

CITY OF YUBA CITY
STAFF REPORT

Date: June 19, 2007
To: Honorable Mayor & Members of the City Council
From: Community Development
Presentation By: Aaron Busch, Community Development Director

Summary

Subject: Harter Specific Plan Financing Plan 2007 Update and Year 1 Financial Reconciliation – Harter Implementation and Reimbursement Model (HIRM) Forms

Recommendation: Adopt the update of the Harter Financing Plan and associated development fee rates by land use and HIRM Forms

Fiscal Impact: None to City.

Background:

The Harter Specific Plan Financing Plan was adopted in 2004 along with a Development Agreement for the Specific Plan. The Financing Plan specifies how public infrastructure will be funded along with the phasing of such infrastructure commensurate with expected development within the Harter Specific Plan. The Financing Plan calculates a fair share allocation of the plan area's infrastructure to each land use and parcel in the Specific Plan. Since 2004, the Yuba City Marketplace project has been constructed, and provided an opportunity to compare actual construction costs to projected costs. As part of the Financing Plan update, Staff, the City's consultant, and Harter representatives have worked together to gather data on actual improvement costs and verify whether all improvements were completed as required by the 2004 Development Agreement. In addition, there were a number of items in the 2004 that were described generally and have been further defined and more accurate cost estimates are now available. Most importantly, infrastructure costs have increased significantly since 2004 and thus, the new Harter Financing Plan costs, and associated impact fees are substantially higher than those in the 2004 plan.

Analysis:

Overall, the principles, approach and methodology of the 2004 Financing Plan has been retained. The update reflects new costs, land use plans, and development phasing plans. The new Harter Impact Fees are based on the current proposed land uses and densities envisioned by Harter combined with a new current cost estimate for each aspect of the plan's required infrastructure. Total infrastructure costs for the plan, including items constructed since 2004; total about \$20.1 million, including administrative and plan check fees (at 7% of total costs). The cost of remaining improvements, required by expected development, total about \$14.5 million. Overall, the infrastructure costs increased about \$6.8 million since 2004. Some of the cost increase was also due to changes in the City's standards for roads but the majority of the cost increase is associated with rising construction and material costs.

Several minor corrections were made to the financing plan. For instance, the Tharp Road water line had already been installed in 2004 so this item was removed from the plan costs.

A new phasing plan reflected current approved and proposed Tentative Maps in the Specific Plan, and a new "year 4" list of improvements has been prepared, reflecting the improvements needed for Sub areas II and III allowing them to be developed (all development west of Harter in the plan area) as well as improvements for the Sierra Central Credit Union, phase 1 project. These improvements total \$6.0 million and expected revenue from year 4 development totals \$4.4 million. Thus, as with year 1, year 4 has a funding shortfall of about \$1.6 million. Harter and the year 4 developer will upfront this funding shortfall, and ensure that all improvements are in place. These monies would be reimbursed based on the principals in the financing plan. The new Harter Fee Rates are as follows:

Table 1
2007 HARTER FEE RATES BY LAND USE

Land Use	Old Fee Rate-2004	New Fee Rate-2007	% Change
Single Family	\$8,684 per unit	\$14,404 per unit	66%
Multi-Family	\$5,680 per unit	\$8,292 per unit	46%
Commercial	\$10.25 per sqft	\$17.65 per sqft	72%
Office	\$9.20 per sqft	\$15.85 per sqft	72%
Business Park/Ind.	\$5.36 per sqft	\$9.20 per sqft	72%

Year 1 Reconciliation.

Overall, the comparison of estimated costs to actual costs shows that actual costs were slightly lower than that estimated in the 2004 Plan. Some items cost slightly less than the programmed cost, and a few items were not completed to the satisfaction of Staff. The 2004 Plan required about \$1.7 million in infrastructure be provided to support development of the Marketplace over and above its "fair share" cost based on the then Harter Fee. This upfronting will eventually be refunded to Harter and the Marketplace developer. After reconciliation of year 1 actual costs, the amount due back, equals about \$1.715 million, about \$46,500 less than previously estimated. The unfinished items total about \$545,000, and have been deemed "conditional credit." No reimbursements for year 1 upfronting will be made until these unfinished projects are completed. In addition, the Marketplace developer has about \$170,500 of sewer and water oversizing due, and in addition, traffic fee credits, both of which were not claimed at the time of construction. The City will not release these monies until the unfinished projects are completed. As specified in the 2004 Financing Plan, revenues will be released from the Harter Fund for reimbursement purposes, provided all required improvements and sufficient reserves are in place. Revenues would be disbursed on a pro rata basis, with the earliest developers to upfront improvements receiving reimbursements first.

Working with Staff, the Consultant has designed a series of forms that document the improvements made, the value of the improvements compared to program costs, cash payments received, and estimates of monies due through reimbursement. These forms are attached for the Council's review. They will be signed by Year 1 developers, and City Staff. This set of forms will be used for all subsequent development occurring within the Specific Plan boundaries, both as a means of

documenting and agreeing upon the requirements of the Financing Plan during each phase of development.

Remaining Issues:

There are three remaining issues under discussion with the Harter Group, related to the Financing Plan, which Staff would like to acknowledge. Staff and the Consultant will continue to work with the Harter Group on the following:

1. Inclusion of the Tharp and Butte House water line that Harter Packing Co. installed in 1975 and never received reimbursement for oversizing, in the water fee credit analysis.
2. Presumption that the roadway improvements that are currently eligible for citywide fee credits will remain in the citywide fee study and that fee credits will be offered to Specific Plan developers based on the current costs estimates for these improvements, included in this update. The final free credit rate will be estimated once the fee study is completed.
3. Possible amendments to the Harter Specific Plan Development Agreement concerning the park and AB1600 fee credits.

Fiscal Impact:

The Harter Financing Plan includes an “administrative” fee that covers the costs of preparing the update and preparing the HIRM forms and reconciliation of year 1 activity.

The City’s role in the Harter Specific Plan Financing Plan is to facilitate new development and to ensure that infrastructure and other improvements are provided as needed to serve new development. The Plan administrative fee covers normal plan check but also the City’s oversight of implementing the Financing Plan. The City’s role is also to ensure the equitable distributions of costs between developers within the Specific Plan and the Harter Group. The property owners and developers are responsible for all improvements, except for minor oversizing reimbursements. Some of the administrative fee is also used to pay for Brion & Associates services to manage the plan update and year 1 reconciliation.

Alternatives:

Given that this update implements the project Financing Plan and the Development Agreement for the Specific Plan, there are no alternatives to this plan update.

Recommendation:

Staff and the Consultant, recommend that the City Council adopt and approve the Harter Financing Plan 2007 Update with the corresponding impact fee rates by land use, listed in Table 1 above, and documented in the attached documents. We also recommend that the City Council approve the use of the HIRM forms in concept and as applied to the year 1 developers (Harter and the Marketplace).

No material changes are recommended to the Financing Plan text but it is recognized that the attached set of financing plan tables replace those included in the 2004 document. Several additional new summary tables have also been created for use by the City Staff and development community interested in the Harter Specific Plan.

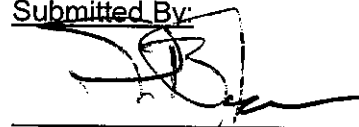
Attachments:

1. *Harter Financing Plan 2007 Update tables with summary of changes*
2. *Harter Implementation and Reimbursement Model (HIRM) forms for Year 1 Development, with supporting backup tables*

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Submitted By:



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BRION & ASSOCIATES

2007 UPDATE TO:

**HARTER SPECIFIC PLAN
FINANCING STRATEGY AND PHASING PLAN
Yuba City, California**

Prepared for
City of Yuba City

Prepared by

Brion & Associates
with Renaissance Project Management

June 2007

**HARTER SPECIFIC PLAN
COMPARISON OF 2004 AND 2007 FINANCIAL MODELS**

Summary Tables

New summary tables have been created allowing the reader to understand the changes made to the 2004 Financing Plan and how these changes and the resulting new fees compare to new citywide fees being considered by the City at this time. These tables were not in the original financing plan. Note that Year 4 is the next phase of development expected and coincides to 2008 currently.

Table X-1 summarizes the new Harter Fees by parcel and land use; comparing them to the old fees from the 2004 Financing Plan and showing the dollar amount and percentage increase.

The new 2007 total development and administrative fees by type of land use are:

- Single Family Unit: \$14,404 (66% increase)
- Multi-Family Unit: \$8,292 (46% increase)
- Commercial: \$17.65 per sqft (72% increase)
- Business Park: \$9.20 per sqft (72% increase)
- Office: \$15.85 per sqft (72% increase)

Table X-2 summarizes the old 2004 plan costs by improvement category and compares them to the new costs in the 2007 update and shows the amount and percent change. Roadway costs increased the most in dollar terms and storm drainage increased most on a percentage basis.

Table X-3 summarizes the Year 4 costs and funding sources, totaling just over \$6.0 million, including administrative fees. This table is similar to Table 7 in the 2004 Financing Plan which summarized Year 1 costs and funding sources. This table also summarizes the Year 4 shortfall, currently equaling about \$1.6 million. This means that the costs of required improvements in Year 4 exceed expected Harter Fee revenue in Year 4 and that some developer upfronting of improvements will be required.

Financial Model Tables

The order of the appendix tables was rearranged slightly to make the flow of calculations more logical for the reader. The final table is now the cash flow table which compares revenues to costs and improvements on an annual basis, and presents a fund balance year to year.

Table A-1: Project Assumptions

- ✧ 2007 version of the model separates parcels into two main groups: land that will contribute to development fee revenue in the future (Future Contributory Development Parcels) and land that does not have further fee revenue potential (Previously Developed and Non-Contributory Land), which refers to the Marketplace project anchored by Walmart.
- ✧ 2007 version updates the land areas and uses of parcels that have been subdivided or rezoned or proposed for rezoning since 2004. The revised parcel numbers are meant to closely approximate a subdivision; for example, Parcel 1A and 1B in 2007 is more or less the same area as Parcel 1 in 2004. The revised names in the 2007 table derive from identifications in current tentative maps or other information provided by developer. Updated Park and Water Tank land areas are from the City Public Works Department.
- ✧ Land use changes shown in 2007 for Parcels 2B and 3 are pending final City approval but are being analyzed as proposed for this update.
- ✧ The Harter Plan overall area for 2007 is assumed to be the same as in 2004 at 180 acres. While some of the parcel areas shown for 2007 are estimates (carried forward from 2004) others are more accurately represented figures due to recent engineered survey results provided in tentative maps.
- ✧ Unit counts for residential uses in 2007 have been updated per information supplied by developer and overall, the unit count has been reduced from 345 to 293 units or a 15% reduction in residential unit capacity, which affects the overall residential fee rates. At present, there is less residential development to spread costs over.

Table A-2: Land Use and Roadway Construction Phases

- ✧ The 2007 version identifies buildout phasing as either “Previous” or “Projected.” This table is used to estimate annual percentages to apply to costs of remaining work; phasing percentages shown in the table apply only to the work going forward (and not for previous work already completed).
- ✧ There are now two main types of phasing schedules: Private Development (which describes the timing of development building permit issuance and fee revenue receipt) and Roadway Phases (when infrastructure is constructed and costs are generally incurred).

