$	250,000	$	250,000
			SubTotal D.4			$	250,000
			SUBTOTAL D			**$**	**16,186,300**

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM							
	a. Major Distribution Piping	LF	10,000	$	45	$	450,000	
	b. Pump Station at Lake No. 1	LS	1	$	500,000	$	500,000	
	c. Supply Mains from Arbini Recharge Facility	LF	5,000	$	55	$	275,000	
			SubTotal E.1			$	1,225,000	
2.	ARBINI RECHARGE FACILITY							
	a. Groundwater Recharge Basin Earthwork	CY	205,000	$	5	$	1,025,000	
	b. N. Littlejohns Ck. Inflow Weir	LS	0.5	$	500,000	$	250,000	
	c. Onsite Distribution system	LF	6,000	$	45	$	270,000	
	d. Culverts and Valving	LS	1	$	170,000	$	170,000	
	e. Draw Well and Pump Station	LS	1	$	1,000,000	$	1,000,000	
	f. Distribution Pump Station	LS	1	$	1,250,000	$	1,250,000	
	g. Maintenance Access Rd.	LS	0.5	$	500,000	$	250,000	
	h. Soil Stabilization/Erosion Control	AC	75	$	2,500	$	187,500	
			SubTotal E.2			$	4,402,500	
			SUBTOTAL E			**$**	**5,627,500**	

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE								
	a. Public Parks (Offset = 85% of Park Fees)	AC	10	$	275,000	$	2,750,000	$	2,750,000
	b. Public Open Space	AC	10	$	135,000	$	1,350,000	$	-
			SubTotal F.1			$	4,100,000	$	2,750,000
			SUBTOTAL F			**$**	**4,100,000**	**$**	**2,750,000**

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8								
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$	22,000,000	$	8,800,000
	b. Land Acquisition	AC	16	$	-	$	-	$	-
			SubTotal G.1			$	22,000,000	$	8,800,000
			SUBTOTAL G			**$**	**22,000,000**	**$**	**8,800,000**

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	10	$	-	$	-
2.	LAKES	AC	34	$	-	$	-
3.	PUBLIC OPEN SPACE	AC	10	$	-	$	-
4.	ARBINI SITE	AC	150	$	-	$	-
			SUBTOTAL H			**$**	**-**

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED						
	a. Soil Stabilization/Erosion Control	LS	3	$	200,000	$	600,000
	b. Soundwalls/Perimeter Walls	LF	27,000	$	80	$	2,160,000
			SubTotal I.1			$	2,760,000
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)						
	a. 66' ROW	SF	0	$	6	$	-
	b. 84' ROW	SF	230,000	$	6	$	1,380,000
	c. 110' ROW	SF	650,000	$	6	$	3,900,000
	d. 135' ROW	SF	0	$	6	$	-
	e. 150' ROW	SF	0	$	6	$	-
			SubTotal I.2			$	5,280,000
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)						
	a. Kaiser Rd. ~ Phase 1A Frontage	SF	260,000	$	4	$	1,040,000
	b. Project Entry Features ~ Kaiser	EA	1	$	200,000	$	200,000
			SubTotal I.3			$	1,240,000
4.	JOINT TRENCH	LF	33,250	$	110	$	3,657,500
			SubTotal I.4			$	3,657,500
5.	PUBLIC FACILITIES						
	a. Interim Fire Station	LS	1	$	1,500,000	$	1,500,000
			SubTotal I.5			$	1,500,000
			SUBTOTAL I			**$**	**14,437,500**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 92,038,100				
2.	ENGINEERING & SURVEYING		10.0%	$ 9,203,810	$	1,155,000
3.	CONSTRUCTION STAKING		8.0%	$ 7,363,048	$	924,000
4.	CITY PLAN CHECK FEES		2.5%	$ 2,300,953	$	288,750
5.	CITY INSPECTION FEE		3.5%	$ 3,221,334	$	404,250
		SubTotal J.2 - J.5		$ 22,089,144	$	2,772,000
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$ 11,412,724	$	1,432,200
		SUBTOTAL J		**$ 33,501,868**	**$**	**4,204,200**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

1.	ARCH ROAD ~ Offsite (Newcastle to Frontier)	LS	1	$	8,543,000	$	8,543,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	5,810,000			$ 5,810,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$	2,733,000			$ 2,733,000
			SubTotal K.1			$	8,543,000	$ 8,543,000
2.	ARCH ROAD ~ Offsite (Frontier to SR99)	LS	1	$	6,576,000	$	6,576,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	4,350,000			$ 4,350,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$	2,226,000			$ 2,226,000
			SubTotal K.2			$	6,576,000	$ 6,576,000
			SUBTOTAL K			**$**	**15,119,000**	**$** **15,119,000**

GRAND TOTAL PHASE 1A **$140,658,968** **$30,873,200**

Table 3-3.2
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 1B (792 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 65/75' ROW	LF	0	$ 357	$ -	
	b. 85' ROW	LF	0	$ 367	$ -	
	c. 113' ROW	LF	6,300	$ 370	$ 2,331,000	
	d. 130' ROW	LF	600	$ 594	$ 356,400	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	0	$ 250,000	$ -	
	g. Creek Crossing ~ N. Littlejohns Ck.	LS	2	$ 500,000	$ 1,000,000	
			SubTotal A.1		$ 3,687,400	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM				$ -	
			SubTotal A.2		$ -	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 3,687,400**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC					
	LAKE NO. 2					
	a. Excavation	CY	335,000	$ 5	$ 1,675,000	
	b. Shoreline Wall/Structure	LF	6,700	$ 275	$ 1,842,500	
	c. Biofilters/Aerators	LS	1	$ 125,000	$ 125,000	
	d. SWQ Filters	LS	1	$ 250,000	$ 250,000	
	e. Pond Liner	SY	900,000	$ 8	$ 7,200,000	
			SubTotal Lake No. 2		$ 11,092,500	
	LAKE NO. 10					
	a. Excavation	CY	15,000	$ 5	$ 75,000	
	b. Shoreline Wall/Structure	LF	1,800	$ 275	$ 495,000	
	c. Biofilters/Aerators	LS	1	$ 125,000	$ 125,000	
	d. SWQ Filters	LS	1	$ 250,000	$ 250,000	
	e. Pond Liner	SY	7,750	$ 8	$ 62,000	
			SubTotal Lake No. 10		$ 1,007,000	
	LAKE NO. 11					
	a. Excavation	CY	45,000	$ 5	$ 225,000	
	b. Shoreline Wall/Structure	LF	2,200	$ 275	$ 605,000	
	c. Biofilters/Aerators	LS	1	$ 125,000	$ 125,000	
	d. SWQ Filters	LS	1	$ 250,000	$ 250,000	
	e. Pond Liner	SY	16,500	$ 8	$ 132,000	
			SubTotal Lake No. 11		$ 1,337,000	
			SubTotal B.1		$ 13,436,500	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	300	$ 55	$ 16,500	
	b. 24" SD	LF	0	$ 70	$ -	
	c. 30" SD	LF	0	$ 90	$ -	
	d. 36" SD	LF	0	$ 100	$ -	
	e. 42" SD	LF	800	$ 110	$ 88,000	
	f. 48" SD	LF	4,525	$ 120	$ 543,000	
	g. 54" SD	LF	2,450	$ 130	$ 318,500	
	h. 60" SD	LF	0	$ 140	$ -	
	i. Manholes (<36" SD)	EA	1	$ 3,500	$ 3,500	
	j. Manholes (>36" SD)	EA	18	$ 4,500	$ 81,000	
	k. Catch Basins	EA	17	$ 3,500	$ 59,500	
			SubTotal B.2		$ 1,110,000	

3.	CREEK RESTORATION ~ N. LITTLEJOHNS CREEK						
	a. Clearing and Grubbing	LS	1	$	250,000	$	250,000
	b. Dewatering	LS	1	$	100,000	$	100,000
	c. Grading	CY	35,000	$	5	$	175,000
			SubTotal B.3			$	525,000
4.	CANALS						
	a. Canal No. 4 Excavation	CY	20,000	$	5	$	100,000
	b. Canal No. 5 Excavation	CY	10,000	$	5	$	50,000
			SubTotal B.4			$	150,000
5.	ARBINI FLOOD CONTROL FACILITY					$	-
			SubTotal B.5			$	-
			SUBTOTAL B			**$**	**15,221,500**

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)						
	a. 10"	LF	800	$	55	$	44,000
	b. 12"	LF	3,000	$	60	$	180,000
	c. 15"	LF	2,500	$	65	$	162,500
	d. 18"	LF	0	$	70	$	-
	e. 24"	LF	0	$	90	$	-
	f. 27"	LF	0	$	105	$	-
	g. 30"	LF	0	$	115	$	-
	h. 36"	LF	0	$	125	$	-
	g. Manholes	EA	16	$	2,800	$	44,800
			SubTotal C.1			$	431,300
			SUBTOTAL C			**$**	**431,300**

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES						
	a. 12"	LF	1,000	$	52	$	52,000
	b. 16"	LF	0	$	65	$	-
	c. 24"	LF	0	$	105	$	-
	d. 30"	LF	0	$	175	$	-
	e. 36"	LF	0	$	225	$	-
	f. Gate Valves ~ 12"	EA	4	$	1,800	$	7,200
	g. Butterfly Valves ~ 16"	EA	0	$	4,700	$	-
	h. Butterfly Valves ~ 24"	EA	0	$	6,000	$	-
	i. Butterfly Valves ~ 30"	EA	0	$	8,000	$	-
	j. Butterfly Valves ~ 36"	EA	0	$	10,000	$	-
	k. Blow-offs and ARV's	EA	2	$	2,000	$	4,000
	l. Fire Hydrant Assemblies	EA	3	$	5,100	$	15,300
			SubTotal D.1			$	78,500
2.	SUPPLY & STORAGE FACILITIES						
	a. Well and Pump Station	LS	0	$	1,500,000	$	-
	b. Storage Tank and Booster Pump Station	LS	0	$	7,500,000	$	-
			SubTotal D.2			$	-
			SUBTOTAL D			**$**	**78,500**

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM						
	a. Major Distribution Piping	LF	4,000	$	45	$	180,000
	b. Pump Station at Lake Nos. 2, 10 and 11	LS	3	$	500,000	$	1,500,000
	c. Supply Mains from Arbini Recharge Facility	LF	4,000	$	55	$	220,000
			SubTotal E.1			$	1,900,000
2.	ARBINI RECHARGE FACILITY					$	-
			SubTotal E.2			$	-
			SUBTOTAL E			**$**	**1,900,000**

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE							
	a. Public Parks (Offset = 85% of Park Fees)	AC	3	$	275,000	$ 825,000	$	825,000
	b. Public Open Space	AC	57	$	135,000	$ 7,695,000	$	-
			SubTotal F.1			$ 8,520,000	$	825,000
			SUBTOTAL F			**$ 8,520,000**	**$**	**825,000**

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8							
	a. Sitework and Building Improvements	LS	0	$	22,000,000	$ -	$	-
	b. Land Acquisition	AC	0	$	-	$ -	$	-
			SubTotal G.1			$ -	$	-
			SUBTOTAL G			**$ -**	**$**	**-**

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	3	$	-	$ -
2.	LAKES	AC	17	$	-	$ -
3.	PUBLIC OPEN SPACE	AC	57	$	-	$ -
			SUBTOTAL H			**$ -**

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED					
	a. Soil Stabilization/Erosion Control	LS	2	$	200,000	$ 400,000
	b. Soundwalls/Perimeter Walls	LF	14,000	$	80	$ 1,120,000
			SubTotal I.1			$ 1,520,000
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)					
	a. 66' ROW	SF	0	$	6	$ -
	b. 84' ROW	SF	0	$	6	$ -
	c. 110' ROW	SF	170,000	$	6	$ 1,020,000
	d. 135' ROW	SF	0	$	6	$ -
	e. 150' ROW	SF	0	$	6	$ -
			SubTotal I.2			$ 1,020,000
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)					
	a. Mariposa Rd. Frontage (Austin to Kaiser - included in Road Fee Progra	SF	190,000	$	4	$ 760,000
	b. Project Entry Features ~ Mariposa and Austin/GP New Rd. 'G'	EA	2	$	200,000	$ 400,000
			SubTotal I.3			$ 1,160,000
4.	JOINT TRENCH	LF	300	$	110	$ 33,000
			SubTotal I.4			$ 33,000
			SUBTOTAL I			**$ 3,733,000**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 33,571,700				
2.	ENGINEERING & SURVEYING		10.0%	$ 3,357,170	$	82,500
3.	CONSTRUCTION STAKING		8.0%	$ 2,685,736	$	66,000
4.	CITY PLAN CHECK FEES		2.5%	$ 839,293	$	20,625
5.	CITY INSPECTION FEE		3.5%	$ 1,175,010	$	28,875
		SubTotal J.2 - J.5		$ 8,057,208	$	198,000
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$ 4,162,891	$	102,300
		SUBTOTAL J		**$ 12,220,099**	**$**	**300,300**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