- ✧ The revised phasing for the Private Development is based primarily on information supplied by Harter, the master plan developer, while phasing for Roadway construction is generally per City planned requirements based on the expected development phasing.
- ✧ Previously, Table A-2 had a schedule for the phasing assumptions for water improvements as lump sum improvements. Now each sewer, water, storm drainage and utility improvement is phased according to the Roadway phasing. That is, these utilities on Harter are phased with Harter Road construction.
- ✧ In the 2007 projection, phasing of fees for new development occur in the same year as corresponding costs of improvements.

Table A-3: MHM Engineers Cost Estimate Summary (formerly A-9 and A-10 in 2004 version)

- ✧ The estimate shown for 2007 is by MHM Engineering as of May 2007 and includes all costs to complete the remaining infrastructure requirements; it does not include costs of work already in place. MHM's total estimated cost to complete the project—excluding contingency, survey and engineering—is currently about \$12.55 million. (The amount is carried in the model for comparable total cost is somewhat different because of several adjustments that are described in the footnotes of Table A-4.)
- ✧ The overall project cost has increased significantly since 2004 for various reasons including higher material unit costs for some items, new costs entailed in piecemeal construction (Harter Road, for example) and some newly identified changes to project scope or refinement of that included in the 2004 Financing Plan.
- ✧ The 2007 version has a new column “Cost Allocation Category” that assigns specific lines in the estimate to the model's infrastructure categories—Road, Storm Drainage, Water, Sewer, and Utilities. Traffic signals also fall under the Road category.

Table A-4: Infrastructure Improvement Costs Summary (formerly A-3 in 2004 version)

- ✧ The 2007 table shows costs to complete the project and not historical costs of previous development, shown as zero and complete.

- ✧ The costs carried in the model before mark-ups (contingency, engineering and surveying and deductions for prepaid fees) total about \$12.03 million, and they derive from the MHM estimate, which adds to a corresponding amount of \$12.55 million. (The reconciliation of differences between this table and the MHM estimate is shown in Note 1 of Table A-4.)
- ✧ In the new model, the overall cost to complete after markups and deductions (Total Project Cost) is about \$13.51 million. This compares to 2004's projected Total Project Cost of about \$12.48 million. As mentioned in the discussion of the Engineers Cost Estimate, the costs have gone up significantly—so great was the increase that the 2007 Total Project Cost (the cost to complete, which *does not include* Year 1 work) exceeds the 2004 projected Total Project Cost (which *does include* Year 1 work).
- ✧ One way to compare the 2007 cost to 2004 cost is to take out Year 1 work from 2004's estimated Total Project Costs, because there is no Year 1 work included the 2007 table. On that basis, the projected cost of 2004 after Year 1 is \$12.5 million – \$5.3 million, or about \$7.2 million. Comparing that to 2007's cost to complete of \$13.51 million, one can see that projected costs post-Year 1 have almost doubled from the 2004 estimate to 2007.
- ✧ The 2007 table has a few new lines which subdivides lines from the 2004 model, and are designated with a letter after the number. For example, the 2004 model's line 20 for water is now 20a, 20b, 20c and 20d, depending on which segment of water line is being built. Likewise, instead of one line item there are now three for Harter Road in the new table, "North of Poole," "South of Poole," and "Unfinished Projects."
- ✧ Many of the 2004 line items have been constructed, or for other reasons removed from costs of work going forward based on direction from City Public Works Staff. The items that are zeroed out in the new table are explained in the Status column (for example, "Complete," "Not needed," "Discontinued," "Conditional Credit") and in greater detail by footnote as needed.
- ✧ A new column in the 2007 table, "Prepaid Fees" shows amount of fees already paid into the Harter Fund as credit for work yet to be done in the future (Butte House roadway and storm drainage). These monies will be applied to Year 4 costs for those improvements.

Table A-5: Allocation Assumptions for Remainder of Development

- ✧ The structure and methodology of this table is the same for 2007 as it was in 2004, with the exception that Year 1 development is excluded from the table and allocations.
- ✧ The total developed area for allocating costs (Developed Acreage) is now 126.7 acres as compared to 160.4 acres in 2004. The bulk of the difference comes from removal of the 31.1 acres of Marketplace which is completely developed and no longer contributing fees going forward. Other reasons for area differences between old and new tables stem from adjustments and refinement based on newly available data (as discussed in Table A-1 above).
- ✧ The allocations by improvement type among land uses (Allocation %) has shifted slightly between 2004 and 2007. This has happened because of proposed land use changes (for example, Parcels 2b and 3) and revised parcel areas. However, costs are allocated on a fair share basis as described in the 2004 Financing Plan.

Table A-6: Allocation of Improvement Costs and Current Fee Requirement

- ✧ The order of listing Improvement Categories has been changed in this table to be consistent with order in other tables.
- ✧ In the 2004 version of this table there was no need to consider fees already contributed to the Harter Fund or costs of work already in place. In 2007, with Marketplace done, the analysis is partially different. The new table has columns for projected and historical costs and fees. The historical data is based upon HIRM (Harter Implementation and Reimbursement Model) documents: Developer Cash Payment (DCP's) and Developer Improvement Credit (DIC's), which are currently pending mutual acceptance by City and Year 1 developers.
- ✧ Calculation of fee allocations for future developers is based on the underlying principal that total sources of funding equal total uses of funds for any improvement category. The new model follows this principal by using the following algorithm within each improvement category:

<p><i>Overall historical and projected Harter Plan Costs</i></p> <p>balances with</p> <p><i>Overall historical and projected Harter Plan Fee Requirements*</i></p>

(*Fee requirements are met either by cash payments toward fees or by credits for construction of improvements in lieu of cash payment.)

Using terms in Table A-6, the above algorithm is stated mathematically as:

$$\begin{aligned}
 & \text{Reported Cost of Previous Work (A)} \\
 & \quad + \\
 & \text{Current Projected Cost to Complete (B)} \\
 & \quad = \\
 & \text{Harter Fee Requirement Met to Date (C)} \\
 & \quad + \\
 & \text{City Contribution to Date (D)} \\
 & \quad + \\
 & \text{Projected Fee Requirement (E)}
 \end{aligned}$$

Solving for *Projected Fee Requirement (E)* the above equation becomes:

<i>Projected Fee Requirement, E = A + B - C - D</i>

- ☆ As in the methodology in 2004, in the 2007 model each improvement category's total fee requirement is further allocated among potential development land uses by allocation percentages derived in Table A-5.

Table A-7: Harter Fee by Subarea, Parcel and Land Use

- ☆ As estimated costs have increased for future work (see previous discussion); so too, have the resulting development and administrative fees payable by developers in the HSP. For example, the overall fee burden for commercial uses was about \$10.25 per square foot in 2004; in 2007 the same use would pay at a \$17.65 rate. Similarly, the overall fee burden for single family dwellings went from about \$8,700 to \$14,404 per dwelling unit.
- ☆ The resulting Total Burden (the historical and future fees combined, including both Harter Development Fee and administrative fees) illustrates the rise in costs as well: compared to the 2004 projection of Total Burden of about \$13.2 million, the new projection is about \$20.0 million.

Table A-8: Projected Cash Flow (formerly A-4 in 2004 version)

- ✧ The 2007 update to the model's Cash Flow table identifies 2005 and 2006 (Years 1 and 2) as "Previous," while 2007 and future years are "Projected." The timeframe of the model still terminates in 2015 although in reality the HSP may build out sooner or later than 2015 and would be updated accordingly.
- ✧ The amounts shown as "Previous" are from the HIRM forms pending acceptance (discussed in A-6 section above).
- ✧ The line item descriptions in the Sources section of this table are consistent with those of the revised Project Assumptions (Table A-1); the line item descriptions of the Uses section are consistent with those of the Infrastructure Improvement Costs Summary (Table A-4).
- ✧ A key result is that this table shows the pattern and magnitude of Developer Upfronting and Upfronting Reimbursement. In 2004 the model projected upfronting to occur in Year 1 (\$1.7 million), Year 3 (\$439,000) and Year 10 (\$228,000). In part because less than expected was credited to the Year 1 developer, and partly because costs for future work have increased significantly, the updated model projects new and generally higher upfronting for Year 4 (\$1.6 million), but no further upfronting thereafter.

Cost estimates and phasing of development will no doubt be revisited when the Financing Plan is updated in future years. Because development beyond Year 5 is purely speculative, it is important to note that shortfalls not projected at this time might actually occur in the future. It is assumed that after every major development phase, an update to the Financing Plan would be undertaken. In between these updates, which could be a number of years, the Harter Fee would be inflated annually based on the Engineering News Record (ENR) index, as specified in the Harter Fee Resolution.

Table Index
Harter Financing Plan 2007 Update
Harter Specific Plan, Yuba City

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Table A-2	Land Use and Roadway Construction Phases
Table A-3	MHM Engineers Cost Estimate Summary, May 2007
Table A-4	Infrastructure Improvement Costs Summary
Table A-5	Allocation Assumptions for Remainder of Development
Table A-6	Allocation of Improvement Costs and Current Fee Requirement
Table A-7	Harter Fee by Subarea, Parcel and Land Use
Table A-8	Projected Cash Flow

Source: Brion & Associates.

Table X-1
Comparison of Harter 2004 Financing Plan to Revised 2007 Updated Plan
Harter Specific Plan, Yuba City

Area/Parcel #	Name	Land Use	2007 New		2004 Old		Change in Fee from 04 to 07	
			Fee w/ Adm.	(7%)	Fee w/ Adm.	(7%)	Amount	%
Area I								
9	Marketplace	Commercial	\$10.25	per sqft	\$10.25	per sqft	\$0.00	0%
Area II								
7	Harter 7 / S3	Commercial	\$17.65	per sqft	\$10.25	per sqft	\$7.40	72%
8	Harter 8 / S5	Commercial	\$17.65	per sqft	\$10.25	per sqft	\$7.40	72%
3	Harter 3 / S4	Commercial	\$17.65	per sqft	\$9.20	per sqft	(1) na	na
2A	Harter Estates / S1	Single Family	\$14,404	per unit	\$8,684	per unit	\$5,720	66%
2B	Harter 2B / S2	Commercial	\$17.65	per sqft	\$10.25	per sqft	(2) na	na
Area III								
6	Harter 6	Commercial	\$17.65	per sqft	\$10.25	per sqft	\$7.40	72%
4	Harter Estates / N3	Multi-Family	\$8,292	per sqft	\$5,680	per sqft	\$2,612	46%
1A	Harter Estates / N1	Single Family	\$14,404	per unit	\$8,684	per unit	\$5,720	66%
1B	Harter Estates / N2	Single Family	\$14,404	per unit	\$8,684	per unit	\$5,720	66%
Area IV								
11A-1	Sierra Credit Union	Business Park	\$9.20	per sqft	\$5.36	per sqft	\$3.84	72%
11A-2	Harter 11A-2	Business Park	\$9.20	per sqft	\$5.36	per sqft	\$3.84	72%
11B	Harter 11B	Business Park	\$9.20	per sqft	\$5.36	per sqft	\$3.84	72%
11C	Harter 11C	Business Park	\$9.20	per sqft	\$5.36	per sqft	\$3.84	72%
10	Harter 10	Office	\$15.85	per sqft	\$9.20	per sqft	\$6.65	72%
Totals								

(1) This parcel has been requested to change to commercial from office, as it was in the original financing plan and thus, the fee rate is higher.