1.	MARIPOSA ROAD ~ Perimeter (Austin to Kaiser, incl. BNRR Overcrossing)	LS	1	$	75,007,000	$ 75,007,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$	68,500,000		$	68,500,000
	b. SJCOG Measure K Allocation	LS	1	$	3,620,000		$	3,620,000
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$	1,443,000		$	1,443,000
			SubTotal K.1			$ 75,007,000	$	73,563,000
			SUBTOTAL K			**$ 75,007,000**	**$**	**73,563,000**

GRAND TOTAL PHASE 1B **$120,798,799** **$74,688,300**

Table 3-3.3
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 1C (2,092 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 65/75' ROW	LF	2,000	$ 357	$ 714,000	
	b. 85' ROW	LF	5,500	$ 367	$ 2,018,500	
	c. 113' ROW	LF	0	$ 370	$ -	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	10,400	$ 613	$ 6,375,200	
	f. Project Traffic Signals	LS	2	$ 250,000	$ 500,000	
	g. Creek Crossing ~ Branch Ck.	LS	2	$ 500,000	$ 1,000,000	
	h. Roundabout	LS	1	$ 750,000	$ 750,000	
			SubTotal A.1		$ 11,357,700	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM				$ -	
			SubTotal A.2		$ -	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 11,357,700**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC					
	LAKE NO. 3					
	a. Excavation	CY	475,000	$ 5	$ 2,375,000	
	b. Shoreline Wall/Structure	LF	6,300	$ 275	$ 1,732,500	
	c. Biofilters/Aerators	LS	1	$ 125,000	$ 125,000	
	d. SWQ Filters	LS	1	$ 250,000	$ 250,000	
	e. Pond Liner	SY	110,000	$ 8	$ 880,000	
			SubTotal B.1		$ 5,362,500	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	2,050	$ 55	$ 112,750	
	b. 24" SD	LF	3,350	$ 70	$ 234,500	
	c. 30" SD	LF	700	$ 90	$ 63,000	
	d. 36" SD	LF	3,400	$ 100	$ 340,000	
	e. 42" SD	LF	5,500	$ 110	$ 605,000	
	f. 48" SD	LF	3,200	$ 120	$ 384,000	
	g. 54" SD	LF	5,400	$ 130	$ 702,000	
	h. 60" SD	LF	4,000	$ 140	$ 560,000	
	i. Manholes (<36" SD)	EA	19	$ 3,500	$ 66,500	
	j. Manholes (>36" SD)	EA	36	$ 4,500	$ 162,000	
	k. Catch Basins	EA	55	$ 3,500	$ 192,500	
			SubTotal B.2		$ 3,422,250	
3.	CREEK RESTORATION				$ -	
			SubTotal B.3		$ -	
4.	CANALS				$ -	
			SubTotal B.4		$ -	
5.	ARBINI FLOOD CONTROL FACILITY				$ -	
			SubTotal B.5		$ -	
			SUBTOTAL B		**$ 8,784,750**	

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)							
	a. 10"	LF	5,200	$	55	$	286,000	
	b. 12"	LF	0	$	60	$	-	
	c. 15"	LF	2,000	$	65	$	130,000	
	d. 18"	LF	1,200	$	70	$	84,000	
	e. 24"	LF	0	$	90	$	-	
	f. 27"	LF	0	$	105	$	-	
	g. 30"	LF	0	$	115	$	-	
	h. 36"	LF	5,200	$	125	$	650,000	
	g. Manholes	EA	35	$	2,800	$	98,000	
			SubTotal C.1			$	1,248,000	
			SUBTOTAL C			**$**	**1,248,000**	

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES							
	a. 12"	LF	9,300	$	52	$	483,600	
	b. 16"	LF	8,000	$	65	$	520,000	
	c. 24"	LF	0	$	105	$	-	
	d. 30"	LF	0	$	175	$	-	
	e. 36"	LF	0	$	225	$	-	
	f. Gate Valves ~ 12"	EA	5	$	1,800	$	9,000	
	g. Butterfly Valves ~ 16"	EA	4	$	4,700	$	18,800	
	h. Butterfly Valves ~ 24"	EA	0	$	6,000	$	-	
	i. Butterfly Valves ~ 30"	EA	0	$	8,000	$	-	
	j. Butterfly Valves ~ 36"	EA	0	$	10,000	$	-	
	k. Blow-offs and ARV's	EA	10	$	2,000	$	20,000	
	l. Fire Hydrant Assemblies	EA	34	$	5,100	$	173,400	
			SubTotal D.1			$	1,224,800	
2.	SUPPLY & STORAGE FACILITIES							
	a. Well and Pump Station	LS	1	$	1,500,000	$	1,500,000	
	b. Storage Tank and Booster Pump Station	LS	0	$	7,500,000	$	-	
			SubTotal D.2			$	1,500,000	
			SUBTOTAL D			**$**	**2,724,800**	

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM							
	a. Major Distribution Piping	LF	10,000	$	45	$	450,000	
	b. Pump Station at Lake No. 3	LS	1	$	500,000	$	500,000	
	c. Supply Mains from Arbini Recharge Facility	LF	0	$	55	$	-	
			SubTotal E.1			$	950,000	
2.	ARBINI RECHARGE FACILITY					$	-	
			SubTotal E.2			$	-	
			SUBTOTAL E			**$**	**950,000**	

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE								
	a. Public Parks (Offset = 85% of Park Fees)	AC	51	$	275,000	$	14,025,000	$	5,259,000
	b. Public Open Space	AC	41	$	135,000	$	5,535,000	$	-
			SubTotal F.1			$	19,560,000	$	5,259,000
			SUBTOTAL F			**$**	**19,560,000**	**$**	**5,259,000**

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8								
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$	22,000,000	$	8,800,000
	b. Land Acquisition	AC	16	$	-	$	-	$	-
			SubTotal G.1			$	22,000,000	$	8,800,000
			SUBTOTAL G			**$**	**22,000,000**	**$**	**8,800,000**

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	51	$	-	$	-	
2.	LAKES	AC	17	$	-	$	-	
3.	PUBLIC OPEN SPACE	AC	41	$	-	$	-	
4.	COMMUNITY COLLEGE (Deferred until Phase 2)	AC	0	$	-	$	-	
5.	LIBRARY	AC	2	$	-	$	-	
6.	MULTI-MODAL TRANSPORTATION STATION (Train, Bus)	AC	15	$	-	$	-	
			SUBTOTAL H			**$**	**-**	

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED							
	a. Soil Stabilization/Erosion Control	LS	4	$	200,000	$	800,000	
	b. Soundwalls/Perimeter Walls	LF	20,000	$	80	$	1,600,000	
			SubTotal I.1			$	2,400,000	
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)							
	a. 66' ROW	SF	32,000	$	6	$	192,000	
	b. 84' ROW	SF	190,000	$	6	$	1,140,000	
	c. 110' ROW	SF	0	$	6	$	-	
	d. 135' ROW	SF	0	$	6	$	-	
	e. 150' ROW	SF	725,000	$	6	$	4,350,000	
			SubTotal I.2			$	5,682,000	
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)					$	-	
			SubTotal I.3			$	-	
4.	JOINT TRENCH	LF	23,300	$	110	$	2,563,000	
			SubTotal I.4			$	2,563,000	
5.	PUBLIC FACILITIES							
	a. Library Site "Buildable Lot" Improvements	AC	2	$	125,000	$	250,000	$ -
	b. Multi-modal Transportation Facility (Train & Bus) ~ Project Contribution	LS	1	$	6,000,000	$	6,000,000	$ -
			SubTotal I.5			$	6,250,000	$ -
			SUBTOTAL I			**$**	**16,895,000**	$ -

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 83,520,250				
2.	ENGINEERING & SURVEYING		10.0%	$	8,352,025	$ 1,405,900
3.	CONSTRUCTION STAKING		8.0%	$	6,681,620	$ 1,124,720
4.	CITY PLAN CHECK FEES		2.5%	$	2,088,006	$ 351,475
5.	CITY INSPECTION FEE		3.5%	$	2,923,209	$ 492,065
		SubTotal J.2 - J.5		$	20,044,860	$ 3,374,160
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$	10,356,511	$ 1,743,316
		SUBTOTAL J		**$**	**30,401,371**	**$ 5,117,476**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS*(SEE NOTE 15)*

1.	AUSTIN ROAD/GP NEW ROAD 'G' ~ Onsite (Mariposa to Viceroy)	LS	1	$	14,393,000	$	14,393,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	7,515,000			$ 7,515,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
			SubTotal K.1			$	14,393,000	$ 7,515,000
2.	ARCH ROAD ~ Offsite (Austin to Newcastle)	LS	1	$	8,038,000	$	8,038,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	2,710,000			$ 2,710,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$	5,328,000			$ 5,328,000
			SubTotal K.2			$	8,038,000	$ 8,038,000
			SUBTOTAL K			**$**	**22,431,000**	**$ 15,553,000**

GRAND TOTAL PHASE 1C **$136,352,621** **$34,729,476**

Table 3-3.4
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 2 (2,449 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 60' ROW	LF	4,100	$ 324	$ 1,328,400	
	b. 85' ROW	LF	13,500	$ 367	$ 4,954,500	
	c. 113' ROW	LF	11,500	$ 370	$ 4,255,000	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	2	$ 250,000	$ 500,000	
	g. Creek Crossing	LS	0	$ 500,000	$ -	
	h. Roundabout	LS	2	$ 500,000	$ 1,000,000	
	i. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	LF	12,000	$ 631	$ 7,572,000	
			SubTotal A.1		$ 19,609,900	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM					
	a. Kaiser Rd. ~ along Phase 2 frontage	LF	2,300	$ 262	$ 602,600	
	b. Farmington Rd. ~ along Phase 2 frontage	LF	3,800	$ 239	$ 908,200	
			SubTotal A.2		$ 1,510,800	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**21,120,700**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC					
	LAKE NO. 7					
	a. Excavation	CY	440,000	$ 5	$ 2,200,000	
	b. Shoreline Wall/Structure	LF	7,500	$ 275	$ 2,062,500	
	c. Biofilters/Aerators	LS	1	$ 125,000	$ 125,000	
	d. SWQ Filters	LS	1	$ 250,000	$ 250,000	
	e. Pond Liner	SY	1,170,000	$ 8	$ 9,360,000	
	f. Temporary Ditch to Duck Ck.	LF	1,200	$ 25	$ 30,000	
			SubTotal Lake No. 7		$ 14,027,500	
			SubTotal B.1		$ 14,027,500	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	5,200	$ 55	$ 286,000	
	b. 24" SD	LF	4,000	$ 70	$ 280,000	
	c. 30" SD	LF	8,400	$ 90	$ 756,000	
	d. 36" SD	LF	6,700	$ 100	$ 670,000	
	e. 42" SD	LF	3,500	$ 110	$ 385,000	
	f. 48" SD	LF	4,600	$ 120	$ 552,000	
	g. 54" SD	LF	3,000	$ 130	$ 390,000	
	h. 60" SD	LF	2,500	$ 140	$ 350,000	
	i. Manholes (<36" SD)	EA	50	$ 3,500	$ 175,000	
	j. Manholes (>36" SD)	EA	26	$ 4,500	$ 117,000	
	k. Catch Basins	EA	80	$ 3,500	$ 280,000	
			SubTotal B.2		$ 4,241,000	
3.	CREEK RESTORATION				$ -	
			SubTotal B.3		$ -	
4.	CANALS				$ -	
			SubTotal B.4		$ -	
5.	ARBINI FLOOD CONTROL FACILITY				$ -	
			SubTotal B.5		$ -	
			SUBTOTAL B		**$ 18,268,500**	

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)					
	a. 10"	LF	12,200	$ 55	$	671,000
	b. 12"	LF	1,500	$ 60	$	90,000
	c. 15"	LF	4,000	$ 65	$	260,000
	d. 18"	LF	3,000	$ 70	$	210,000
	e. 24"	LF	0	$ 90	$	-
	f. 27"	LF	0	$ 105	$	-
	g. 30"	LF	2,700	$ 115	$	310,500
	h. 36"	LF	0	$ 125	$	-
	g. Manholes	EA	55	$ 2,800	$	154,000
			SubTotal C.1		$	1,695,500
2.	OFFSITE NEW CITY SYSTEM NO. 12					
	a. Mobilization/Demobilization	LS	1	$ 100,000	$	100,000
	b. Sawcut Existing Pavement	LF	45,750	$ 1	$	45,750
	c. Traffic Control	LS	1	$ 300,000	$	300,000
	d. Sheeting & Shoring	LS	1	$ 400,000	$	400,000
	e. 24" Dual Force Main (2 @ 45,750 LF)	LF	91,500	$ 110	$	10,065,000
	f. Corrosion Inspection Test Station	EA	90	$ 1,300	$	117,000
	g. Air Release Valve/Blow-Off Valve	EA	30	$ 1,000	$	30,000
	h. Backpressure Sustaining Valve & Vault Facility	EA	1	$ 175,000	$	175,000
	i. BNSF & SP/UP RR Crossing	LS	1	$ 275,000	$	275,000
	j. Repave (3" AC/10"AB)	LF	45,750	$ 40	$	1,830,000
	k. Pump Station	EA	1	$ 4,500,000	$	4,500,000
			SubTotal C.2		$	17,837,750
			SUBTOTAL C		**$**	**19,533,250**

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES					
	a. 12"	LF	0	$ 52	$	-
	b. 16"	LF	22,000	$ 65	$	1,430,000
	c. 24"	LF	34,000	$ 105	$	3,570,000
	d. 30"	LF	0	$ 175	$	-
	e. 36"	LF	0	$ 225	$	-
	f. Gate Valves ~ 12"	EA	0	$ 1,800	$	-
	g. Butterfly Valves ~ 16"	EA	8	$ 4,700	$	37,600
	h. Butterfly Valves ~ 24"	EA	5	$ 6,000	$	30,000
	i. Butterfly Valves ~ 30"	EA	0	$ 8,000	$	-
	j. Butterfly Valves ~ 36"	EA	0	$ 10,000	$	-
	k. Blow-offs and ARV's	EA	20	$ 2,000	$	40,000
	l. Fire Hydrant Assemblies	EA	31	$ 5,100	$	158,100
			SubTotal D.1		$	5,265,700
2.	SUPPLY & STORAGE FACILITIES					
	a. Well and Pump Station	LS	1	$ 1,500,000	$	1,500,000
	b. Storage Tank and Booster Pump Station	LS	1	$ 8,500,000	$	8,500,000
			SubTotal D.2		$	10,000,000
3.	PIPING CONNECTION TO EXISTING SYSTEM ~ CAL WATER					
	a. Connections within Mariposa Lakes	EA	3	$ 80,000	$	240,000
			SubTotal D.3		$	240,000
			SUBTOTAL D		**$**	**15,505,700**

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM					
	a. Major Distribution Piping	LF	10,000	$ 45	$	450,000
	b. Pump Station at Lake No. 7	LS	1	$ 500,000	$	500,000
	c. Supply Mains from Arbini Recharge Facility	LF	10,000	$ 55	$	550,000
			SubTotal E.1		$	1,500,000
2.	ARBINI RECHARGE FACILITY					
	a. Groundwater Recharge Basin Earthwork	CY	800,000	$ 5	$	4,000,000
	b. N. Littlejohns Ck. Inflow Weir	LS	0	$ 500,000	$	-
	c. Onsite Distribution system	LF	6,000	$ 45	$	270,000
	d. Culverts and Valving	LS	1	$ 170,000	$	170,000
	e. Draw Well and Pump Station	LS	0	$ 1,000,000	$	-
	f. Distribution Pump Station	LS	0	$ 1,250,000	$	-
	g. Maintenance Access Rd.	LS	1.0	$ 250,000	$	250,000
	h. Soil Stabilization/Erosion Control	AC	75	$ 2,500	$	187,500
			SubTotal E.2		$	4,877,500
			SUBTOTAL E		**$**	**6,377,500**

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE							
	a. Public Parks (Offset = 85% of Park Fees)	AC	30	$	275,000	$ 8,250,000	$	4,193,000
	b. Public Open Space	AC	24	$	135,000	$ 3,240,000	$	-
			SubTotal F.1			$ 11,490,000	$	4,193,000
			SUBTOTAL F			**$ 11,490,000**	**$**	**4,193,000**

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8							
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$ 22,000,000	$	8,800,000
	b. Land Acquisition	AC	16	$	-	$ -	$	-
			SubTotal G.1			$ 22,000,000	$	8,800,000
2.	HIGH SCHOOL ~ 9 THRU 12 (25% funding by development outside of Mariposa Lakes Specific Plan)							
	a. Sitework and Building Improvements	LS	1	$	75,000,000	$ 75,000,000	$	41,250,000
	b. Land Acquisition	AC	56	$	-	$ -	$	-
			SubTotal G.2			$ 75,000,000	$	41,250,000
			SUBTOTAL G			**$ 97,000,000**	**$**	**50,050,000**

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	30	$	-	$ -	
2.	LAKES	AC	36	$	-	$ -	
3.	PUBLIC OPEN SPACE	AC	24	$	-	$ -	
4.	ARBINI SITE	AC	150	$	-	$ -	
5.	COMMUNITY COLLEGE (Deferred from Phase 1C)	AC	21	$	-	$ -	
6.	PERMANENT FIRE STATION	AC	1.5	$	-	$ -	
			SUBTOTAL H			**$ -**	**$** **-**

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED							
	a. Soil Stabilization/Erosion Control	LS	5	$	200,000	$ 1,000,000		
	b. Soundwalls/Perimeter Walls	LF	27,000	$	80	$ 2,160,000		
			SubTotal I.1			$ 3,160,000		
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)							
	a. 66' ROW	SF	70,000	$	6	$ 420,000		
	b. 84' ROW	SF	460,000	$	6	$ 2,760,000		
	c. 110' ROW	SF	510,000	$	6	$ 3,060,000		
	d. 135' ROW	SF	0	$	6	$ -		
	e. 150' ROW	SF	0	$	6	$ -		
	f. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	SF	860,000	$	6	$ 5,160,000		
			SubTotal I.2			$ 11,400,000		
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)							
	a. Kaiser Rd. ~ along Phase 2 frontage	SF	38,000	$	4	$ 152,000		
	b. Farmington Rd. ~ along Phase 2 frontage	SF	250,000	$	6	$ 1,500,000		
	c. Project Entry Features ~ Kaiser & Farmington	EA	2	$	200,000	$ 400,000		
			SubTotal I.3			$ 2,052,000		
4.	JOINT TRENCH	LF	30,000	$	110	$ 3,300,000		
			SubTotal I.4			$ 3,300,000		
5.	PUBLIC FACILITIES							
	a. Permanent Fire Station (Offset = up to 75% of Fire Station Fees)	LS	1	$	5,000,000	$ 5,000,000	$	5,000,000
			SubTotal I.5			$ 5,000,000	$	5,000,000
			SUBTOTAL I			**$ 24,912,000**	**$**	**5,000,000**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 214,207,650				
2.	ENGINEERING & SURVEYING		10.0%	$ 21,420,765	$ 5,924,300	
3.	CONSTRUCTION STAKING		8.0%	$ 17,136,612	$ 4,739,440	
4.	CITY PLAN CHECK FEES		2.5%	$ 5,355,191	$ 1,481,075	
5.	CITY INSPECTION FEE		3.5%	$ 7,497,268	$ 2,073,505	
		SubTotal J.2 - J.5		$ 51,409,836	$ 14,218,320	
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$ 26,561,749	$ 7,346,132	
		SUBTOTAL J		**$ 77,971,585**	**$ 21,564,452**	

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

1.	AUSTIN ROAD/GP NEW ROAD 'G' ~ Onsite (Viceroy to SR4 Realignment)	LS	1	$ 7,575,000	$ 7,575,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$ 3,960,000		$	3,960,000
	b. SJCOG Measure K Allocation	LS	0	$ -		$	-
			SubTotal K.1		$ 7,575,000	$	3,960,000
2.	VICEROY ROAD ~ Onsite (Mariposa to Austin/GP New Rd. 'G')	LS	1	$ 40,810,000	$ 40,810,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$ 36,880,000		$	36,880,000
	b. SJCOG Measure K Allocation	LS	0	$ -		$	-
			SubTotal K.2		$ 40,810,000	$	36,880,000
3.	VICEROY ROAD ~ Onsite (Austin/GP New Rd. 'G' to Kaiser)	LS	1	$ 12,925,000	$ 12,925,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$ 2,630,000		$	2,630,000
	b. SJCOG Measure K Allocation	LS	0	$ -		$	-
			SubTotal K.3		$ 12,925,000	$	2,630,000
4.	AUSTIN ROAD ~ Offsite (Arch to Mariposa)	LS	1	$ 5,789,000	$ 5,789,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$ 2,740,000		$	2,740,000
	b. SJCOG Measure K Allocation	LS	0	$ -		$	-
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$ 3,049,000		$	3,049,000
			SubTotal K.4		$ 5,789,000	$	5,789,000
5.	MARIPOSA ROAD ~ Perimeter and Offsite (SR99 to Austin)	LS	1	$ 42,329,000	$ 42,329,000		
	a. City Transportation Impact Fee Program Allocation	LS	1	$ 34,910,000		$	34,910,000
	b. SJCOG Measure K Allocation	LS	1	$ 5,000,000		$	5,000,000
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$ 1,676,000		$	1,676,000
			SubTotal K.5		$ 42,329,000	$	41,586,000
			SUBTOTAL K		**$ 109,428,000**	**$**	**90,845,000**

GRAND TOTAL PHASE 2 **$401,607,235** **$ 171,652,452**

Table 3-3.5
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 3 (2,438 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 60' ROW	LF	0	$ 324	$ -	
	b. 85' ROW	LF	6,600	$ 367	$ 2,422,200	
	c. 113' ROW	LF	3,300	$ 370	$ 1,221,000	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	3	$ 250,000	$ 750,000	
	g. Creek Crossing ~ Duck Ck.	LS	1	$ 500,000	$ 500,000	
	h. Roundabout	LS	1	$ 500,000	$ 500,000	
			SubTotal A.1		$ 5,393,200	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM					
	a. Farmington Rd. ~ along Phase 3 frontage	LF	8,000	$ 239	$ 1,912,000	
			SubTotal A.2		$ 1,912,000	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 7,305,200**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC					
	LAKE NO. 5					
	a. Excavation	CY	450,000.0	$ 5	$ 2,250,000	
	b. Shoreline Wall/Structure	LF	7,500.0	$ 275	$ 2,062,500	
	c. Biofilters/Aerators	LS	1.0	$ 125,000	$ 125,000	
	d. SWQ Filter	LS	1.0	$ 250,000	$ 250,000	
	e. Pond Liner	SY	1,125,000.0	$ 8	$ 9,000,000	
			SubTotal Lake No. 5		$ 13,687,500	
	LAKE NO. 6					
	a. Excavation	CY	390,000.0	$ 5	$ 1,950,000	
	b. Shoreline Wall/Structure	LF	7,500.0	$ 275	$ 2,062,500	
	c. Biofilters/Aerators	LS	1.0	$ 125,000	$ 125,000	
	d. SWQ Filter	LS	1.0	$ 250,000	$ 250,000	
	e. Pond Liner	SY	1,125,000.0	$ 8	$ 9,000,000	
			SubTotal Lake No. 6		$ 13,387,500	
	LAKE NO. 8					
	a. Excavation	CY	123,000.0	$ 5	$ 615,000	
	b. Shoreline Wall/Structure	LF	7,500.0	$ 275	$ 2,062,500	
	c. Biofilters/Aerators	LS	1.0	$ 125,000	$ 125,000	
	d. SWQ Filter	LS	1.0	$ 250,000	$ 250,000	
	e. Pond Liner	SY	260,000.0	$ 8	$ 2,080,000	
			SubTotal Lake No. 8		$ 5,132,500	
	MAJOR DETENTION BASIN (N. Side of Duck Ck. At W. Boundary)					
	a. Excavation	CY	300,000	$ 5	$ 1,500,000	
	b. Lift Station	EA	1	$ 250,000	$ 250,000	
			SubTotal MDB		$ 1,750,000	
			SubTotal B.1		$ 33,957,500	

2.	MAJOR STORM DRAINAGE PIPING (SPINE)						
	a. 18" SD	LF	4,500	$	55	$	247,500
	b. 24" SD	LF	1,400	$	70	$	98,000
	c. 30" SD	LF	6,000	$	90	$	540,000
	d. 36" SD	LF	5,750	$	100	$	575,000
	e. 42" SD	LF	1,400	$	110	$	154,000
	f. 48" SD	LF	4,250	$	120	$	510,000
	g. 54" SD	LF	1,875	$	130	$	243,750
	h. 60" SD	LF	1,000	$	140	$	140,000
	i. Manholes (<36" SD)	EA	31	$	3,500	$	108,500
	j. Manholes (>36" SD)	EA	15	$	4,500	$	67,500
	k. Catch Basins	EA	50	$	3,500	$	175,000
			SubTotal B.2			$	2,859,250
3.	CREEK RESTORATION ~ DUCK CREEK					$	-
	a. Clearing and Grubbing	LS	1	$	250,000	$	250,000
	b. Dewatering	LS	1	$	250,000	$	250,000
	c. Grading	CY	100,000	$	5	$	500,000
			SubTotal B.3			$	1,000,000
4.	CANALS					$	-
			SubTotal B.4			$	-
5.	ARBINI FLOOD CONTROL FACILITY					$	-
			SubTotal B.5			$	-
			SUBTOTAL B			**$**	**37,816,750**