(2) This parcel has been requested to change to commercial from single family, as it was in the original financing plan and thus the fee isn't comparable.

Sources: City of Yuba City; MHM Engineers; Brion & Associates.

Table X-2
Comparison of Infrastructure Costs - 2004 to 2007 Update
Harter Specific Plan, Yuba City

Infrastructure Item	2004 Financing Plan Costs	2007 Updated Financing Plan Costs	Amount Increase 2004-2007	Percent Increase 2004-2007
(All costs shown are before fee credits)				
Roadways	\$6,354,206	\$9,484,559	\$3,130,353	49%
Sewer (1)	\$1,757,023	\$2,155,553	\$398,531	23%
Water (1)	\$1,402,084	\$1,393,675	(\$8,410)	-1%
Storm Drainage	\$850,447	\$1,788,028	\$937,581	110%
Utilities	<u>\$2,008,433</u>	<u>\$3,947,164</u>	<u>\$1,938,732</u>	97%
Total Project Costs	\$12,372,192	\$18,768,979	\$6,396,787	52%
Administrative Cost (2)	<u>\$866,053</u>	<u>\$1,307,871</u>	<u>\$441,818</u>	51%
Total Plan Costs	\$13,238,246	\$20,076,850	\$6,838,605	52%

(1) 2004 costs are net of City contribution for oversizing of sewer and water; there is no City contribution for oversizing in the 2007 Plan.

(2) Based on 7% of Plan development fee, including 4% standard city plan check and 3% Plan administrative charge.

Sources: City of Yuba City; MHM Engineers; Brion & Associates.

Table X-3
Summary of Year 4 Requirements by Improvement and Payment
2007 Update of Harter Financing Plan

Number, Improvement Type and Name	Segment/Location Description	\$ Amount - Year 4	Method of Meeting Obligation
Sewer & Water			
16a Sewer, Harter North of Poole	Between Poole to Butte House, new alignment	\$342,805	Construction In-lieu of Fee
16b Sewer, Butte House	For Butte House, between Harter and Tharp	\$132,386	Cash Payment
16d Sewer, Jefferson	From Harter to west edge of plan area	\$83,806	Construction In-lieu of Fee
19 Water, Butte House (extension fees)	For Butte House, between Harter and Tharp	\$71,994	Cash Payment
20a Water, Harter North of Poole (developer constr.)	Between Poole to Butte House, new alignment	\$422,120	Construction In-lieu of Fee
20c Water, Jefferson (developer constructed)	From Harter to west edge of plan area	\$159,622	Construction In-lieu of Fee
Storm Drainage			
22a Storm Drainage, Harter	Between Poole and Butte House with roadway work	\$128,129	Construction In-lieu of Fee
22b Storm Drainage, Butte House	Between Harter & Tharp	\$97,961	Construction In-lieu of Fee
22d Storm Drainage, Jefferson	From Harter to west edge of plan area	\$149,824	Construction In-lieu of Fee
23 Storm Drainage Reimbursement	For work completed north of plan by another developer	\$6,950	Construction In-lieu of Fee
Utilities			
24 Und. Exist. OH Utilities: Harter North of Poole	Between Poole & Butte House	\$925,888	Construction In-lieu of Fee
25 Und. Exist. OH Utilities: Butte House	For Butte House, between Harter and Tharp	\$695,641	Construction In-lieu of Fee

Table X-3
Summary of Year 4 Requirements by Improvement and Payment
2007 Update of Harter Financing Plan

Roadway				
1	Butte House Road	Net of payment for year 1 contribution; and from Harter to Tharp, widening on south side of street.	\$224,869	Construction In-lieu of Fee
2a	Harter Road North of Poole	Completion of Harter from Poole to Butte House	\$1,496,299	Construction In-lieu of Fee
2c	Harter, Unfinished Projects	Unfinished work on Harter Rd South of Poole	\$0	Improvement needs to be completed by Year 1 developers before other development can proceed.
4	Jefferson Avenue	Improvements along SR 20 as required by EIR	\$658,538	Construction In-lieu of Fee
10	Harter Rd / Butte House Rd Traffic Signal	Remainder of project costs for installation	\$0	Improvement needs to be completed by Year 1 developers before other development can proceed.
Total Project Costs			\$5,596,832	
	City Plan Check and Admin Costs	Plan wide fees 4% plan check and 3% adm of total construction costs	\$287,253	Cash Payment
	Poole Blvd. Reserve		\$123,108	Cash Payment
TOTAL YEAR 4 COSTS WITH ADM FEES			\$6,007,193	
<u>Summary of Method of Meeting Obligation</u>				
	Total Amount Funded by Construction In-lieu of Fee		\$5,392,452	No cost in Year 4
	Total Amount Paid via Cash Payment		\$614,742	Cash Payment
			\$6,007,193	TOTAL COSTS - Year 4
<u>Summary of Developer Fee Obligation</u>				
	Year 4 Developer Fees & Adm.		\$4,390,864	Total Fees from new development
Surplus/(Shortfall) for Year 4			(\$1,616,329)	Year 4 Upfronting Requirement
Year 5 Reimbursement from Developer Fees			\$680,148	Year 5 Upfronting Reimbursement
Upfronting Balance after Year 5 Reimbursement			\$2,651,796	Ultimately reimbursed

Sources: City of Yuba City; MHM Engineers; Brion & Associates.

Table A-1
 Project Assumptions
 Harter Specific Plan Financing Plan - 2007 Update

Project / Parcel				Land				Building	
Parcel No.	Area	Name	Use	Land Use Change Approval Status	Updated Land Area	Dw. Unit Density per Acre	FAR	Updated Dwelling Units	Square Feet
	(5)			(9)	(8)	(1)	(2)	(3)	(4)
Future Contributory Development Parcels									
1A	III	Harter Estates / N1	Res	Single Family	No LU Change	7.76	4.64		
1B	III	Harter Estates / N2	Res	Single Family	No LU Change	6.87	6.11	36	
2A	II	Harter Estates / S1	Res	Single Family	No LU Change	14.17	5.08	42	
2B	II	Harter 2B / S2	Non-Res	Commercial	Pending	1.16		72	
4	III	Harter Estates / N3	Res	Multi-Family	No LU Change	7.13	20.00	143	13,643
6	III	Harter 6	Non-Res	Commercial	No LU Change	2.00		0.27	23,186
7	II	Harter 7 / S3	Non-Res	Commercial	No LU Change	8.91		0.27	103,295
8	II	Harter 8 / S5	Non-Res	Commercial	No LU Change	4.69		0.27	54,372
3	II	Harter 3 / S4	Non-Res	Commercial	Pending	4.17		0.27	49,044
10	VI	Harter 10	Non-Res	Office	No LU Change	1.80		0.30	23,522
11A-1	IV	Sierra Credit Union	Non-Res	Business Park	No LU Change	8.10		0.33	116,700
11A-2	IV	Harter 11A-2	Non-Res	Business Park	No LU Change	9.60		0.30	125,453
11B	V	Harter 11B	Non-Res	Business Park	No LU Change	17.70		0.30	231,304
11C	VI	Harter 11C	Non-Res	Business Park	No LU Change	32.60		0.30	426,017
Total Future Contributory Development Parcels						126.7		293	1,166,536
Previously Developed and Non-Contributory Land									
9	I	Marketplace	(6) Non-Res	Developed	No LU Change	31.10		0.27	360,547
5a	III	Harter Park	(7) Public	Park	Updated per TM	5.11			
5b	III	Harter Water Tank		Water Tank	Updated per TM	2.21			
R/W	All	Total Right of Way	Public	Right of Way	Updated per TM	14.90			
Grand Totals						180.0		293	1,527,083

Sources

- A Yuba City Harter Specific Plan, October 2002
- B Traffic Impact Analysis for Harter Specific Plan Area, by kdANDERSON Transportation Engineers, July 2003
- C Harter Financing Plan and Development Agreement Terms, January 20, 2003
- D Yuba City Marketplace Preliminary Site Plan, prepared by Brown Group (June 11, 2003).
- E Proposed Tentative Maps for Harter Estates North and South, and Sierra Credit Union

Notes

- 1 Density is midpoint of range shown in Source A
 - 2 FARs are from Source B, except for Commercial, which are based on Marketplace's proposed building ratio.
 - 3 Single family dwelling units are based on Source B, and multi-family are calculated from density.
 - 4 Gross Area of Non-Residential uses calculated from FAR
 - 5 Subarea designations from Figure 3.1 in Source C
 - 6 Gross building area for Marketplace from Sources B and D
 - 7 Parcel 5 includes 5.11 acres for public park and 2.21 acres for water tank, per D. Langley 2/9/07.
 - 8 Parcel areas are updated as of 10/31/06, per tentative maps (Source E) and other data provided by Tom Tucker.
 - 9 "Pending" connotes that change of use is pending approval by City.
- Some unit counts may have changed by parcel or estimated sqft but if they are with the range approved in the financing plan no change is listed.

Table A-2
Land Use and Roadway Construction Phases
Harter Specific Plan Financing Plan - 2007 Update

Phase	Overall Plan Phasing														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Previous	Previous	Previous												
2															

No.	Name	Subarea	Phase	Buildout by Year (du for residential or sqft for non-residential)														
				Previous		Projected												
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Future Contributory Development Parcels																		
1A	Harter Estates / N1	III	Single Family						36									
1B	Harter Estates / N2	III	Single Family						42									
2A	Harter Estates / S1	II	Single Family					72										
2B	Harter 2B / S2	II	Commercial				13,643											
3	Harter 3 / S4	II	Commercial				49,044											
4	Harter Estates / N3	III	Multi-Family						143									
6	Harter 6	III	Commercial						23,186									
7	Harter 7 / S3	II	Commercial				103,295											
8	Harter 8 / S5	II	Commercial				54,372											
10	Harter 10	VI	Office															
11A-1	Sierra Credit Union	IV	Business Park				54,400		41,000			6,300				15,000		
11A-2	Harter 11A-2	IV	Business Park									128,453						
11B	Harter 11B	V	Business Park									231,304						
11C	Harter 11C	VI	Business Park												426,017			
Previously Developed and Non-Contributory Land																		
9	Marketplace	I	Developed	Previous	360,547													
5a	Harter Park	III	Park					6.1										
5b	Harter Water Tank	III	Water Tank		2.2													
RW	Total Right of Way	All	Right of Way															

Phasing Designation	Improvement #	Percentages of Remaining Construction Cost by Year (1)														
		Previous Work		Projected Phasing												
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Butte House Roadway (2)	1	(No further phasing)					22.0%			78.0%						
Butte House Storm Drain (2)	22b						29.2%			70.8%						
Butte House Other (2)	16b, 19, 25						50.0%			50.0%						
Harter Road, North of Poole	2a, 16a, 20a, 22a, 24						100.0%									
Harter Road, South of Poole	2b	(No further phasing)														
Harter, Unfinished Projects	2c						100.0%									
Poole Blvd.	3, 16c, 20b, 22c														100.0%	
Jefferson Avenue	4, 16d, 20c, 22d						100.0%									
Tharp Road	5, 16e, 20d, 22e, 26											75.0%			25.0%	
State Route 20	6	(No further phasing)														

Notes for Table A-2

- Roadway phasing applies only to the remaining work (and not for previous work).
The cash flow table applies these percentages to phase-related improvements such as sewer, water, storm drainage that occur simultaneously with corresponding roadway construction. For the years of remaining work, the phasing of additional roads will be based on phasing of actual development and the city's requirements for access to the development areas. Some roadways may actually be built sooner or later than as shown above.
- Butte House phasing percentages for roadway and storm drain improvements are each calculated so that projected current remaining cash need plus prepaid fees for improvement equals 50% of improvement's total cost to complete (see calculation table below). Butte House sewer, water and overhead utilities costs (denoted "Butte House Other" above) with no prepaid fees in place, are each projected at 50% per phase.

Phasing Designation	Current Total Projected Cost to Complete	50% of Total Cost to Complete	Less: Prepaid Fees	Current Remaining Need	% of Cost to Complete
Butte House Roadway (2)	1,423,305	711,653	(399,148)	312,507	22.0%
Butte House Storm Drain (2)	423,520	211,760	(89,077)	122,683	29.2%

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Project Harter Specific Plan	CO. Sutter	RCVD. BY S.M. Minard	DATE 9-May-07
MHM PROJECT NO. 04-141	QTY. BY J. Mallen	IN 20-Sep-02	CONST. INDEX 7942.01
ESTIMATE NO. 1	QTY. CHK. S. Minard	OUT 9-May-07	BLDG. INDEX 4474.64

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
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Bid Schedule A (Harter Road Improvements) (Poole Boulevard to Butte House Road) (1930')

1	Mobilization/Demobilization	1	LS	\$ 14,500.00	\$ 14,500.00	Road
2	Clearing and Grubbing	1	LS	6,500.00	6,500.00	Road
3	Traffic Control	1	LS	15,000.00	15,000.00	Road
4	Construction Area Signs	1	LS	3,500.00	3,500.00	Road
5	Roadway Excavation	6,500 (F)	CY	15.00	97,500.00	Road
6	Class 2 Aggregate Base (1.65 - feet)	7,800 (F)	TON	20.00	156,000.00	Road
7	Asphalt Concrete (Type B) (0.45 - feet)	1,990 (F)	TON	90.00	179,100.00	Road
8	Asphalt Concrete Overlay (Type B) (0.15 - feet)	590 (F)	TON	90.00	53,100.00	Road
9	Minor Concrete (Barrier Curb and Gutter)	3,860	LF	18.00	69,480.00	Road
10	Minor Concrete (6 Inch Curb)	3,600	LF	16.00	57,600.00	Road
11	Minor Concrete (Cobble)	890	SF	12.00	10,680.00	Road
12	Minor Concrete (Island Flatwork)	2,750	SF	7.00	19,250.00	Road
13	Minor Concrete (Sidewalks) (0.50 - feet)	30,900	SF	6.00	185,400.00	Road
14	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	1,200 (F)	TON	30.00	36,000.00	Road
15	Minor Concrete (ADA Access Ramp)	7	EA	500.00	3,500.00	Road
16	Roadside Sign - One Post	4	EA	350.00	1,400.00	Road
17	Survey Monument	4	EA	400.00	1,600.00	Road
18	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	7	EA	2,500.00	17,500.00	Road
19	30 Inch Class 3 RCP or 30 Inch Aluminized Corrugated Steel Pipe or 30 Inch Cast-in-Place Pipe	60	LF	150.00	9,000.00	Storm Drainage
20	24 Inch Class 3 RCP or 24 Inch Aluminized Corrugated Steel Pipe or 24 Inch Cast-in-Place Pipe	60	LF	105.00	6,300.00	Storm Drainage
21	18 Inch Class 4 Reinforced Concrete Pipe	400	LF	75.00	30,000.00	Storm Drainage
22	12 Inch Class 4 Reinforced Concrete Pipe	120	LF	65.00	7,800.00	Storm Drainage
23	Type 301 Storm Drainage Manhole	1	EA	9,500.00	9,500.00	Storm Drainage
24	Type 301 Storm Junction Manhole	2	EA	10,500.00	21,000.00	Storm Drainage
25	Type 203 Storm Drainage Manhole	1	EA	4,150.00	4,150.00	Storm Drainage
26	Type 306 Storm Junction Manhole	2	EA	5,500.00	11,000.00	Storm Drainage
27	Type 305 Drop Inlet	6	EA	1,850.00	11,100.00	Storm Drainage
28	16 inch Class 350 Ductile Iron Pipe	1,950	LF	120.00	234,000.00	Water
29	8 inch Class 350 Ductile Iron Pipe	400	LF	65.00	26,000.00	Water
30	16 Inch Water Gate Valve	6	EA	6,500.00	39,000.00	Water
31	8 Inch Water Gate Valve	6	EA	2,250.00	13,500.00	Water
32	1½ Inch Water Service	2	EA	2,500.00	5,000.00	Water
33	Connect to Existing Water System	2	EA	3,600.00	7,200.00	Water
34	Fire Hydrant Assemblies	8	EA	4,650.00	37,200.00	Water
35	18 Inch Class 3 VCP or 18 Inch Epoxy Ductile Iron Pipe	1,960	LF	125.00	245,000.00	Sewer
36	8 Inch Class 3 VCP or 8 Inch Epoxy Ductile Iron Pipe	300	LF	60.00	18,000.00	Sewer
37	6 Inch Class 3 VCP or 6 Inch Epoxy Ductile Iron Pipe	120	LF	50.00	6,000.00	Sewer
38	Type 203 Storm Drainage Manhole	6	LF	4,150.00	24,900.00	Sewer
39	Pavement Delineation	1	LS	4,500.00	4,500.00	Road
40	Landscape Planting (Landscape Island)	7,900	SF	3.25	25,675.00	Road
41	Irrigation System (Landscape Island)	7,900	SF	3.50	27,650.00	Road
42	Landscape Planting (10' Landscape Area behind Sidewalk)	12,000	SF	2.75	33,000.00	Road
43	Irrigation System (10' Landscape Area behind Sidewalk)	12,000	SF	2.50	30,000.00	Road
44	Landscape Planting (8' Parkway Area)	9,600	SF	2.75	26,400.00	Road
45	Irrigation System (8' Parkway Area)	9,600	SF	2.50	24,000.00	Road
46	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	8	EA	5,250.00	42,000.00	Road
47	Masonry Block Wall (includes foundation) (The foundation shall "stair step" as required)	1,200	LF	110.00	132,000.00	Road
48	Erosion Control and SWPPP	1	LS	10,000.00	10,000.00	Road
49	Rule 20 Underground Existing Overhead Dry Utilities (includes electric, gas, cable, street lights, fiber, etc)	1,890	LF	420.00	793,800.00	Utilities

Total Bid Schedule A = \$2,842,285.00

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
Bid Schedule B (Harter Road Improvements) (SR 20 to Poole Boulevard) (1630')						
1	Mobilization/Demobilization	1	LS	\$ 2,500.00	\$ 2,500.00	Road
2	Clearing and Grubbing	1	LS	1,500.00	1,500.00	Road
3	Traffic Control	1	LS	2,500.00	2,500.00	Road
4	Construction Area Signs	1	LS	1,500.00	1,500.00	Road
5	Class 2 Aggregate Base (1.65 - feet)	150 (F)	TON	20.00	3,000.00	Road
6	Asphalt Concrete (Type B) (0.45 - feet)	45 (F)	TON	90.00	4,050.00	Road
7	Roadway Excavation	54 (F)	CY	20.00	1,080.00	Road
8	Remove Asphalt Concrete (turn pocket)	1	LS	5,250.00	5,250.00	Road
9	Signal Detector Loop Modifications (Current Drive)	1	LS	3,500.00	3,500.00	Road
10	Minor Concrete (Barrier Curb and Gutter)	215	LF	18.00	3,870.00	Road
11	Minor Concrete (6 Inch Curb)	275	LF	16.00	4,400.00	Road
12	Minor Concrete (Cobble)	140	SF	12.00	1,680.00	Road
13	Minor Concrete (Island Flatwork)	1,100	SF	7.00	7,700.00	Road
14	Minor Concrete (Sidewalk) (0.50 - feet) (south of Jefferson)	14,700	SF	6.00	88,200.00	Road
15	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	560 (F)	TON	35.00	19,600.00	Road
16	Minor Concrete (ADA Access Ramp)	4	EA	850.00	3,400.00	Road
17	Roadside Sign - One Post		EA	350.00	0.00	Road
18	Survey Monument		EA	400.00	0.00	Road
19	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	1	EA	4,250.00	4,250.00	Road
20	Pavement Delineation	1	LS	2,500.00	2,500.00	Road
21	Landscape Planting (Landscape Island)	3,300	SF	3.25	10,725.00	Road
22	Irrigation System (Landscape Island)	3,300	SF	3.50	11,550.00	Road
23	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	8	EA	8,500.00	68,000.00	Road
24	Erosion Control and SWPPP	1	LS	2,500.00	2,500.00	Road
Total Bid Schedule B =					\$253,255.00	