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)						
	a. 10"	LF	8,500	$	55	$	467,500
	b. 12"	LF	0	$	60	$	-
	c. 15"	LF	2,700	$	65	$	175,500
	d. 18"	LF	0	$	70	$	-
	e. 24"	LF	0	$	90	$	-
	f. 27"	LF	2,000	$	105	$	210,000
	g. 30"	LF	1,500	$	115	$	172,500
	h. 36"	LF	0	$	125	$	-
	g. Manholes	EA	37	$	2,800	$	103,600
			SubTotal C.1			$	1,129,100
			SUBTOTAL C			**$**	**1,129,100**

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES						
	a. 12"	LF	0	$	52	$	-
	b. 16"	LF	11,000	$	65	$	715,000
	c. 24"	LF	0	$	105	$	-
	d. 30"	LF	0	$	175	$	-
	e. 36"	LF	0	$	225	$	-
	f. Gate Valves ~ 12"	EA	0	$	1,800	$	-
	g. Butterfly Valves ~ 16"	EA	10	$	4,700	$	47,000
	h. Butterfly Valves ~ 24"	EA	0	$	6,000	$	-
	i. Butterfly Valves ~ 30"	EA	0	$	8,000	$	-
	j. Butterfly Valves ~ 36"	EA	0	$	10,000	$	-
	k. Blow-offs and ARV's	EA	7	$	2,000	$	14,000
	l. Fire Hydrant Assemblies	EA	22	$	5,100	$	112,200
			SubTotal D.1			$	888,200
2.	SUPPLY & STORAGE FACILITIES						
	a. Well and Pump Station	LS	0	$	1,500,000	$	-
	b. Storage Tank and Booster Pump Station	LS	0	$	7,500,000	$	-
			SubTotal D.2			$	-
			SUBTOTAL D			**$**	**888,200**

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM							
	a. Major Distribution Piping	LF	10,000	$	45	$	450,000	
	b. Pump Station at Lake Nos. 5, 6 and 8	LS	3	$	500,000	$	1,500,000	
	c. Supply Mains from Arbini Recharge Facility	LF	0	$	55	$	-	
			SubTotal E.1			$	1,950,000	
2.	ARBINI RECHARGE FACILITY					$	-	
			SubTotal E.2			$	-	
			SUBTOTAL E			**$**	**1,950,000**	

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE								
	a. Public Parks (Offset = 85% of Park Fees)	AC	63	$	275,000	$	17,325,000	$	4,734,000
	b. Public Open Space	AC	139	$	135,000	$	18,765,000	$	-
	c. Public Habitat Park	AC	19	$	135,000	$	2,565,000	$	-
			SubTotal F.1			$	38,655,000	$	4,734,000
			SUBTOTAL F			**$**	**38,655,000**	**$**	**4,734,000**

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8	LS							
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$	22,000,000	$	8,800,000
	b. Land Acquisition	AC	16	$	-	$	-	$	-
			SubTotal G.1			$	22,000,000	$	8,800,000
			SUBTOTAL G			**$**	**22,000,000**	**$**	**8,800,000**

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	63	$	-	$ -
2.	LAKES	AC	48	$	-	$ -
3.	PUBLIC OPEN SPACE	AC	139	$	-	$ -
4.	PUBLIC HABITAT PARK	AC	19	$	-	$ -
			SUBTOTAL H			**$ -**

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED							
	a. Soil Stabilization/Erosion Control	LS	5	$	200,000	$	1,000,000	
	b. Soundwalls/Perimeter Walls	LF	3,100	$	80	$	248,000	
			SubTotal I.1			$	1,248,000	
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)							
	a. 67' ROW	SF	0	$	6	$	-	
	b. 84' ROW	SF	225,000	$	6	$	1,350,000	
	c. 110' ROW	SF	210,000	$	6	$	1,260,000	
	d. 135' ROW	SF	0	$	6	$	-	
	e. 150' ROW	SF	0	$	6	$	-	
	f. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	SF	0	$	6	$	-	
			SubTotal I.2			$	2,610,000	
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)							
	a. Farmington Rd. ~ along Phase 2 frontage	SF	80,000	$	6	$	480,000	
	b. Project Entry Features ~ Farmington	EA	3	$	200,000	$	600,000	
			SubTotal I.3			$	1,080,000	
4.	JOINT TRENCH	LF	15,000	$	110	$	1,650,000	
			SubTotal I.4			$	1,650,000	
			SUBTOTAL I			**$**	**6,588,000**	**$**	**-**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 116,332,250				
2.	ENGINEERING & SURVEYING		10.0%	$ 11,633,225	$	1,353,400
3.	CONSTRUCTION STAKING		8.0%	$ 9,306,580	$	1,082,720
4.	CITY PLAN CHECK FEES		2.5%	$ 2,908,306	$	338,350
5.	CITY INSPECTION FEE		3.5%	$ 4,071,629	$	473,690
		SubTotal J.2 - J.5		$ 27,919,740	$	3,248,160
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$ 14,425,199	$	1,678,216
		SUBTOTAL J		**$ 42,344,939**	**$**	**4,926,376**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

1.	AUSTIN ROAD/GP NEW ROAD 'G' ~ Onsite (SR4 Realignment to Farmingtor	LS	1	$	7,050,000	$	7,050,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	3,675,000			$ 3,675,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
			SubTotal K.1			$	7,050,000	$ 3,675,000
2.	GILLIS ROAD/GP NEW ROAD 'G' ~ Offsite (Farmington to Main)	LS	1	$	8,924,000	$	8,924,000	
	a. City Transportation Impact Fee Program Allocation	LS	1	$	6,070,000			$ 6,070,000
	b. SJCOG Measure K Allocation	LS	0	$	-			$ -
	c. Frontage Reimbursements by Future Offsite Development	LS	1	$	2,854,000			$ 2,854,000
			SubTotal K.2			$	8,924,000	$ 8,924,000
			SUBTOTAL K			**$**	**15,974,000**	**$ 12,599,000**

GRAND TOTAL PHASE 3 **$174,651,189** **$ 31,059,376**

Table 3-3.6
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 4 (974 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 60' ROW	LF	7,300	$ 324	$ 2,365,200	
	b. 85' ROW	LF	6,600	$ 367	$ 2,422,200	
	c. 113' ROW	LF	3,000	$ 370	$ 1,110,000	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	1	$ 250,000	$ 250,000	
	g. Creek Crossing ~ Branch Ck.	LS	1	$ 300,000	$ 300,000	
	h. Roundabout	LS	0	$ 500,000	$ -	
			SubTotal A.1		$ 6,447,400	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM					
	a. Kaiser Rd. ~ along Phase 4 frontage	LF	4,300	$ 262	$ 1,126,600	
	b. Farmington Rd. ~ along Phase 4 frontage	LF	2,000	$ 239	$ 478,000	
			SubTotal A.2		$ 1,604,600	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 8,052,000**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC					
	LAKE NO. 4					
	a. Excavation	CY	110,000.0	$ 5	$ 550,000	
	b. Shoreline Wall/Structure	LF	2,000.0	$ 275	$ 550,000	
	c. Biofilters/Aerators	LS	1.0	$ 125,000	$ 125,000	
	d. SWQ Filter	LS	1.0	$ 250,000	$ 250,000	
	e. Pond Liner	SY	185,000.0	$ 8	$ 1,480,000	
			SubTotal Lake No. 4		$ 2,955,000	
	LAKE NO. 9					
	a. Excavation	CY	29,500.0	$ 5	$ 147,500	
	b. Shoreline Wall/Structure	LF	1,500.0	$ 275	$ 412,500	
	c. Biofilters/Aerators	LS	1.0	$ 125,000	$ 125,000	
	d. SWQ Filter	LS	1.0	$ 250,000	$ 250,000	
	e. Pond Liner	SY	11,000.0	$ 8	$ 88,000	
			SubTotal Lake No. 9		$ 1,023,000	
			SubTotal B.1		$ 3,978,000	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	4,500.0	$ 55	$ 247,500	
	b. 24" SD	LF	1,400.0	$ 70	$ 98,000	
	c. 30" SD	LF	6,000.0	$ 90	$ 540,000	
	d. 36" SD	LF	5,750.0	$ 100	$ 575,000	
	e. 42" SD	LF	0	$ 110	$ -	
	f. 48" SD	LF	0	$ 120	$ -	
	g. 54" SD	LF	0	$ 130	$ -	
	h. 60" SD	LF	0	$ 140	$ -	
	i. Manholes (<36" SD)	EA	30	$ 3,500	$ 105,000	
	j. Manholes (>36" SD)	EA	0	$ 4,500	$ -	
	k. Catch Basins	EA	20	$ 3,500	$ 70,000	
			SubTotal B.2		$ 1,635,500	
3.	CREEK RESTORATION				$ -	
			SubTotal B.3		$ -	
4.	CANALS				$ -	
			SubTotal B.4		$ -	
5.	ARBINI FLOOD CONTROL FACILITY				$ -	
			SubTotal B.5		$ -	
			SUBTOTAL B		**$ 5,613,500**	

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)							
	a. 10"	LF	3,000	$	55	$	165,000	
	b. 12"	LF	1,700	$	60	$	102,000	
	c. 15"	LF	2,300	$	65	$	149,500	
	d. 18"	LF	0	$	70	$	-	
	e. 24"	LF	0	$	90	$	-	
	f. 27"	LF	0	$	105	$	-	
	g. 30"	LF	0	$	115	$	-	
	h. 36"	LF	0	$	125	$	-	
	g. Manholes	EA	20	$	2,800	$	56,000	
			SubTotal C.1			$	472,500	
			SUBTOTAL C			**$**	**472,500**	

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES							
	a. 12"	LF	4,600	$	52	$	239,200	
	b. 16"	LF	20,300	$	65	$	1,319,500	
	c. 24"	LF	0	$	105	$	-	
	d. 30"	LF	0	$	175	$	-	
	e. 36"	LF	0	$	225	$	-	
	f. Gate Valves ~ 12"	EA	4	$	1,800	$	7,200	
	g. Butterfly Valves ~ 16"	EA	21	$	4,700	$	98,700	
	h. Butterfly Valves ~ 24"	EA	0	$	6,000	$	-	
	i. Butterfly Valves ~ 30"	EA	0	$	8,000	$	-	
	j. Butterfly Valves ~ 36"	EA	0	$	10,000	$	-	
	k. Blow-offs and ARV's	EA	20	$	2,000	$	40,000	
	l. Fire Hydrant Assemblies	EA	40	$	5,100	$	204,000	
	m. Emergency Cal Water/City of Stockton Intertie	EA	1	$	250,000	$	250,000	
			SubTotal D.1			$	2,158,600	
2.	SUPPLY & STORAGE FACILITIES							
	a. Well and Pump Station	LS	0	$	1,500,000	$	-	
	b. Storage Tank and Booster Pump Station	LS	0	$	7,500,000	$	-	
			SubTotal D.2			$	-	
			SUBTOTAL D			**$**	**2,158,600**	

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM							
	a. Major Distribution Piping	LF	10,000	$	45	$	450,000	
	b. Pump Station at Lake Nos. 4 and 9	LS	2	$	500,000	$	1,000,000	
	c. Supply Mains from Arbini Recharge Facility	LF	2,500	$	55	$	137,500	
			SubTotal E.1			$	1,587,500	
2.	ARBINI RECHARGE FACILITY					$	-	
			SubTotal E.2			$	-	
			SUBTOTAL E			**$**	**1,587,500**	

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE									
	a. Public Parks (Offset = 85% of Park Fees)	AC	25	$	275,000	$	6,875,000	$	1,892,000	
	b. Public Open Space	AC	38	$	135,000	$	5,130,000	$	-	
			SubTotal F.1			$	12,005,000	$	1,892,000	
			SUBTOTAL F			**$**	**12,005,000**	**$**	**1,892,000**	

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8									
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$	22,000,000	$	8,800,000	
	b. Land Acquisition	AC	16	$	-	$	-	$	-	
			SubTotal G.1			$	22,000,000	$	8,800,000	
			SUBTOTAL G			**$**	**22,000,000**	**$**	**8,800,000**	

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	25	$	-	$	-
2.	LAKES	AC	17	$	-	$	-
3.	PUBLIC OPEN SPACE	AC	38	$	-	$	-
			SUBTOTAL H			**$**	**-**