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
1	Mobilization/Demobilization	1	LS	\$ 14,500.00	\$ 14,500.00	Road
2	Clearing and Grubbing	1	LS	6,500.00	6,500.00	Road
3	Traffic Control	1	LS	18,000.00	18,000.00	Road
4	Construction Area Signs	1	LS	3,500.00	3,500.00	Road
5	Roadway Excavation	9,750 (F)	CY	15.00	146,250.00	Road
6	Class 2 Aggregate Base (1.65 - feet)	10,500 (F)	TON	20.00	210,000.00	Road
7	Asphalt Concrete (Type B) (0.45 - feet)	2,600 (F)	TON	90.00	234,000.00	Road
8	Asphalt Concrete Overlay (Type B) (0.15 - feet)	600 (F)	TON	90.00	54,000.00	Road
9	Minor Concrete (Barrier Curb and Gutter)	2,840	LF	18.00	51,120.00	Road
10	Minor Concrete (Sidewalks) (0.50 - feet)	17,100	SF	7.00	119,700.00	Road
11	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	640 (F)	TON	35.00	22,400.00	Road
12	Minor Concrete (ADA Access Ramp)	6	EA	500.00	3,000.00	Road
13	Roadside Sign - One Post	4	EA	350.00	1,400.00	Road
14	Survey Monument	4	EA	400.00	1,600.00	Road
15	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	4	EA	2,500.00	10,000.00	Road
16	30 Inch Class 3 RCP or 30 Inch Aluminized Corrugated Steel Pipe or 30 Inch Cast-in-Place Pipe	1,350	LF	115.00	155,250.00	Storm Drainage
17	24 Inch Class 3 RCP or 24 Inch Aluminized Corrugated Steel Pipe or 24 Inch Cast-in-Place Pipe	830	LF	105.00	87,150.00	Storm Drainage
18	18 Inch Class 4 Reinforced Concrete Pipe	360	LF	85.00	30,600.00	Storm Drainage
19	12 Inch Class 4 Reinforced Concrete Pipe	180	LF	65.00	11,700.00	Storm Drainage
20	Type 301 Storm Drainage Manhole	1	EA	9,500.00	9,500.00	Storm Drainage
21	Type 305 Field Inlet	4	EA	5,500.00	22,000.00	Storm Drainage
22	Type 203 Storm Drainage Manhole	2	EA	4,150.00	8,300.00	Storm Drainage
23	Type 306 Storm Junction Manhole	5	EA	5,500.00	27,500.00	Storm Drainage
24	Type 305 Drop Inlet	6	EA	1,850.00	11,100.00	Storm Drainage
25	16 Inch Class 350 Ductile Iron Pipe (water extension line fee only - see schedule A on summary sheet for cost) (line previously installed by City)	2,840	LF	0.00	0.00	Water
26	8 Inch Class 350 Ductile Iron Pipe	320	LF	75.00	24,000.00	Water
27	16 Inch Water Gate Valve	2	EA	6,500.00	13,000.00	Water
28	8 Inch Water Gate Valve	8	EA	2,250.00	18,000.00	Water
29	1½ Inch Water Service	1	EA	2,500.00	2,500.00	Water
30	Connect to Existing Water System	4	EA	3,600.00	14,400.00	Water
31	Fire Hydrant Assemblies	4	EA	4,650.00	18,600.00	Water
32	Fire Hydrant Assemblies (relocate)	6	EA	4,250.00	25,500.00	Water
33	12 Inch Class 3 VCP or 12 Inch Epoxy Ductile Iron Pipe	2,840	LF	60.00	170,400.00	Sewer
34	8 Inch Class 3 VCP or 8 Inch Epoxy Ductile Iron Pipe	360	LF	50.00	18,000.00	Sewer
35	6 Inch Class 3 VCP or 6 Inch Epoxy Ductile Iron Pipe	120	LF	45.00	5,400.00	Sewer
36	Type 203 Storm Drainage Manhole	8	LF	4,150.00	33,200.00	Sewer
37	Pavement Delineation	1	LS	6,500.00	6,500.00	Road
38	Landscape Planting (10' Landscape Area behind Sidewalk)	12,300	SF	2.75	33,825.00	Road
39	Irrigation System (10' Landscape Area behind Sidewalk)	12,300	SF	2.50	30,750.00	Road
40	Landscape Planting (8' Parkway Area)	9,840	SF	2.75	27,060.00	Road
41	Irrigation System (8' Parkway Area)	9,840	SF	2.50	24,600.00	Road
42	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	11	EA	5,250.00	57,750.00	Road
43	Masonry Block Wall (includes foundation) (The foundation shall "stair step" as required)	1,230	LF	110.00	135,300.00	Road
44	Erosion Control and SWPPP	1	LS	8,500.00	8,500.00	Road
45	Rule 20 Underground Existing Overhead Dry Utilities (includes electric, gas, cable, street lights, fiber, etc)	2,840	LF	420.00	1,192,800.00	Utilities
Total Bid Schedule C =					\$3,119,155.00	

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Project	CO.	RCVD. BY	DATE
Harter Specific Plan	Sutter	S.M. Minard	9-May-07
MHM PROJECT NO.	QTY. BY	IN	CONST. INDEX
04-141	J. Mallen	20-Sep-02	7942.01
ESTIMATE NO.	QTY. CHK.	OUT	BLDG. INDEX
1	S. Minard	9-May-07	4474.64

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
Bid Schedule D (Poole Boulevard Improvements) (2065')						
1	Mobilization/Demobilization	1	LS	\$ 6,500.00	\$ 6,500.00	Road
2	Clearing and Grubbing	1	LS	4,500.00	4,500.00	Road
3	Roadway Excavation	8,500 (F)	CY	8.00	68,000.00	Road
4	Class 2 Aggregate Base (1.35 - feet)	10,900 (F)	TON	20.00	218,000.00	Road
5	Asphalt Concrete (Type B) (0.35 - feet)	2,650 (F)	TON	90.00	238,500.00	Road
6	Minor Concrete (Barrier Curb and Gutter)	4,130	LF	18.00	74,340.00	Road
7	Minor Concrete (Sidewalks) (0.50 - feet)	31,000	SF	7.00	217,000.00	Road
8	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	1,175 (F)	TON	35.00	41,125.00	Road
9	Minor Concrete (ADA Access Ramp)	6	EA	500.00	3,000.00	Road
10	Roadside Sign - One Post	3	EA	350.00	1,050.00	Road
11	Survey Monument	5	EA	400.00	2,000.00	Road
12	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	4	EA	2,500.00	10,000.00	Road
13	36 Inch Class 3 RCP or 36 Inch Aluminized Corrugated Steel Pipe or 36 Inch Cast-in-Place Pipe	1,300	LF	150.00	195,000.00	Storm Drainage
14	24 Inch Class 3 RCP or 24 Inch Aluminized Corrugated Steel Pipe or 24 Inch Cast-in-Place Pipe	800	LF	90.00	72,000.00	Storm Drainage
15	18 Inch Class 4 Reinforced Concrete Pipe	360	LF	75.00	27,000.00	Storm Drainage
16	12 Inch Class 4 Reinforced Concrete Pipe	180	LF	65.00	11,700.00	Storm Drainage
17	Type 301 Storm Drainage Manhole	1	EA	9,500.00	9,500.00	Storm Drainage
18	Type 305 Field Inlet	2	EA	4,150.00	8,300.00	Storm Drainage
19	Type 203 Storm Drainage Manhole	2	EA	4,150.00	8,300.00	Storm Drainage
20	Type 306 Storm Junction Manhole	4	EA	5,500.00	22,000.00	Storm Drainage
21	Type 305 Drop Inlet	6	EA	1,850.00	11,100.00	Storm Drainage
22	10 inch Class 350 Ductile Iron Pipe	2,065	LF	85.00	175,525.00	Water
23	8 inch Class 350 Ductile Iron Pipe	220	LF	75.00	16,500.00	Water
24	10 Inch Water Gate Valve	4	EA	2,650.00	10,600.00	Water
25	8 Inch Water Gate Valve	2	EA	2,250.00	4,500.00	Water
26	1½ Inch Water Service	1	EA	2,500.00	2,500.00	Water
27	Connect to Existing Water System	2	EA	3,600.00	7,200.00	Water
28	Fire Hydrant Assemblies	8	EA	4,650.00	37,200.00	Water
29	10 Inch Class 3 VCP or 12 Inch Epoxy Ductile Iron Pipe	2,065	LF	80.00	165,200.00	Sewer
30	8 Inch Class 3 VCP or 8 Inch Epoxy Ductile Iron Pipe	360	LF	60.00	21,600.00	Sewer
31	6 Inch Class 3 VCP or 6 Inch Epoxy Ductile Iron Pipe	120	LF	50.00	6,000.00	Sewer
32	Type 203 Storm Drainage Manhole	6	LF	4,150.00	24,900.00	Sewer
33	Pavement Delineation	1	LS	3,500.00	3,500.00	Road
34	Landscape Planting (10' Landscape Area behind Sidewalk)	20,650	SF	2.75	56,787.50	Road
35	Irrigation System (10' Landscape Area behind Sidewalk)	20,650	SF	2.50	51,625.00	Road
36	Landscape Planting (8' Parkway Area)	33,040	SF	2.75	90,860.00	Road
37	Irrigation System (8' Parkway Area)	33,040	SF	2.50	82,600.00	Road
38	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	8	EA	5,250.00	42,000.00	Road
39	Erosion Control and SWPPP	1	LS	4,500.00	4,500.00	Road
40	Relocate Existing 112 KV Pole	4	EA	50,000.00	200,000.00	Utilities
41	Transfer 60 KV on North pole to 112 KV Pole (cost estimate per City of Yuba City - MHM estimated the cost at \$150,000 to \$200,000)	1	LS	75,000.00	75,000.00	Utilities
Total Bid Schedule D =					\$2,327,512.50	

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
Bid Schedule E (Jefferson Boulevard Improvements) (890')						
1	Mobilization/Demobilization	1	LS	\$ 6,500.00	\$ 6,500.00	Road
2	Clearing and Grubbing	1	LS	4,500.00	4,500.00	Road
3	Roadway Excavation	4,500 (F)	CY	15.00	67,500.00	Road
4	Class 2 Aggregate Base (1.35 - feet)	4,700 (F)	TON	20.00	94,000.00	Road
5	Asphalt Concrete (Type B) (0.35 - feet)	1,150 (F)	TON	90.00	103,500.00	Road
6	Minor Concrete (Barrier Curb and Gutter)	1,780	LF	18.00	32,040.00	Road
7	Minor Concrete (Sidewalks) (0.50 - feet)	26,700	SF	7.00	186,900.00	Road
8	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	1,000 (F)	TON	35.00	35,000.00	Road
9	Minor Concrete (ADA Access Ramp)	2	EA	500.00	1,000.00	Road
10	Roadside Sign - One Post	3	EA	350.00	1,050.00	Road
11	Survey Monument	4	EA	400.00	1,600.00	Road
12	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	2	EA	2,500.00	5,000.00	Road
13	36 Inch Class 3 RCP or 36 Inch Aluminized Corrugated Steel Pipe or 36 Inch Cast-in-Place Pipe	360	LF	150.00	54,000.00	Storm Drainage
14	18 Inch Class 4 Reinforced Concrete Pipe	180	LF	75.00	13,500.00	Storm Drainage
15	12 Inch Class 4 Reinforced Concrete Pipe	120	LF	65.00	7,800.00	Storm Drainage
16	Type 301 Storm Drainage Manhole	1	EA	14,500.00	14,500.00	Storm Drainage
17	Type 305 Field Inlet	3	EA	4,150.00	12,450.00	Storm Drainage
18	Type 203 Storm Drainage Manhole	1	EA	4,150.00	4,150.00	Storm Drainage
19	Type 306 Storm Junction Manhole	3	EA	5,500.00	16,500.00	Storm Drainage
20	Type 305 Drop Inlet	3	EA	1,850.00	5,550.00	Storm Drainage
21	10 inch Class 350 Ductile Iron Pipe	930	LF	85.00	79,050.00	Water
22	8 inch Class 350 Ductile Iron Pipe	160	LF	75.00	12,000.00	Water
23	10 Inch Water Gate Valve	5	EA	2,650.00	13,250.00	Water
24	8 Inch Water Gate Valve	3	EA	2,250.00	6,750.00	Water
25	1½ Inch Water Service	0	EA	2,500.00	0.00	Water
26	Connect to Existing Water System	2	EA	3,600.00	7,200.00	Water
27	Fire Hydrant Assemblies	4	EA	4,650.00	18,600.00	Water
28	8 Inch Class 3 VCP or 8 Inch Epoxy Ductile Iron Pipe	890	LF	60.00	53,400.00	Sewer
29	6 Inch Class 3 VCP or 6 Inch Epoxy Ductile Iron Pipe	120	LF	50.00	6,000.00	Sewer
30	Type 203 Storm Drainage Manhole	3	LF	4,150.00	12,450.00	Sewer
31	Pavement Delineation	1	LS	2,500.00	2,500.00	Road
32	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	4	EA	5,250.00	21,000.00	Road
33	Erosion Control and SWPPP	1	LS	2,500.00	2,500.00	Road
Total Bid Schedule E =					\$901,740.00	