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED						
	a. Soil Stabilization/Erosion Control	LS	2	$	200,000	$	400,000
	b. Soundwalls/Perimeter Walls	LF	1,500	$	80	$	120,000
			SubTotal I.1			$	520,000
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)						
	a. 67' ROW	SF	125,000	$	6	$	750,000
	b. 84' ROW	SF	225,000	$	6	$	1,350,000
	c. 110' ROW	SF	132,000	$	6	$	792,000
	d. 135' ROW	SF	0	$	6	$	-
	e. 150' ROW	SF	0	$	6	$	-
	f. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	SF	0	$	6	$	-
			SubTotal I.2			$	2,892,000
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)						
	a. Kaiser Rd. ~ along Phase 4 frontage	SF	400,000	$	4	$	1,600,000
	b. Farmington Rd. ~ along Phase 4 frontage	SF	20,000	$	6	$	120,000
	c. Project Entry Features ~ Kaiser and Farmington	EA	2	$	200,000	$	400,000
			SubTotal I.3			$	2,120,000
4.	JOINT TRENCH	LF	24,000	$	110	$	2,640,000
			SubTotal I.4			$	2,640,000
			SUBTOTAL I			**$**	**8,172,000**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 60,061,100					
2.	ENGINEERING & SURVEYING			10.0%	$	6,006,110	$ 1,069,200
3.	CONSTRUCTION STAKING			8.0%	$	4,804,888	$ 855,360
4.	CITY PLAN CHECK FEES			2.5%	$	1,501,528	$ 267,300
5.	CITY INSPECTION FEE			3.5%	$	2,102,139	$ 374,220
			SubTotal J.2 - J.5		$	14,414,664	$ 2,566,080
6.	CONTINGENCY (Items J.1 - J.5)			10.0%	$	7,447,576	$ 1,325,808
			SUBTOTAL J		**$**	**21,862,240**	**$ 3,891,888**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

	No Fee Program Offsets in Phase 4				$	-	$ -
			SUBTOTAL K		**$**	**-**	**$ -**

GRAND TOTAL PHASE 4 **$81,923,340** **$ 14,583,888**

Table 3-3.7
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES - PHASE 5 (403 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT	FEE PROGRAM OFFSETS
A.	**MAJOR ROADWAY IMPROVEMENTS**					
1.	INTERNAL ROADS ~ NON-FEE PROGRAM					
	a. 60' ROW	LF	7,300	$ 324	$ 2,365,200	
	b. 85' ROW	LF	0	$ 367	$ -	
	c. 113' ROW	LF	0	$ 370	$ -	
	d. 130' ROW	LF	0	$ 594	$ -	
	e. 132/162' ROW	LF	0	$ 613	$ -	
	f. Project Traffic Signals	LS	1	$ 250,000	$ 250,000	
	g. Creek Crossing	LS	0	$ 500,000	$ -	
	h. Roundabout	LS	0	$ 500,000	$ -	
			SubTotal A.1		$ 2,615,200	
2.	PERIMETER & OFFSITE ROADS ~ NON-FEE PROGRAM					
	a. Kaiser Rd. ~ along Phase 5 frontage	LF	4,800	$ 262	$ 1,257,600	
	b. Farmington Rd. ~ along Phase 5 frontage	LS	1,650	$ 239	$ 394,350	
			SubTotal A.2		$ 1,651,950	
3.	FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROADS					
	> > Refer to Section J below < <					
			SUBTOTAL A		**$ 4,267,150**	
B.	**STORM DRAINAGE IMPROVEMENTS**					
1.	LAKE EXCAVATION, SHORELINE, EDGE TREATMENT, AERATION, BIOFILTRATION, MISC				$ -	
			SubTotal B.1		$ -	
2.	MAJOR STORM DRAINAGE PIPING (SPINE)					
	a. 18" SD	LF	0	$ 55	$ -	
	b. 24" SD	LF	0	$ 70	$ -	
	c. 30" SD	LF	0	$ 90	$ -	
	d. 36" SD	LF	0	$ 100	$ -	
	e. 42" SD	LF	0	$ 110	$ -	
	f. 48" SD	LF	0	$ 120	$ -	
	g. 54" SD	LF	0	$ 130	$ -	
	h. 60" SD	LF	0	$ 140	$ -	
	i. Manholes (<36" SD)	EA	0	$ 3,500	$ -	
	j. Manholes (>36" SD)	EA	0	$ 4,500	$ -	
	k. Catch Basins	EA	0	$ 3,500	$ -	
			SubTotal B.2		$ -	
3.	CREEK RESTORATION				$ -	
			SubTotal B.3		$ -	
4.	CANALS				$ -	
			SubTotal B.4		$ -	
5.	ARBINI FLOOD CONTROL FACILITY				$ -	
			SubTotal B.5		$ -	
			SUBTOTAL B		**$ -**	

C. SANITARY SEWER IMPROVEMENTS

1.	MAJOR ONSITE SANITARY SEWER COLLECTION PIPING (SPINE)							
	a. 10"	LF	0	$	55	$	-	
	b. 12"	LF	0	$	60	$	-	
	c. 15"	LF	0	$	65	$	-	
	d. 18"	LF	0	$	70	$	-	
	e. 24"	LF	0	$	90	$	-	
	f. 27"	LF	0	$	105	$	-	
	g. 30"	LF	0	$	115	$	-	
	h. 36"	LF	0	$	125	$	-	
	g. Manholes	EA	0	$	2,800	$	-	
			SubTotal C.1			$	-	
			SUBTOTAL C			**$**	**-**	

D. POTABLE WATER IMPROVEMENTS

1.	WATER MAINS AND APPURTENANCES							
	a. 12"	LF	0	$	52	$	-	
	b. 16"	LF	0	$	65	$	-	
	c. 24"	LF	0	$	105	$	-	
	d. 30"	LF	0	$	175	$	-	
	e. 36"	LF	0	$	225	$	-	
	f. Gate Valves ~ 12"	EA	0	$	1,800	$	-	
	g. Butterfly Valves ~ 16"	EA	0	$	4,700	$	-	
	h. Butterfly Valves ~ 24"	EA	0	$	6,000	$	-	
	i. Butterfly Valves ~ 30"	EA	0	$	8,000	$	-	
	j. Butterfly Valves ~ 36"	EA	0	$	10,000	$	-	
	k. Blow-offs and ARV's	EA	0	$	2,000	$	-	
	l. Fire Hydrant Assemblies	EA	0	$	5,100	$	-	
			SubTotal D.1			$	-	
2.	SUPPLY & STORAGE FACILITIES							
	a. Well and Pump Station	LS	0	$	1,500,000	$	-	
	b. Storage Tank and Booster Pump Station	LS	0	$	7,500,000	$	-	
			SubTotal D.2			$	-	
			SUBTOTAL D			**$**	**-**	

E. NON-POTABLE WATER IMPROVEMENTS

1.	ONSITE SYSTEM							
	a. Major Distribution Piping	LF	0	$	45	$	-	
	b. Pump Station	LS	0	$	500,000	$	-	
	c. Supply Mains from Arbini Recharge Facility	LF	0	$	55	$	-	
			SubTotal E.1			$	-	
2.	ARBINI RECHARGE FACILITY					$	-	
			SubTotal E.2			$	-	
			SUBTOTAL E			**$**	**-**	

F. PARKS & OPEN SPACE IMPROVEMENTS

1.	PARKS & OPEN SPACE									
	a. Public Parks (Offset = 85% of Park Fees)	AC	15	$	275,000	$	4,125,000	$	782,000	
	b. Public Open Space	AC	18	$	135,000	$	2,430,000	$	-	
			SubTotal F.1			$	6,555,000	$	782,000	
			SUBTOTAL F			**$**	**6,555,000**	**$**	**782,000**	

G. SCHOOLS (Anticipates 40% State Funding and remainder by School Mello-Roos Program)

1.	ELEMENTARY/MIDDLE SCHOOL ~ K THRU 8	LS								
	a. Sitework and Building Improvements	LS	1	$	22,000,000	$	22,000,000	$	8,800,000	
	b. Land Acquisition	AC	16	$	-	$	-	$	-	
			SubTotal G.1			$	22,000,000	$	8,800,000	
			SUBTOTAL G			**$**	**22,000,000**	**$**	**8,800,000**	

H. LAND ACQUISITION

1.	PUBLIC PARKS	AC	15	$	-	$	-	
2.	LAKES	AC	0	$	-	$	-	
3.	OPEN SPACE	AC	18	$	-	$	-	
			SUBTOTAL H			**$**	**-**	

I. MISCELLANEOUS IMPROVEMENTS

1.	OVERALL PROJECT RELATED							
	a. Soil Stabilization/Erosion Control	LS	1	$	200,000	$	200,000	
	b. Soundwalls/Perimeter Walls	LF	3,100	$	80	$	248,000	
			SubTotal I.1			$	448,000	
2.	MAJOR ONSITE ROAD CORRIDOR LANDSCAPING (Medians & Parkways)							
	a. 67' ROW	SF	125,000	$	6	$	750,000	
	b. 84' ROW	SF	0	$	6	$	-	
	c. 110' ROW	SF	0	$	6	$	-	
	d. 135' ROW	SF	0	$	6	$	-	
	e. 150' ROW	SF	0	$	6	$	-	
	f. Reroute SR4 Alternative ~ E. of BNRR Overcrossing to Kaiser	SF	0	$	6	$	-	
			SubTotal I.2			$	750,000	
3.	MAJOR PERIMETER ROAD CORRIDOR LANDSCAPING (Parkways & Buffers)							
	a. Kaiser Rd. ~ along Phase 5 frontage	SF	480,000	$	4	$	1,920,000	
	b. Farmington Rd. ~ along Phase 5 frontage	SF	16,000	$	6	$	96,000	
	c. Project Entry Features ~ Farmington	EA	0	$	200,000	$	-	
			SubTotal I.3			$	2,016,000	
4.	JOINT TRENCH	LF	5,800	$	110	$	638,000	
			SubTotal I.4			$	638,000	
			SUBTOTAL I			**$**	**3,852,000**	**$** **-**

J. SOFT COST COMPONENTS (Excludes Land Acquisition)

1.	CONSTRUCTION TOTAL (Items A+B+C+D+E+F+G+I)	$ 36,674,150				
2.	ENGINEERING & SURVEYING		10.0%	$	3,667,415	$ 958,200
3.	CONSTRUCTION STAKING		8.0%	$	2,933,932	$ 766,560
4.	CITY PLAN CHECK FEES		2.5%	$	916,854	$ 239,550
5.	CITY INSPECTION FEE		3.5%	$	1,283,595	$ 335,370
		SubTotal J.2 - J.5		$	8,801,796	$ 2,299,680
6.	CONTINGENCY (Items J.1 - J.5)		10.0%	$	4,547,595	$ 1,188,168
		SUBTOTAL J		**$**	**13,349,391**	**$** **3,487,848**

K. MAJOR FEE PROGRAM ONSITE, PERIMETER & OFFSITE ROAD IMPROVEMENTS *(SEE NOTE 15)*

No Fee Program Offsets in Phase 5			$ -	$ -
	SUBTOTAL K		**$** **-**	**$** **-**

GRAND TOTAL PHASE 5 **$50,023,541** **$ 13,069,848**

Table 3-4
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

INTERNAL MAJOR ROADWAY COSTS

Roadway Costs	Unit Cost	Unit		Item	Quantity	Unit	Unit Cost	Total Cost	Note
180' R.O.W Road	**$ 631**	**LF**	=	AC/AB	48	SF	$ 6.00	$ 288.00	8"/24" Structural Section
(SR 4 Realignment)				Median Curb	2	LF	$ 14.50	$ 29.00	
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 40.00	$ 40.00	
				Walk/Path	22	SF	$ 5.00	$ 110.00	
				Stripe/Sign	48	SF	$ 0.25	$ 12.00	Pavement Area
				Finish Grading	180	SF	$ 0.35	$ 63.00	
				Clearing	180	SF	$ 0.25	$ 45.00	
				Grading	5	CY	$ 3.00	$ 15.00	
132' to 162' R.O.W Road	**$ 613**	**LF**	=	AC/AB	48	SF	$ 6.00	$ 288.00	8"/24" Structural Section
				Median Curb	2	LF	$ 14.50	$ 29.00	
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 40.00	$ 40.00	
				Walk/Path	20	SF	$ 5.00	$ 100.00	
				Stripe/Sign	48	SF	$ 0.25	$ 12.00	Pavement Area
				Finish Grading	162	SF	$ 0.35	$ 56.70	
				Clearing	162	SF	$ 0.25	$ 40.50	
				Grading	6	CY	$ 3.00	$ 18.00	
130' R.O.W Road	**$ 594**	**LF**	=	AC/AB	50	SF	$ 6.00	$ 300.00	8"/24" Structural Section
				Median Curb	2	LF	$ 14.50	$ 29.00	
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 40.00	$ 40.00	
				Walk/Path	16	SF	$ 5.00	$ 80.00	
				Stripe/Sign	50	SF	$ 0.25	$ 12.50	Pavement Area
				Finish Grading	132	SF	$ 0.35	$ 46.20	
				Clearing	132	SF	$ 0.25	$ 33.00	
				Grading	8	CY	$ 3.00	$ 24.00	
113' R.O.W Road	**$ 370**	**LF**	=	AC/AB	32	SF	$ 4.50	$ 144.00	6"/18" Structural Section
				Median Curb	2	LF	$ 14.50	$ 29.00	
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 25.00	$ 25.00	
				Walk/Path	16	SF	$ 5.00	$ 80.00	
				Stripe/Sign	32	SF	$ 0.25	$ 8.00	Pavement Area
				Finish Grading	113	SF	$ 0.35	$ 39.55	
				Grading	5	CY	$ 3.00	$ 15.00	
85' R.O.W Road	**$ 367**	**LF**	=	AC/AB	26	SF	$ 4.50	$ 117.00	6"/18" Structural Section
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 25.00	$ 25.00	
				Walk/Path	16	SF	$ 5.00	$ 80.00	
				Base	46	SF	$ 1.00	$ 46.00	
				Stripe/Sign	26	SF	$ 0.25	$ 6.50	Pavement Area
				Finish Grading	85	SF	$ 0.35	$ 29.75	
				Clearing	85	SF	$ 0.25	$ 21.25	
				Grading	4	CY	$ 3.00	$ 12.00	
60' R.O.W Road	**$ 324**	**LF**	=	AC/AB	36	SF	$ 4.50	$ 162.00	6"/18" Structural Section
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 25.00	$ 25.00	
				Walk/Path	10	SF	$ 5.00	$ 50.00	
				Stripe/Sign	36	SF	$ 0.25	$ 9.00	Pavement Area
				Finish Grading	62	SF	$ 0.35	$ 21.70	
				Clearing	62	SF	$ 0.25	$ 15.50	
				Grading	4	CY	$ 3.00	$ 12.00	