Table A-3
MHM Engineers Cost Estimate Summary, May 2007
Harter Specific Plan Financing Plan - 2007 Update

Project		CO.	RCVD. BY	DATE
Harter Specific Plan		Sutter	S.M. Minard	9-May-07
MHM PROJECT NO.	04-141	QTY. BY	IN	CONST. INDEX
ESTIMATE NO.	1	J. Mallen	20-Sep-02	7942.01
		QTY. CHK.	OUT	BLDG. INDEX
		S. Minard	9-May-07	4474.64

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
Bid Schedule F (Tharp Road Improvements) (2045')						
1	Mobilization/Demobilization	1	LS	\$ 6,500.00	\$ 6,500.00	Road
2	Clearing and Grubbing	1	LS	4,500.00	4,500.00	Road
3	Traffic Control	1	LS	6,500.00	6,500.00	Road
4	Construction Area Signs	1	LS	1,500.00	1,500.00	Road
5	Roadway Excavation	4,200 (F)	CY	15.00	63,000.00	Road
6	Class 2 Aggregate Base (1.35 - feet)	5,450 (F)	TON	20.00	109,000.00	Road
7	Asphalt Concrete (Type B) (0.35 - feet)	1,290 (F)	TON	90.00	116,100.00	Road
8	Asphalt Concrete Overlay (Type B) (0.15 - feet)	280 (F)	TON	90.00	25,200.00	Road
9	Minor Concrete (Barrier Curb and Gutter)	2,045	LF	18.00	36,810.00	Road
10	Minor Concrete (Sidewalks) (0.50 - feet)	10,250	SF	7.00	71,750.00	Road
11	Class 2 Aggregate Base (0.50 - feet) (under sidewalk)	390 (F)	TON	35.00	13,650.00	Road
12	Minor Concrete (ADA Access Ramp)	4	EA	500.00	2,000.00	Road
13	Roadside Sign - One Post	2	EA	350.00	700.00	Road
14	Survey Monument	2	EA	400.00	800.00	Road
15	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	3	EA	2,500.00	7,500.00	Road
16	24 Inch Class 3 RCP or 24 Inch Aluminized Corrugated Steel Pipe or 24 Inch Cast-in-Place Pipe	1,000	LF	105.00	105,000.00	Storm Drainage
17	18 Inch Class 4 Reinforced Concrete Pipe	900	LF	85.00	76,500.00	Storm Drainage
18	12 Inch Class 4 Reinforced Concrete Pipe	360	LF	75.00	27,000.00	Storm Drainage
19	Type 305 Field Inlet	4	EA	4,150.00	16,600.00	Storm Drainage
20	Type 203 Storm Drainage Manhole	2	EA	4,150.00	8,300.00	Storm Drainage
21	Type 306 Storm Junction Manhole	4	EA	5,500.00	22,000.00	Storm Drainage
22	Type 305 Drop Inlet	6	EA	1,850.00	11,100.00	Storm Drainage
23	8 inch Class 350 Ductile Iron Pipe	240	LF	75.00	18,000.00	Water
24	8 Inch Water Gate Valve	6	EA	2,250.00	13,500.00	Water
25	Fire Hydrant Assemblies	4	EA	4,650.00	18,600.00	Water
26	8 Inch Class 3 VCP or 8 Inch Epoxy Ductile Iron Pipe	1,800	LF	60.00	108,000.00	Sewer
27	6 Inch Class 3 VCP or 6 Inch Epoxy Ductile Iron Pipe	120	LF	50.00	6,000.00	Sewer
28	Type 203 Storm Drainage Manhole	5	LF	4,150.00	20,750.00	Sewer
29	Pavement Delineation	1	LS	3,500.00	3,500.00	Road
30	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	8	EA	5,250.00	42,000.00	Road
31	Erosion Control and SWPPP	1	LS	4,500.00	4,500.00	Road
32	Rule 20 Underground Existing Overhead Dry Utilities (includes electric, gas, cable, street lights, fiber, etc)	2,045	LF	420.00	858,900.00	Utilities

Total Bid Schedule F = \$1,825,760.00

Subtotal Contract Items (A through G) = \$11,269,707.50

Tharp Road / State Route 20 Improvements = 25,000.00

Stabler Lane / State Route 20 Improvements (Fair Share) = 260,000.00

Harter Parkway / Butte House Road Traffic Signal = 350,000.00

Tharp Road / Butte House Road Traffic Signal = 350,000.00

Tharp Road / Poole Boulevard Traffic Signal = 300,000.00

Subtotal = \$12,554,707.50

Contingency @ 10% = 1,255,470.75

Grand Total = \$13,810,178.25

For Budget Purposes = \$13,810,000.00

Prepared by MHM Engineering.
 Reformatted by Brion & Associates

Table A-4
 Infrastructure Improvement Costs Summary
 Harter Specific Plan Financing Plan - 2007 Update

No.	Description	Status	Survey		Current Cost to Complete Before Mark-Up	Contingency	Improvement Costs			Current Total Projected Cost to Complete
			Factor (1)	Eng. Factor (1)			Subtotal	Eng. & Surveying	Prepaid Fees (6)	
Roadway										
1	Butte House Road	(6) Prepaid Fees	4%	4%	1,220,255	97,620	1,317,875	105,430	(359,146)	1,024,159
2a	Harter Road North of Poole		4%	4%	1,282,835	102,627	1,385,462	110,837		1,496,299
2b	Harter Road South of Poole	Work done in Yr 1			-	-	-	-		-
2c	Harter, Unfinished Projects	(2) Conditional Credit			-	-	-	-		-
3	Poole Blvd		4%	4%	1,215,888	97,271	1,313,159	105,053		1,418,211
4	Jefferson Avenue		4%	4%	564,590	45,167	609,757	48,781		658,538
5	Tharp Road (not including Signal)		4%	4%	515,510	41,241	556,751	44,540		601,291
6	State Route 20	(10) City Fees			-	-	-	-		-
7	Tharp Road / State Route 20 Improvements	(7) Not needed	4%	12%	-	-	-	-		-
8	Harter Rd / State Route 20 Signal Mod	Complete			-	-	-	-		-
9	Harter Rd / Frontage Road Traffic Signal	Complete			-	-	-	-		-
10	Harter Rd / Butte House Rd Traffic Signal	(2) Conditional Credit			-	-	-	-		-
10a	Harter Rd / Jefferson/Poole Traffic Signal	(13) Not needed			-	-	-	-		-
11	Tharp Rd / Poole Blvd. Traffic Signal		4%	12%	300,000	24,000	324,000	51,840		375,840
12	Tharp Rd / Butte House Rd Traffic Signal		4%	12%	350,000	28,000	378,000	60,480		438,480
13	Railway Right of Way (Poole Blvd.)	(8) Under discussion			120,000	-	120,000	-		120,000
14	SR 20 / Hwy 99 Intersection	(5) City Fees			-	-	-	-		-
15	SR 20 / Stabler Intersection	(9)			260,000	-	260,000	-		260,000
Total Roadway					5,829,078	435,926	6,265,004	526,960		6,392,818
Sewer										
16	Sewer, constructed Year 1	Complete			-	-	-	-		-
16a	Sewer, Harter North of Poole		4%	4%	293,900	23,512	317,412	25,393		342,805
16b	Sewer, Butte House		4%	4%	227,000	18,160	245,160	19,513		264,773
16c	Sewer, Poole		4%	4%	217,700	17,416	235,116	18,809		253,925
16d	Sewer, Jefferson		4%	4%	71,850	5,748	77,598	6,208		83,806
16e	Sewer, Tharp		4%	4%	134,750	10,780	145,530	11,642		157,172
17	Offsite Sanitary Sewer Improvements	Complete			-	-	-	-		-
18	Sanitary Lift Station reimbursement to City	Complete			-	-	-	-		-
Total Sewer					945,200	75,616	1,020,816	81,665		1,102,481
Less sewer oversizing reimb from City					(11)	Ended after Yr. 1	-	-		-
Net Amount for Fee, Sewer					945,200	75,616	1,020,816	81,665		1,102,481
Water										
19	Water, Butte House (extension fees)	(4)			143,988	-	143,988	-		143,988
20a	Water, Harter North of Poole (developer constr.)		4%	4%	361,900	28,952	390,852	31,268		422,120
20b	Water, Poole (developer constructed)		4%	4%	254,025	20,322	274,347	21,948		296,295
20c	Water, Jefferson (developer constructed)		4%	4%	136,850	10,948	147,798	11,824		159,622
20d	Water, Tharp (developer constructed)	(14) Complete			-	-	-	-		-
20	Domestic Water, constructed Year 1	Complete			-	-	-	-		-
21	Water Bore/Jack, SR20/Harter	Complete			-	-	-	-		-
Total Water					896,763	60,222	956,985	65,040		1,022,025
Less water oversizing reimb from City					(11)	Ended after Yr. 1	-	-		-
Net Amount for Fee, Water					896,763	60,222	956,985	65,040		1,022,025
Storm Drainage										
22	Storm Drainage, constructed Year 1	Complete			-	-	-	-		-
22a	Storm Drainage, Harter		4%	4%	109,850	8,788	118,638	9,491		128,129
22b	Storm Drainage, Butte House	(6) Prepaid Fees	4%	4%	363,100	29,048	392,148	31,372	(88,077)	335,443
22c	Storm Drainage, Poole		4%	4%	384,900	29,192	394,092	31,527		425,819
22d	Storm Drainage, Jefferson		4%	4%	128,450	10,276	138,726	11,098		149,824
22a	Storm Drainage, Tharp		4%	4%	266,500	21,320	287,820	23,026		310,846
23	Storm Drainage Reimbursement	(12)			6,950	-	6,950	-		6,950
Total Storm Drainage					1,239,750	98,624	1,338,374	106,514		1,356,811

6/4/2007

Table A-4
Infrastructure Improvement Costs Summary
Harter Specific Plan Financing Plan - 2007 Update

Utilities									
24 Und. Exist. OH Utilities: Harter North of Poole	(3)		4%	4%	793,800	63,504	857,304	68,584	925,888
25 Und. Exist. OH Utilities: Butte House			4%	4%	1,192,800	95,424	1,288,224	103,058	1,391,282
26 Und. Exist. OH Utilities: Tharp			4%	4%	858,900	68,712	927,612	74,209	1,001,821
27 Und. Exist. OH Utilities: SR20		Complete			-	-	-	-	-
28 Transmission Line Relocation: Poole			4%	4%	275,000	22,000	297,000	23,760	320,760
Total Utilities					3,120,500	249,640	3,370,140	289,611	3,659,751
Total Project Costs					12,931,291	920,028	12,951,319	1,049,790	13,513,886
Less sewer oversizing reimb from City	(11)	Ended after Yr. 1			-	-	-	-	-
Less water oversizing reimb from City	(11)	Ended after Yr. 1			-	-	-	-	-
Allocated Project Costs					12,031,291	920,028	12,951,319	1,049,790	13,513,886

Sources

A "2007 Revised Estimate_02169-JB edits-2.xls" emailed from Joanne Brion on 1/10/07.

Notes

(1) Engineering and surveying percentages and construction costs before engineering, surveying, city fees and contingency are per Engineer's Estimate (Source A) except as noted below.

Reconciliation of construction costs in Engineer's Summary Estimate with costs Table A-3:

	Engineer Est.	Table A-3	Notes
Improvements before mark-ups, per Engineer's Estimate	12,554,708		
Total Project Costs before Mark-ups, per Table above		12,031,291	
Back out items:			
2c Harter, Unfinished Projects	(253,255)		See note 3
7 Tharp Road / State Route 20 Improvements	(25,000)		See note 6
10 Harter / Butte House Traffic Signal	(350,000)		See note 3
13 Railway Right of Way (Poole Blvd.)		(120,000)	not in MHM Engineers Cost Estimate Summary
19 Water, Butte House (extension fees)	(116,000)	(143,988)	MHM water improvements not equal to ext. Fees
20d Water, Tharp (developer constructed)	(50,100)		
23 Storm Drainage Reimbursement		(6,950)	not in MHM Engineers Cost Estimate Summary
	<u>11,760,353</u>	<u>11,760,353</u>	(should be the same)

(2) Completion of this work results in credit for the Year 1 Developer. Sidewalks on west side of Harter will be Residential Developer (Harter South) responsibility.

(3) This costs includes removal of existing pools on old alignment of Harter and new utilities on new alignment of Harter.

(4) Costs of domestic water improvements on Butte House, constructed by City, to be paid through extension fees with no mark-up.

Per Diana Langley: LE Rate LE

Butte House Water Extension Fees: 2,840 \$50.70 from MHM Estimates

(5) This improvement is now in the Citywide AB1600 fee program and/or will be constructed by other developers outside plan area.

(6) Butte House Road costs to complete are net of fees paid by Year 1 developer toward this project as follows:

Previous payment towards future construction: \$399,146 and \$88,077 for storm drainage.

(7) Per Diana Langley: There are no other intersection improvements needed at this intersection.

(8) Per Diana Langley: includes 2,100 ft x 80 ft / 43,560 x \$220,000 per acre.

(9) The amount shown represents about 1/4 of the cost of the improvements to the entire intersection according to MHM and City Staff (Diana Langley).

(10) Any remaining SR 20 costs have been taken out of Harter Finance Plan and put into city-wide fee program.

(11) Sewer and water oversizing program has been discontinued after Year 1 according to City Staff.

(12) Storm drainage reimbursement to Harter Plan per Diana Langley, DPW, Jan. 2007.

(13) Signal at Intersection of Harter Road and Jefferson/Poole is not required in current Financing Plan, per Yuba City staff.

(14) Water line on Tharp was constructed by Harter prior to establishment of Financing Plan; no improvement is needed.

Table A-5
Allocation Assumptions for Remainder of Development
Harter Specific Plan Financing Plan - 2007 Update

Allocation Method		Residential Use		Non-Residential Use (7)			Totals
		Single Family	Multi-Family	Commercial	Office	Business Park	
DA: Developed Acreage							
Developed land area (acres)		28.8	7.1	20.9	1.8	68.0	126.7
Allocation %		22.7%	5.6%	16.5%	1.4%	53.7%	100%
DUC: Dwelling Unit Count (Res)							
Total dwelling units		150	143				293
Allocation %		51.2%	48.8%				100%
RP: Residential Population							
Assumed population per unit	(6)	2.8	2.8				
Total population		420	400				820
Allocation %		51.2%	48.8%				100%
SF: Square Footage (Non-Res)							
Total gross bldg sqft				243,540	23,522	899,473	1,166,536
Allocation %				20.9%	2.0%	77.1%	100%
TG: Trip Generation							
PM peak hour trip rate	(2)	per du	0.60	per 1,000 usf	3.20	1.29	-
PM peak hour trips	(Net New Trips)	151	86	865	75	1,156	2,333
Allocation %		6.5%	3.7%	37.1%	3.2%	49.5%	100%
S: Sewer DUEs							
<i>Residential Uses:</i>							
Assumed population per unit	(6)	2.8	2.8				
		Avg flow per cap					
Flow rate (gal/day/unit)	(4)	100 gal/day					
Dwelling units		150	143				293
Total gallons		42,000	40,040				82,040
Sewer DUEs per unit	(1)	2.80 basis	1.00				
Sewer DUEs		150	143				293
<i>Non-Residential Uses:</i>							
FAR				0.27	0.30	0.30	
Flow rate (gal/ac/day)	(4)	2,000					
Flow rate (gal/day/land sqft)		0.0459					
Flow rate (gal/day/bldg sqft)				0.172	0.153	0.151	
Total gross bldg sqft				243,540	23,522	899,473	1,166,536
Total gallons				41,860	3,600	136,000	181,460
Sewer DUEs	(1)	280 gal/DUE		150	13	486	648
<i>All Uses:</i>							
Sewer DUEs		150	143	150	13	486	941
Allocation %		15.9%	15.2%	15.9%	1.4%	51.6%	100%

Table A-5
Allocation Assumptions for Remainder of Development
Harter Specific Plan Financing Plan - 2007 Update

Allocation Method			Residential Use		Non-Residential Use (7)			Totals
			Single Family	Multi-Family	Commercial	Office	Business Park	
W: Water DUEs								
<i>Residential Uses:</i>								
Assumed population per unit	(6)		2.8	2.8				
		Avg flow per cap						
Flow rate (gal/day/unit)	(5)	300 gal/day	840	840				
Dwelling units			150	143				293
Total gallons			126,000	120,120				246,120
Water DUEs per unit	(1)	2.80 basis	1.00	1.00				
Water DUEs			150	143				293
<i>Non-Residential Uses:</i>								
FAR					0.27	0.30	0.30	
Flow rate (gal/ac/day)	(5)	3,000						
Flow rate (gal/day/land sqft)		0.0689						
Flow rate (gal/day/bldg sqft)					0.258	0.230	0.227	
Total gross bldg sqft					243,540	23,522	899,473	1,166,536
Total gallons					62,790	5,400	204,000	272,190
Water DUEs	(1)	840 gal/DUE			75	6	243	324
<i>All Uses:</i>								
Water DUEs			150	143	75	6	243	617
Allocation %			24.3%	23.2%	12.1%	1.0%	39.4%	100%
SD: Storm Drain DUEs								
<i>Residential Uses:</i>								
Density (units per acre)			5.2	20.1				
Runoff factors	(3)		0.3	0.7				
Average lot size (sf)	(4)		8,364	2,172				
Avg runoff per unit			2,509	1,520				
Dwelling units			150	143				293
Total runoff (sf)			376,358	217,408				593,766
Storm Drain DUEs per unit	(1)	2,509 basis	1.00	0.61				
Storm Drain DUEs			150	87				237
<i>Non-Residential Uses:</i>								
Runoff factors					0.9	0.9	0.8	
Developed land area (sf)					911,711	78,408	2,962,080	3,952,199
Total runoff (sf)					820,540	70,567	2,369,664	
Storm Drain DUEs per sf	(1)	2,509 basis			0.000359	0.000359	0.000319	
Storm Drain DUE's					294	25	756	1,075
<i>All Uses:</i>								
Storm Drain DUE's			150	87	294	25	756	1,312
Allocation %			11.4%	6.6%	22.4%	1.9%	57.8%	100%

Sources

- A Yuba City Harter Specific Plan, by Quad Knopf, October 2002
- B Traffic Impact Analysis for Harter Specific Plan Area, by kdANDERSON Transportation Engineers, July 2003
- C California Department of Finance website, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2004

Notes

- (1) Dwelling Unit Equivalent (DUE) based on Single Family use.
- (2) Rates based on original Finance Plan by dividing PM Peak Hour Trips by dwelling units or by gross square feet in thousands. See Source B for source of trips rates.
- (3) Runoff factors refer to the amount or percentage of impervious surfaces for each land use
- (4) See Table 3.4 in Source A.
- (5) See Table 3.5 in Source A.
- (6) For Population per Unit, see Source C.
- (7) Excludes Marketplace development or Parcel 9, as this parcel has been developed already.

Table A-6
Allocation of Improvement Costs and Current Fee Requirement
Harter Specific Plan Financing Plan - 2007 Update

Improvement Category	Alloc Method	All Land Uses					Residential Use		Non-Residential Use (1)			Total Costs
		Reported Cost of Previous Work (1) A	Current Projected Cost to Complete B	Harter Fee Requirement Met to Date (2) C	City Contribution to Date (3) D	Current Total Projected Fee Req't E=A+B-C-D	Single Family	Multi-Family	Commercial	Office	Business Park	
							(number of dw units)		(building sq ft)			
Roadway	TG	\$3,091,741	\$6,392,818	\$2,322,070		\$7,162,489	150	143	243,540	23,522	899,473	
Allocation %							6.5%	3.7%	37.1%	3.2%	49.5%	
Allocation amounts							\$463,300	\$263,411	\$2,655,815	\$231,348	\$3,548,815	\$7,162,489
Amount per dw unit (res)							\$3,098.67	\$1,842.04				
Amount per sf (non-res)									\$10.90	\$9.84	\$3.95	
Sewer	S	\$1,053,072	\$1,102,481	\$327,402	\$78,854	\$1,749,297						
Allocation %							15.9%	15.2%	15.9%	1.4%	51.6%	
Allocation amounts							\$278,825	\$265,814	\$277,896	\$23,899	\$902,863	\$1,749,297
Amount per dw unit (res)							\$1,858.84	\$1,858.84				
Amount per sf (non-res)									\$1.14	\$1.02	\$1.00	
Water	W	\$371,850	\$1,022,025	\$202,625	\$6,251	\$1,184,799						
Allocation %							24.3%	23.2%	12.1%	1.0%	39.4%	
Allocation amounts							\$288,022	\$274,581	\$143,531	\$12,344	\$466,321	\$1,184,799
Amount per dw unit (res)							\$1,920.15	\$1,920.15				
Amount per sf (non-res)									\$0.59	\$0.52	\$0.52	
Storm Drainage	SD	\$431,217	\$1,356,811	\$212,861		\$1,575,167						
Allocation %							11.4%	6.6%	22.4%	1.9%	57.6%	
Allocation amounts							\$180,109	\$104,042	\$353,407	\$30,393	\$907,215	\$1,575,167
Amount per dw unit (res)							\$1,200.73	\$727.57				
Amount per sf (non-res)									\$1.45	\$1.29	\$1.01	
Utilities	DA	\$307,413	\$3,639,751	\$389,416		\$3,557,749						
Allocation %							22.7%	5.6%	16.5%	1.4%	53.7%	
Allocation amounts							\$808,962	\$200,274	\$587,902	\$50,560	\$1,910,050	\$3,557,749
Amount per dw unit (res)							\$5,393.08	\$1,400.52				
Amount per sf (non-res)									\$2.41	\$2.15	\$2.12	
Totals		\$5,255,093	\$13,513,886	\$3,454,373	\$85,105	\$15,229,502						
Amount per dw unit (res)							\$13,461.46	\$7,749.11				
Amount per sf (non-res)							\$2,019,219	\$1,108,122	\$16.50	\$14.82	\$8.60	
All dw units (res)												\$3,127,341
All sf (non-res)									\$4,018,352	\$348,545	\$7,735,264	\$12,102,161

Notes:

- (1) Reported cost of previous work is based on current draft of HIRM forms, with information supplied by G. Brown and Yuba City.
- (2) Harter Fee Requirement Met to Date includes cash payments toward fee and credits for construction in lieu of fee payment.
- (3) Program for City contribution discontinued after Year 1.