Roadway Costs	Unit Cost	Unit		Item	Quantity	Unit	Unit Cost	Total Cost	Note
65' to 75' ROW Road	**$ 357**	**LF**	=	AC/AB	24	SF	$ 4.50	$ 108.00	6"/18" Structural Section
				Intermittent Parking	6	LF	$ 10.00	$ 60.00	
				Vertical Curb & Gutter	2	LF	$ 14.50	$ 29.00	
				Streetlights	1	LF	$ 25.00	$ 25.00	
				Walk/Path	16	SF	$ 5.00	$ 80.00	
				Stripe/Sign	24	SF	$ 0.25	$ 6.00	Pavement Area
				Finish Grading	66	SF	$ 0.35	$ 23.10	
				Clearing	66	SF	$ 0.25	$ 16.50	
				Grading	3	CY	$ 3.00	$ 9.00	
Kaiser Road	**$ 262**	**LF**	=	AC/AB	36	SF	$ 4.50	$ 162.00	6"/18" Structural Section
				Coldplane Exist. AC	24	SF	$ 0.60	$ 14.40	
				Streetlights	1	LF	$ 30.00	$ 30.00	
				Stripe/Sign	36	SF	$ 0.25	$ 9.00	Pavement Area
				Finish Grading	67	SF	$ 0.35	$ 23.45	B.W to B.W.
				Clearing	67	SF	$ 0.25	$ 16.75	Entire R.O.W.
				Grading	2	CY	$ 3.00	$ 6.00	
Farmington Rd	**$ 239**	**LF**	=	AC/AB	18	SF	$ 6.00	$ 108.00	8"/24" Structural Section
(Project Frontage Only)				Median Curb	0	LF	$ 14.50	$ -	
				Vertical Curb & Gutter	1	LF	$ 14.50	$ 14.50	
				Streetlights	1	LF	$ 30.00	$ 30.00	
				Walk/Path	11	SF	$ 5.00	$ 55.00	
				Stripe/Sign	18	SF	$ 0.25	$ 4.50	Pavement Area
				Finish Grading	30	SF	$ 0.35	$ 10.50	Frontage Width
				Clearing	30	SF	$ 0.25	$ 7.50	
				Grading	3	CY	$ 3.00	$ 9.00	

Table 3-5.1
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: ARCH ROAD BETWEEN AUSTIN ROAD AND NEWCASTLE ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	5,180
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/4
EXISTING/PROPOSED ROW WIDTH	75/96
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	1
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	1
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	-
POTENTIAL DEVELOPABLE FRONTAGE	10,360
MLSP DEVELOPABLE FRONTAGE LENGTH	-
MLSP % DEVELOPABLE FRONTAGE	0%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	5,180	LF	$ 7.00	$ 37,000
2	COLDPLANE AC PAVEMENT	7,000	SY	$ 5.00	$ 35,000
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	320,000	SF	$ 1.15	$ 368,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	280,000	SF	$ 8.00	$ 2,240,000
9	CONCRETE CURB AND GUTTER	5,180	LF	$ 25.00	$ 130,000
10	CONCRETE SIDEWALK	5,180	LF	$ 40.00	$ 208,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	5,180	LF	$ 80.00	$ 415,000
12	MEDIAN LANDSCAPING	5,180	LF	$ 45.00	$ 234,000
13	SIGNING AND PAVEMENT MARKING	5,180	LF	$ 23.70	$ 123,000
14	STORM DRAIN SYSTEM	5,180	LF	$ 35.00	$ 182,000
15	STRUCTURAL CROSSING (BRIDGE)	-	SF	$ 200.00	$ -
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 50,000.00	$ 50,000
20	STREET LIGHTS	5,180	LF	$ 50.00	$ 259,000
21	SIDEWALK PLANTER LANDSCAPING	5,180	LF	$ 40.00	$ 208,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$ 350,000.00	$ 350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 4,839,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 726,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 5,565,000**
	DESIGN ENGINEERING (15% ECCT)				$ 835,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 557,000
	PW DIRECT CHARGES (6% ECCT)				$ 334,000
	PUBLIC ARTS COST (1% ECCT)				$ 56,000
	CONTINGENCIES (10% ECCT)				$ 557,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 134,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 8,038,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ -**
	TOTAL ESTIMATED PROJECT COST:				**$ 8,038,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 1C ~ 100%	$ 8,038,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 2,710,000

MLSP PHASE 1C ~ 100%	$ 2,710,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 5,328,000

MLSP DEVELOPABLE FRONTAGE SHARE	$ -
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 1C ~ 100%)	$ 5,328,000

Table 3-5.2
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: ARCH ROAD BETWEEN NEWCASTLE ROAD AND FRONTIER ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	3,110
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/6
EXISTING/PROPOSED ROW WIDTH	75/120
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	3
# OF EXISTING SIGNALS	1
# OF NEW SIGNALS	-
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	75
POTENTIAL DEVELOPABLE FRONTAGE	5,600
MLSP DEVELOPABLE FRONTAGE LENGTH	-
MLSP % DEVELOPABLE FRONTAGE	0%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	3,110	LF	$ 7.00	$ 22,000
2	COLDPLANE AC PAVEMENT	4,200	SY	$ 5.00	$ 21,000
3	FIRE HYDRANT RELOCATION	3,110	LF	$ 16.50	$ 52,000
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	270,000	SF	$ 1.15	$ 311,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	250,000	SF	$ 8.00	$ 2,000,000
9	CONCRETE CURB AND GUTTER	3,110	LF	$ 25.00	$ 78,000
10	CONCRETE SIDEWALK	3,110	LF	$ 40.00	$ 125,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	3,110	LF	$ 80.00	$ 249,000
12	MEDIAN LANDSCAPING	3,110	LF	$ 45.00	$ 140,000
13	SIGNING AND PAVEMENT MARKING	3,110	LF	$ 23.70	$ 74,000
14	STORM DRAIN SYSTEM	3,110	LF	$ 35.00	$ 109,000
15	STRUCTURAL CROSSING (BRIDGE)	6,150	SF	$ 200.00	$ 1,230,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 50,000.00	$ 50,000
20	STREET LIGHTS	3,110	LF	$ 50.00	$ 156,000
21	SIDEWALK PLANTER LANDSCAPING	3,110	LF	$ 40.00	$ 125,000
22	SIGNALIZED INTERSECTION (NEW)	-	EA	$ 350,000.00	$ -
23	SIGNALIZED INTERSECTION (MODIFICATION)	1	EA	$ 300,000.00	$ 300,000
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 5,042,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 757,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 5,799,000**
	DESIGN ENGINEERING (15% ECCT)				$ 870,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 580,000
	PW DIRECT CHARGES (6% ECCT)				$ 348,000
	PUBLIC ARTS COST (1% ECCT)				$ 58,000
	CONTINGENCIES (10% ECCT)				$ 580,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 140,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 8,375,000**
	RIGHT OF WAY ACQUISITION	14,000	SF	$ 10.00	$ 140,000
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ 140,000**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ 28,000
	ESTIMATED RIGHT OF WAY COST TOTAL				$ 168,000
	TOTAL ESTIMATED PROJECT COST:				**$ 8,543,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 1A ~ 100%	$ 8,543,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 5,810,000

MLSP PHASE 1A ~ 100%	$ 5,810,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 2,733,000

MLSP DEVELOPABLE FRONTAGE SHARE	$ -
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 1A ~ 100%)	$ 2,733,000

Table 3-5.3
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: ARCH ROAD BETWEEN FRONTIER WAY AND SR99

PROJECT DESCRIPTION:

PROJECT LENGTH	2,840
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/6
EXISTING/PROPOSED ROW WIDTH	60/120
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	1
# OF EXISTING SIGNALS	1
# OF NEW SIGNALS	1
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	-
POTENTIAL DEVELOPABLE FRONTAGE	5,680
MLSP DEVELOPABLE FRONTAGE LENGTH	-
MLSP % DEVELOPABLE FRONTAGE	0%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	2,840	LF	$7.00	$20,000
2	COLDPLANE AC PAVEMENT	3,800	SY	$5.00	$19,000
3	FIRE HYDRANT RELOCATION	-	LF	$16.50	$0
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	220,000	SF	$1.15	$253,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$1.50	$0
8	NEW PAVEMENT - 14" FULL DEPTH AC	250,000	SF	$8.00	$2,000,000
9	CONCRETE CURB AND GUTTER	2,840	LF	$25.00	$71,000
10	CONCRETE SIDEWALK	2,840	LF	$40.00	$114,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	2,840	LF	$80.00	$228,000
12	MEDIAN LANDSCAPING	2,840	LF	$45.00	$128,000
13	SIGNING AND PAVEMENT MARKING	2,840	LF	$23.70	$68,000
14	STORM DRAIN SYSTEM	2,840	LF	$35.00	$100,000
15	STRUCTURAL CROSSING (BRIDGE)	-	SF	$200.00	$0
17	RAILROAD GRADE SEPARATION	-	EA	$20,000,000.00	$0
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$2,000,000.00	$0
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$50,000.00	$50,000
20	STREET LIGHTS	2,840	LF	$50.00	$142,000
21	SIDEWALK PLANTER LANDSCAPING	2,840	LF	$40.00	$114,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$350,000.00	$350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	1	EA	$300,000.00	$300,000
24	OTHER	-	LS	$0.00	$0
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$3,957,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$594,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$4,551,000**
	DESIGN ENGINEERING (15% ECCT)				$683,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$456,000
	PW DIRECT CHARGES (6% ECCT)				$274,000
	PUBLIC ARTS COST (1% ECCT)				$46,000
	CONTINGENCIES (10% ECCT)				$456,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$110,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$6,576,000**
	RIGHT OF WAY ACQUISITION		SF	$10.00	$0
	BUILDING ACQUISITION		EA	$500,000.00	$0
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$0**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$0
	ESTIMATED RIGHT OF WAY COST TOTAL				**$0**
	TOTAL ESTIMATED PROJECT COST:				**$6,576,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 1A ~ 100%	$6,576,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $4,350,000

MLSP PHASE 1A ~ 100%	$4,350,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $2,226,000

MLSP DEVELOPABLE FRONTAGE SHARE	0
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 1A ~ 100%)	$2,226,000

Table 3-5.4
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: AUSTIN ROAD BETWEEN ARCH ROAD AND MARIPOSA ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	2,660
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/4
EXISTING/PROPOSED ROW WIDTH	60/96
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	1
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	-
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	100
POTENTIAL DEVELOPABLE FRONTAGE	5,320
MLSP DEVELOPABLE FRONTAGE LENGTH	-
MLSP % DEVELOPABLE FRONTAGE	0%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	2,660	LF	$ 7.00	$ 19,000
2	COLDPLANE AC PAVEMENT	-	SY	$ 5.00	$ -
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	165,000	SF	$ 1.15	$ 190,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	145,000	SF	$ 8.00	$ 1,160,000
9	CONCRETE CURB AND GUTTER	2,660	LF	$ 25.00	$ 67,000
10	CONCRETE SIDEWALK	2,660	LF	$ 40.00	$ 107,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	2,660	LF	$ 80.00	$ 213,000
12	MEDIAN LANDSCAPING	2,660	LF	$ 45.00	$ 120,000
13	SIGNING AND PAVEMENT MARKING	2,660	LF	$ 23.70	$ 64,000
14	STORM DRAIN SYSTEM	2,660	LF	$ 35.00	$ 94,000
15	STRUCTURAL CROSSING (BRIDGE)	5,800	SF	$ 200.00	$ 1,160,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 50,000.00	$ 50,000
20	STREET LIGHTS	2,660	LF	$ 50.00	$ 133,000
21	SIDEWALK PLANTER LANDSCAPING	2,660	LF	$ 40.00	$ 107,000
22	SIGNALIZED INTERSECTION (NEW)	-	EA	$ 350,000.00	$ -
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 3,484,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 523,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 4,007,000**
	DESIGN ENGINEERING (15% ECCT)				$ 602,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 401,000
	PW DIRECT CHARGES (6% ECCT)				$ 241,000
	PUBLIC ARTS COST (1% ECCT)				$ 40,000
	CONTINGENCIES (10% ECCT)				$ 401,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 97,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 5,789,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				$ -
	TOTAL ESTIMATED PROJECT COST:				**$ 5,789,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 2 ~ 100%	$ 5,789,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 2,740,000

MLSP PHASE 2 ~ 100%	$ 2,740,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 3,049,000

MLSP DEVELOPABLE FRONTAGE SHARE	$ -
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 2 ~ 100%)	$ 3,049,000

Table 3-5.5
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: MARIPOSA ROAD BETWEEN SR99 AND STAGECOACH ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	1,630
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/6
EXISTING/PROPOSED ROW WIDTH	78/120
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	2
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	-
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	100
POTENTIAL DEVELOPABLE FRONTAGE	520
MLSP DEVELOPABLE FRONTAGE LENGTH	-
MLSP % DEVELOPABLE FRONTAGE	0%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	1,630	LF	$ 7.00	$ 12,000
2	COLDPLANE AC PAVEMENT	1,630	SY	$ 5.00	$ 9,000
3	FIRE HYDRANT RELOCATION	1,370	LF	$ 16.50	$ 23,000
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	160,000	SF	$ 1.15	$ 184,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	145,000	SF	$ 8.00	$ 1,160,000
9	CONCRETE CURB AND GUTTER	1,630	LF	$ 25.00	$ 41,000
10	CONCRETE SIDEWALK	1,630	LF	$ 40.00	$ 66,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	1,630	LF	$ 80.00	$ 131,000
12	MEDIAN LANDSCAPING	1,630	LF	$ 45.00	$ 74,000
13	SIGNING AND PAVEMENT MARKING	1,630	LF	$ 23.70	$ 39,000
14	STORM DRAIN SYSTEM	1,630	LF	$ 35.00	$ 58,000
15	STRUCTURAL CROSSING (BRIDGE)	8,200	SF	$ 200.00	$ 1,640,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 50,000.00	$ 50,000
20	STREET LIGHTS	1,630	LF	$ 50.00	$ 82,000
21	SIDEWALK PLANTER LANDSCAPING	1,630	LF	$ 40.00	$ 66,000
22	SIGNALIZED INTERSECTION (NEW)	-	EA	$ 350,000.00	$ -
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 3,635,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 546,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 4,181,000**
	DESIGN ENGINEERING (15% ECCT)				$ 627,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 419,000
	PW DIRECT CHARGES (6% ECCT)				$ 251,000
	PUBLIC ARTS COST (1% ECCT)				$ 42,000
	CONTINGENCIES (10% ECCT)				$ 419,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 101,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 6,040,000**
	RIGHT OF WAY ACQUISITION	57,000	SF	$ 10.00	$ 570,000
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ 570,000**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ 114,000
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ 684,000**
	TOTAL ESTIMATED PROJECT COST:				**$ 6,724,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 2 ~ 100%	$ 6,724,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 6,080,000

MLSP PHASE 2 ~ 100%	$ 6,080,000

AMOUNT INCLUDED IN MEASURE K FEE PROGRAM: $ 500,000
(NOTE: PRO-RATED FOR SR99 TO STAGECOACH ROAD ONLY)

MLSP PHASE 2 ~ 100%	$ 500,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 144,000

MLSP DEVELOPABLE FRONTAGE SHARE	$ -
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 2 ~ 100%)	$ 144,000

Table 3-5.6
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: MARIPOSA ROAD BETWEEN STAGECOACH ROAD AND AUSTIN ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	14,700
NEW ROAD	N
# OF EXISTING PROPOSED LANES	2/6
EXISTING/PROPOSED ROW WIDTH	78/120
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	3
# OF EXISTING SIGNALS	1
# OF NEW SIGNALS	3
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	100
POTENTIAL DEVELOPABLE FRONTAGE LENGTH	29,400
MLSP DEVELOPABLE FRONTAGE LENGTH	9,600
MLSP % OF DEVELOPABLE FRONTAGE	33%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	14,700	LF	$ 7.00	$ 103,000
2	COLDPLANE AC PAVEMENT	13,000	SY	$ 5.00	$ 65,000
3	FIRE HYDRANT RELOCATION	7,350	LF	$ 16.50	$ 122,000
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	1,300,000	SF	$ 1.15	$ 1,495,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	1,200,000	SF	$ 8.00	$ 9,600,000
9	CONCRETE CURB AND GUTTER	14,700	LF	$ 25.00	$ 368,000
10	CONCRETE SIDEWALK	14,700	LF	$ 40.00	$ 588,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	14,700	LF	$ 80.00	$ 1,176,000
12	MEDIAN LANDSCAPING	14,700	LF	$ 45.00	$ 662,000
13	SIGNING AND PAVEMENT MARKING	14,700	LF	$ 23.70	$ 349,000
14	STORM DRAIN SYSTEM	14,700	LF	$ 35.00	$ 515,000
15	STRUCTURAL CROSSING (BRIDGE)	8,200	SF	$ 200.00	$ 1,640,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 50,000.00	$ 50,000
20	STREET LIGHTS	14,700	LF	$ 50.00	$ 735,000
21	SIDEWALK PLANTER LANDSCAPING	14,700	LF	$ 40.00	$ 588,000
22	SIGNALIZED INTERSECTION (NEW)	3	EA	$ 350,000.00	$ 1,050,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	1	EA	$ 300,000.00	$ 300,000
24	OTHER		LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 19,406,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 2,911,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 22,317,000**
	DESIGN ENGINEERING (15% ECCT)				$ 3,348,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 2,232,000
	PW DIRECT CHARGES (6% ECCT)				$ 1,340,000
	PUBLIC ARTS COST (1% ECCT)				$ 224,000
	CONTINGENCIES (10% ECCT)				$ 2,232,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 192,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 31,885,000**
	RIGHT OF WAY ACQUISITION	310,000	SF	$ 10.00	$ 3,100,000
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ 3,100,000**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ 620,000
	ESTIMATED RIGHT OF WAY COST TOTAL				$ 3,720,000
	TOTAL ESTIMATED PROJECT COST:				**$ 35,605,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 2 ~ 100%	$ 35,605,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 28,830,000

MLSP PHASE 2 ~ 100%	$ 28,830,000

AMOUNT INCLUDED IN MEASURE K FEE PROGRAM: $ 4,500,000

(NOTE: PRO-RATED FOR STAGECOACH ROAD TO AUSTIN ROAD ONLY)

MLSP PHASE 2 ~ 100%	$ 4,500,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 2,275,000

MLSP DEVELOPABLE FRONTAGE SHARE	(PHASE 2 ~ 100%)	$ 743,000
OTHER DEVELOPMENT FRONTAGE SHARE	(PHASE 2 ~ 100%)	$ 1,532,000

Table 3-5.7
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: MARIPOSA ROAD BETWEEN AUSTIN ROAD AND KAISER ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH*	5,200
NEW ROAD	N
# OF EXISTING/PROPOSED LANES	2/4
EXISTING/PROPOSED ROW WIDTH	80/96
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	2
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	1
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	80
POTENTIAL DEVELOPABLE FRONTAGE LENGTH	10,400
MLSP DEVELOPABLE FRONTAGE LENGTH	5,200
MLSP % OF DEVELOPABLE FRONTAGE	50%
# RR GRADE SEPARATION**	1

**Note: The Fee Program Length Estimate includes the length to Jack Tone Road*

***Note: This is a dual RRGS for both Mariposa & Austin Roads* therefore carries double the standard cost.

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	5,200	LF	$ 7.00	$ 37,000
2	COLDPLANE AC PAVEMENT	170,000	SY	$ 5.00	$ 850,000
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	325,000	SF	$ 1.15	$ 374,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	280,000	SF	$ 8.00	$ 2,240,000
9	CONCRETE CURB AND GUTTER	5,200	LF	$ 25.00	$ 130,000
10	CONCRETE SIDEWALK	5,200	LF	$ 40.00	$ 208,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	5,200	LF	$ 80.00	$ 416,000
12	MEDIAN LANDSCAPING	5,200	LF	$ 45.00	$ 234,000
13	SIGNING AND PAVEMENT MARKING	5,200	LF	$ 23.70	$ 124,000
14	STORM DRAIN SYSTEM	5,200	LF	$ 35.00	$ 182,000
15	STRUCTURAL CROSSING (BRIDGE)	-	SF	$ 200.00	$ -
17	RAILROAD GRADE SEPARATION**	1	EA	$ 40,000,000.00	$ 40,000,000
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	2	LS	$ 100,000.00	$ 200,000
20	STREET LIGHTS	5,200	LF	$ 50.00	$ 260,000
21	SIDEWALK PLANTER LANDSCAPING	5,200	LF	$ 40.00	$ 208,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$ 350,000.00	$ 350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 45,813,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 6,872,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 52,685,000**
	DESIGN ENGINEERING (15% ECCT)				$ 7,903,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 5,269,000
	PW DIRECT CHARGES (6% ECCT)				$ 3,162,000
	PUBLIC ARTS COST (1% ECCT)				$ 527,000
	CONTINGENCIES (10% ECCT)				$ 5,269,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 192,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 75,007,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ -**
	TOTAL ESTIMATED PROJECT COST:				**$ 75,007,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 1B ~ 100% $ 75,007,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 68,500,000

(NOTE: PRO-RATED FOR LENGTH FROM AUSTIN ROAD TO KAISER ROAD ONLY + DUAL RR OVERCROSSING COST

MLSP PHASE 1B ~ 100% $ 68,500,000

AMOUNT INCLUDED IN MEASURE K FEE PROGRAM: $ 3,620,000

(NOTE: PRO-RATED FOR AUSTIN ROAD TO KAISER ROAD ONLY)

MLSP PHASE 1B ~ 100% $ 3,620,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 2,887,000

MLSP DEVELOPABLE FRONTAGE SHARE (PHASE 1B ~ 100%) $ 1,444,000

OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 1B ~ 100%) $ 1,443,000

Table 3-5.8
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: NEW ROAD G (East Side Expressway) BETWEEN MAIN STREET AND SR4

PROJECT DESCRIPTION:

PROJECT LENGTH	4,600	
NEW ROAD	Y	
# OF EXISTING/PROPOSED LANES	0/4	***Note:** The Fee Program shows -0- existing lanes; however, New Road G does follow the alignment of the existing 2-lanes on Gillis Road.*
EXISTING/PROPOSED ROW WIDTH*	0/96	***Note:** The Fee Program shows -0- ROW; however, New Road G does follow the alignment of existing Gillis Road.*
EXISTING MEDIAN	N	
# EXISTING INTERSECTIONS	-	
# OF EXISTING SIGNALS	-	
# OF NEW SIGNALS	1	
COLLECTOR/ARTERIAL	ARTERIAL	
STRUCTURE LENGTH (BRIDGE)	75	
POTENTIAL DEVELOPABLE FRONTAGE	9,200	
MLSP DEVELOPABLE FRONTAGE LENGTH	-	
MLSP % DEVELOPABLE FRONTAGE	0%	
# RR GRADE SEPARATION	-	

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	4,600	LF	$ 7.00	$ 33,000
2	COLDPLANE AC PAVEMENT	-	SY	$ 5.00	$ -
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	285,000	SF	$ 1.15	$ 328,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	260,000	SF	$ 8.00	$ 2,080,000
9	CONCRETE CURB AND GUTTER	4,600	LF	$ 25.00	$ 115,000
10	CONCRETE SIDEWALK	4,600	LF	$ 40.00	$ 184,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	4,600	LF	$ 80.00	$ 368,000
12	MEDIAN LANDSCAPING	4,600	LF	$ 45.00	$ 207,000
13	SIGNING AND PAVEMENT MARKING	4,600	LF	$ 23.70	$ 110,000
14	STORM DRAIN SYSTEM	4,600	LF	$ 35.00	$ 161,000
15	STRUCTURAL CROSSING (BRIDGE)	4,600	LF	$ 200.00	$ 920,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	-	LS	$ 50,000.00	$ -
20	STREET LIGHTS	4,600	LF	$ 50.00	$ 230,000
21	SIDEWALK PLANTER LANDSCAPING	4,600	LF	$ 40.00	$ 184,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$ 350,000.00	$ 350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 5,270,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 791,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 6,061,000**
	DESIGN ENGINEERING (15% ECCT)				$ 910,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 607,000
	PW DIRECT CHARGES (6% ECCT)				$ 364,000
	PUBLIC ARTS COST (1% ECCT)				$ 61,000
	CONTINGENCIES (10% ECCT)				$ 607,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 146,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 8,756,000**
	RIGHT OF WAY ACQUISITION	14,000	SF	$ 10.00	$ 140,000
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ 140,000**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ 28,000
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ 168,000**
	TOTAL ESTIMATED PROJECT COST:				**$ 8,924,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 3 ~ 100%	$ 8,924,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM:	$ 6,070,000
MLSP PHASE 3 ~ 100%	$ 6,070,000
FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT:	$ 2,854,000
MLSP DEVELOPABLE FRONTAGE SHARE	$ -
OTHER DEVELOPMENT FRONTAGE SHARE (PHASE 3 ~ 100%)	$ 2,854,000

Table 3-5.9
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT DESCRIPTION: NEW ROAD G (East Side Expressway) BETWEEN SR4 AND MARIPOSA ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	14,200
NEW ROAD	Y
# OF EXISTING/PROPOSED LANES	0/4
EXISTING/PROPOSED ROW WIDTH	0/150
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	-
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	2
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	245
TOTAL DEVELOPABLE FRONTAGE LENGTH	28,400
MARIPOSA DEVELOPABLE FRONTAGE LENGTH	28,400
MARIPOSA % DEVELOPABLE FRONTAGE	100%
# RR GRADE SEPARATION	-

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	-	LF	$ 7.00	$ -
2	COLDPLANE AC PAVEMENT	-	SY	$ 5.00	$ -
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	880,000	SF	$ 1.15	$ 1,012,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	770,000	SF	$ 8.00	$ 6,160,000
9	CONCRETE CURB AND GUTTER	14,200	LF	$ 25.00	$ 355,000
10	CONCRETE SIDEWALK	14,200	LF	$ 100.00	$ 1,420,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	14,200	LF	$ 80.00	$ 1,136,000
12	MEDIAN LANDSCAPING	14,200	LF	$ 45.00	$ 639,000
13	SIGNING AND PAVEMENT MARKING	14,200	LF	$ 23.70	$ 337,000
14	STORM DRAIN SYSTEM	14,200	LF	$ 35.00	$ 497,000
15	STRUCTURAL CROSSING (BRIDGE)	20,090	SF	$ 200.00	$ 4,018,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 100,000.00	$ 100,000
20	STREET LIGHTS	14,200	LF	$ 50.00	$ 710,000
21	SIDEWALK PLANTER LANDSCAPING	14,200	LF	$ 40.00	$ 568,000
22	SIGNALIZED INTERSECTION (NEW)	2	EA	$ 350,000.00	$ 700,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 17,652,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 2,648,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 20,300,000**
	DESIGN ENGINEERING (15% ECCT)				$ 3,045,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 2,030,000
	PW DIRECT CHARGES (6% ECCT)				$ 1,218,000
	PUBLIC ARTS COST (1% ECCT)				$ 203,000
	CONTINGENCIES (10% ECCT)				$ 2,030,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 192,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 29,018,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				$ -
	TOTAL ESTIMATED PROJECT COST:				**$ 29,018,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 1C	$ 14,393,000
MLSP PHASE 2	$ 7,575,000
MLSP PHASE 3	$ 7,050,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 15,150,000

MLSP PHASE 1C	$ 7,515,000
MLSP PHASE 2	$ 3,960,000
MLSP PHASE 3	$ 3,675,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 13,868,000

MLSP DEVELOPABLE FRONTAGE SHARE $ 13,868,000

MLSP PHASE 1C	$ 6,880,000
MLSP PHASE 2	$ 3,625,000
MLSP PHASE 3	$ 3,365,000

OTHER DEVELOPMENT FRONTAGE SHARE $ -

Table 3-5.10
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: VICEROY DRIVE BETWEEN MARIPOSA ROAD AND NEW ROAD G (aka East Side Expressway or Austin Road)

PROJECT DESCRIPTION:

PROJECT LENGTH	4,200
NEW ROAD	Y
# OF EXISTING/PROPOSED LANES	0/4
EXISTING/PROPOSED ROW WIDTH	0/135
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	0
# OF EXISTING SIGNALS	0
# OF NEW SIGNALS	1
COLLECTOR/ARTERIAL	ARTERIAL
STRUCTURE LENGTH (BRIDGE)	-
TOTAL DEVELOPABLE FRONTAGE LENGTH	8,400
MLSP DEVELOPABLE FRONTAGE LENGTH	8,400
MLSP % OF DEVELOPABLE FRONTAGE	100%
# RR GRADE SEPARATION	1

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	-	LF	$ 7.00	$ -
2	COLDPLANE AC PAVEMENT	-	SY	$ 5.00	$ -
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	300,000	SF	$ 1.15	$ 345,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	300,000	SF	$ 8.00	$ 2,400,000
9	CONCRETE CURB AND GUTTER	4,200	LF	$ 25.00	$ 105,000
10	CONCRETE SIDEWALK	4,200	LF	$ 100.00	$ 420,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	4,200	LF	$ 80.00	$ 336,000
12	MEDIAN LANDSCAPING	4,200	LF	$ 45.00	$ 189,000
13	SIGNING AND PAVEMENT MARKING	4,200	LF	$ 23.70	$ 100,000
14	STORM DRAIN SYSTEM	4,200	LF	$ 35.00	$ 147,000
15	STRUCTURAL CROSSING (BRIDGE)	-	SF	$ 200.00	$ -
17	RAILROAD GRADE SEPARATION	1	EA	$ 20,000,000.00	$ 20,000,000
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 100,000.00	$ 100,000
20	STREET LIGHTS	4,200	LF	$ 50.00	$ 210,000
21	SIDEWALK PLANTER LANDSCAPING	4,200	LF	$ 40.00	$ 168,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$ 350,000.00	$ 350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				$ 24,870,000
	MISCELLANEOUS ITEMS (15% ECCS)				$ 3,731,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 28,601,000**
	DESIGN ENGINEERING (15% ECCT)				$ 4,291,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 2,861,000
	PW DIRECT CHARGES (6% ECCT)				$ 1,717,000
	PUBLIC ARTS COST (1% ECCT)				$ 287,000
	CONTINGENCIES (10% ECCT)				$ 2,861,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 192,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 40,810,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ -**
	TOTAL ESTIMATED PROJECT COST:				**$ 40,810,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 2 ~ 100%	$ 40,810,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 36,880,000

(NOTE: FEE PROGRAM PROJECT LENGTH ESTIMATE IN ERROR)

MLSP PHASE 2 ~ 100%	$ 36,880,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 3,930,000

MLSP DEVELOPABLE FRONTAGE SHARE	(PHASE 2 ~ 100%)	$ 3,930,000
OTHER DEVELOPMENT FRONTAGE SHARE		$ -

Table 3-5.11
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

PROJECT LOCATION: VICEROY DRIVE BETWEEN AUSTIN ROAD AND KAISER ROAD

PROJECT DESCRIPTION:

PROJECT LENGTH	9,600
NEW ROAD	Y
# OF EXISTING/PROPOSED LANES	0/2
EXISTING/PROPOSED ROW WIDTH	0/106 - 110
EXISTING MEDIAN	N
# EXISTING INTERSECTIONS	-
# OF EXISTING SIGNALS	-
# OF NEW SIGNALS	1
COLLECTOR/ARTERIAL	COLLECTOR
STRUCTURE LENGTH (BRIDGE)	-
TOTAL DEVELOPABLE FRONTAGE LENGTH	19,200
MLSP DEVELOPABLE FRONTAGE LENGTH	19,200
MLSP % OF DEVELOPABLE FRONTAGE	100%
# RR GRADE SEPARATION	1

CONSTRUCTION QUANTITIES AND COSTS:

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	REMOVE SIGNING AND PAVEMENT MARKINGS	-	LF	$ 7.00	$ -
2	COLDPLANE AC PAVEMENT	-	SY	$ 5.00	$ -
3	FIRE HYDRANT RELOCATION	-	LF	$ 16.50	$ -
5	ROADWAY EXCAVATION - 14" FULL DEPTH AC	450,000	SF	$ 1.15	$ 518,000
6	ASPHALT CONCRETE - 2" OVERLAY	-	SF	$ 1.50	$ -
8	NEW PAVEMENT - 14" FULL DEPTH AC	250,000	SF	$ 8.00	$ 2,000,000
9	CONCRETE CURB AND GUTTER	9,600	LF	$ 25.00	$ 240,000
10	CONCRETE SIDEWALK	9,600	LF	$ 100.00	$ 960,000
11	MEDIAN CURB AND DECORATIVE CONCRETE	9,600	LF	$ 80.00	$ 768,000
12	MEDIAN LANDSCAPING	9,600	LF	$ 45.00	$ 432,000
13	SIGNING AND PAVEMENT MARKING	9,600	LF	$ 23.70	$ 228,000
14	STORM DRAIN SYSTEM	9,600	LF	$ 35.00	$ 336,000
15	STRUCTURAL CROSSING (BRIDGE)	5,000	SF	$ 200.00	$ 1,000,000
17	RAILROAD GRADE SEPARATION	-	EA	$ 20,000,000.00	$ -
18	RAILROAD CROSSING (QUIET ZONE STANDARDS)	-	EA	$ 2,000,000.00	$ -
19	TRAFFIC HANDLING/STAGE CONSTRUCTION	1	LS	$ 100,000.00	$ 100,000
20	STREET LIGHTS	9,600	LF	$ 50.00	$ 480,000
21	SIDEWALK PLANTER LANDSCAPING	9,600	LF	$ 40.00	$ 384,000
22	SIGNALIZED INTERSECTION (NEW)	1	EA	$ 350,000.00	$ 350,000
23	SIGNALIZED INTERSECTION (MODIFICATION)	-	EA	$ 300,000.00	$ -
24	OTHER	-	LS	$ -	$ -
	ESTIMATED CONSTRUCTION COST SUBTOTAL (ECCS)				**$ 7,796,000**
	MISCELLANEOUS ITEMS (15% ECCS)				$ 1,170,000
	ESTIMATED CONSTRUCTION COST TOTAL (ECCT)				**$ 8,966,000**
	DESIGN ENGINEERING (15% ECCT)				$ 1,345,000
	CONSTRUCTION MANAGEMENT (10% ECCT)				$ 897,000
	PW DIRECT CHARGES (6% ECCT)				$ 538,000
	PUBLIC ARTS COST (1% ECCT)				$ 90,000
	CONTINGENCIES (10% ECCT)				$ 897,000
	INDIRECT CHARGE (2.4% OF THE FIRST $8.0M OF THE ECCT)				$ 192,000
	CONSTRUCTION, ENGINEERING AND ADMINISTRATIVE TOTAL				**$ 12,925,000**
	RIGHT OF WAY ACQUISITION		SF	$ 10.00	$ -
	BUILDING ACQUISITION		EA	$ 500,000.00	$ -
	ESTIMATED RIGHT OF WAY COST SUBTOTAL				**$ -**
	CONTINGENCIES, APPRAISALS AND NEGOTIATIONS (20%)				$ -
	ESTIMATED RIGHT OF WAY COST TOTAL				**$ -**
	TOTAL ESTIMATED PROJECT COST:				**$ 12,925,000**

PROJECT COST SPLIT BY MLSP PHASE:

MLSP PHASE 2 ~ 100%	$ 12,925,000

AMOUNT INCLUDED IN CITY TRANSPORTATION FEE PROGRAM: $ 2,630,000

(NOTE: FEE PROGRAM PROJECT LENGTH ESTIMATE IN ERROR)

MLSP PHASE 2 ~ 100%	$ 2,630,000

FRONTAGE COST COMPONENT TO BE FUNDED BY ADJACENT DEVELOPMENT: $ 10,295,000

MLSP DEVELOPABLE FRONTAGE SHARE (PHASE 2 ~ 100%)	$ 10,295,000
OTHER DEVELOPMENT FRONTAGE SHARE	$ -

Table 3-5.12
ENGINEER'S OPINION OF PROBABLE COSTS
FOR
MARIPOSA LAKES (10,562 D.U.)
PUBLIC FACILITIES FINANCING PLAN
STOCKTON, CA

STOCKTON STREET IMPROVEMENT FEE REVISION STUDY ~ MARCH 2008

SUMMARY OF FRONTAGE COSTS:

TOTAL OF ALL FRONTAGE COST COMPONENTS	**$**	**49,589,000**
MLSP DEVELOPABLE FRONTAGE SHARE	**$**	**30,280,000**
MLSP Phase 1A	$	-
MLSP Phase 1B	$	1,444,000
MLSP Phase 1C	$	6,880,000
MLSP Phase 2	$	18,593,000
MLSP Phase 3	$	3,365,000
MLSP Phase 4	$	-
MLSP Phase 5	$	-
OTHER DEVELOPMENT FRONTAGE SHARE	**$**	**19,309,000**
MLSP Phase 1A	$	4,959,000
MLSP Phase 1B	$	1,443,000
MLSP Phase 1C	$	5,328,000
MLSP Phase 2	$	4,725,000
MLSP Phase 3	$	2,854,000
MLSP Phase 4	$	-
MLSP Phase 5	$	-