Table A-7
Harter Fee by Subarea, Parcel and Land Use
Harter Specific Plan Financing Plan - 2007 Update

Project / Parcel			Use	Land SqFt	Building		Harter Fee Before Admin Fee /du or /sqft	Allocated Project Costs		Total Burden - Allocated Project Costs w/ City Fees (1)				
Parcel No.	Subarea	Name			Dwelling Units	Building SqFt		by Parcel	by Subarea	by Parcel			by Subarea	
										Bldg. Unit Cost	Land Unit Cost	Parcel Cost		
										\$10.25 /sqft	\$2.73 /land sqft	\$3,696,179	\$3,696,179	
Area I	9	I	Marketplace	Developed	1,354,716	-	360,547	\$9.58 /sqft	\$3,454,373	\$3,454,373				
Area II	7	II	Harter 7 / S3	Commercial	388,120	-	103,295	\$16.50 /sqft	\$1,704,340		\$17.65 /sqft	\$4.70 /land sqft	\$1,823,644	
	8	II	Harter 8 / S5	Commercial	204,296	-	54,372	\$16.50 /sqft	\$897,122		\$17.65 /sqft	\$4.70 /land sqft	\$959,920	
	3	II	Harter 3 / S4	Commercial	181,645	-	49,044	\$16.50 /sqft	\$809,216		\$17.65 /sqft	\$4.77 /land sqft	\$865,862	
	2A	II	Harter Estates / S1	Single Family	617,245	72	-	\$13,461 /du	\$969,225		\$14,404 /du	\$1.68 /land sqft	\$1,037,071	
	2B	II	Harter 2B / S2	Commercial	50,530	-	13,643	\$16.50 /sqft	\$225,106		\$17.65 /sqft	\$4.77 /land sqft	\$240,863	
Area III	6	III	Harter 6	Commercial	87,120	-	23,186	\$16.50 /sqft	\$382,568	\$2,540,684	\$17.65 /sqft	\$4.70 /land sqft	\$409,348	\$2,718,532
	4	III	Harter Estates / N3	Multi-Family	310,583	143	-	\$7,749 /du	\$1,108,122		\$8,292 /du	\$3.82 /land sqft	\$1,185,691	
	1A	III	Harter Estates / N1	Single Family	338,026	36	-	\$13,461 /du	\$484,612		\$14,404 /du	\$1.53 /land sqft	\$518,535	
	1B	III	Harter Estates / N2	Single Family	299,257	42	-	\$13,461 /du	\$565,381		\$14,404 /du	\$2.02 /land sqft	\$604,958	
Area IV	11A-1	IV	Sierra Credit Union	Business Park	352,836	-	116,700	\$8.60 /sqft	\$1,003,593	\$2,082,459	\$9.20 /sqft	\$3.04 /land sqft	\$1,073,845	\$2,228,231
	11A-2	IV	Harter 11A-2	Business Park	418,176	-	125,453	\$8.60 /sqft	\$1,078,865		\$9.20 /sqft	\$2.76 /land sqft	\$1,154,386	
Area IV	11B	V	Harter 11B	Business Park	771,012	-	231,304	\$8.60 /sqft	\$1,989,158	\$1,989,158	\$9.20 /sqft	\$2.76 /land sqft	\$2,128,399	\$2,128,399
Area VI	11C	VI	Harter 11C	Business Park	1,420,056	-	426,017	\$8.60 /sqft	\$3,663,647	\$4,012,192	\$9.20 /sqft	\$2.76 /land sqft	\$3,920,103	\$4,293,046
	10	VI	Harter 10	Office	78,408	-	23,522	\$14.82 /sqft	\$348,545		\$15.85 /sqft	\$4.76 /land sqft	\$372,943	
Totals					6,872,026	293	1,527,083		\$18,683,874	\$18,683,874			\$19,991,746	\$19,991,746

Note:
 (1) City Plan Check and Admin Fees are the dollar amount paid in cash by developers and deposited into an administrative fee fund for the Harter Specific Plan. They are calculated at 7%: 4% for normal plan check fees plus 3% for administrative fees necessary to administer the financing plan and track costs and reimbursements. The fee percentage is applied to the total construction costs, including contingency plus soft costs such as engineering and surveying.
 Sources: City of Yuba City; MHM Engineers; Brion & Associates.

Table A-8
Projected Cash Flow
Harter Specific Plan Financing Plan - 2007 Update

		Unit Type	Quantity (du or sf)	Year							
				Previous (7)		Projected					
				1	2	3	4	5	6	7	8
				2005	2006	2007	2008	2009	2010	2011	2012
Sources											
From Development Fee											
1A	Harter Estates / N1	\$13,461 /du	36	\$0	\$0	\$0	\$0	\$0	\$484,612	\$0	\$0
1B	Harter Estates / N2	\$13,461 /du	42	\$0	\$0	\$0	\$0	\$0	\$565,361	\$0	\$0
2A	Harter Estates / S1	\$13,461 /du	72	\$0	\$0	\$0	\$0	\$969,225	\$0	\$0	\$0
2B	Harter 2B / S2	\$16.50 /sqft	13,643	\$0	\$0	\$0	\$225,106	\$0	\$0	\$0	\$0
3	Harter 3 / S4	\$16.50 /sqft	49,044	\$0	\$0	\$0	\$809,216	\$0	\$0	\$0	\$0
4	Harter Estates / N3	\$7,749 /du	143	\$0	\$0	\$0	\$0	\$0	\$1,108,122	\$0	\$0
6	Harter 6	\$16.50 /sqft	23,186	\$0	\$0	\$0	\$0	\$0	\$382,568	\$0	\$0
7	Harter 7 / S3	\$16.50 /sqft	103,295	\$0	\$0	\$0	\$1,704,340	\$0	\$0	\$0	\$0
8	Harter 8 / S5	\$16.50 /sqft	54,372	\$0	\$0	\$0	\$897,122	\$0	\$0	\$0	\$0
10	Harter 10	\$14.82 /sqft	23,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11A-1	Sierra Credit Union	\$8.60 /sqft	116,700	\$0	\$0	\$0	\$467,828	\$0	\$0	\$352,591	\$0
11A-2	Harter 11A-2	\$8.60 /sqft	125,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11B	Harter 11B	\$8.60 /sqft	231,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11C	Harter 11C	\$8.60 /sqft	426,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previously Developed											
9	Marketplace	\$9.58 /sqft	360,547	\$3,454,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal, From Development Fee				\$3,454,373	\$0	\$0	\$4,103,612	\$969,225	\$2,540,684	\$352,591	\$0
	City Plan Check and Admin Fee	(2) 7%		\$241,806	\$0	\$0	\$287,253	\$67,846	\$177,948	\$24,681	\$0
Subtotal, Development and Admin Fees				\$3,696,179	\$0	\$0	\$4,390,864	\$1,037,071	\$2,718,532	\$377,272	\$0
	Sewer oversizing reimbursement from City	(3) Ended after Yr. 1		\$78,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water oversizing reimbursement from City	(3) Ended after Yr. 1		\$6,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Developer Upfronting			\$1,715,615	\$0	\$0	\$1,616,329	\$0	\$0	\$0	\$0
Total Sources				\$5,496,899	\$0	\$0	\$6,007,193	\$1,037,071	\$2,718,532	\$377,272	\$0
Percent of Total Sources					23%	0%	0%	26%	4%	12%	2%
Cumulative Sources				\$5,496,899	\$5,496,899	\$5,496,899	\$11,504,092	\$12,541,163	\$15,259,695	\$15,636,967	\$15,636,967
Uses											
Roadway											
1	Butte House Road	See Butte House Phasing		\$399,146	\$0	\$0	\$224,869	\$0	\$799,291	\$0	\$0
2a	Harter Road North of Poole	See Harter, North Phasing		\$0	\$0	\$0	\$1,496,299	\$0	\$0	\$0	\$0
2b	Harter Road South of Poole	Work done in Yr 1		\$1,269,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2c	Harter, Unfinished Projects	(9) Conditional Credit		\$295,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Poole Blvd	See Poole Phasing		\$95,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Jefferson Avenue	See Jefferson Phasing		\$0	\$0	\$0	\$658,538	\$0	\$0	\$0	\$0
5	Tharp Road (not including Signal)	See Tharp Phasing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	State Route 20	Complete/in City Fees		\$210,816	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Tharp Road / State Route 20 Improvements	100% in year 10		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Harter Rd / State Route 20 Signal Mod	Complete		\$236,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Harter Rd / Frontage Road Traffic Signal	Complete		\$118,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Harter Rd / Butte House Rd Traffic Signal	(9) Conditional Credit		\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10a	Harter Rd / Jefferson/Poole Traffic Signal	(10) Not needed		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Tharp Rd / Poole Blvd. Traffic Signal	100% in year 10		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	Tharp Rd / Butte House Rd Traffic Signal	100% in year 10		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Railway Right of Way (Poole Blvd.)	100% in year 10		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	SR 20 / Hwy 99 Intersection	City Fees		\$117,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	SR 20 / Stabler Intersection	100% in year 5		\$0	\$0	\$0	\$0	\$280,000	\$0	\$0	\$0

Table A-8
Projected Cash Flow
Harter Specific Plan Financing Plan - 2007 Update

		Year							
		Previous (7)		Projected					
		1	2	3	4	5	6	7	8
Sewer									
16 Sewer, constructed Year 1	Complete	\$641,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16a Sewer, Harter North of Poole	See Harter Phasing	\$0	\$0	\$0	\$342,805	\$0	\$0	\$0	\$0
16b Sewer, Butte House	(6) See Butte House Phasing	\$0	\$0	\$0	\$132,386	\$0	\$132,386	\$0	\$0
16c Sewer, Poole	See Poole Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16d Sewer, Jefferson	See Jefferson Phasing	\$0	\$0	\$0	\$83,806	\$0	\$0	\$0	\$0
16e Sewer, Tharp	See Tharp Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17 Offsite Sanitary Sewer Improvements	Complete	\$321,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18 Sanitary Lift Station reimbursement to City	Complete	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water									
19 Water, Butte House (extension fees)	(4) See Butte House Phasing	\$0	\$0	\$0	\$71,994	\$0	\$71,994	\$0	\$0
20 Domestic Water, constructed Year 1	Complete	\$310,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20a Water, Harter North of Poole (developer constr.)	See Harter Phasing	\$0	\$0	\$0	\$422,120	\$0	\$0	\$0	\$0
20b Water, Poole (developer constructed)	See Poole Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20c Water, Jefferson (developer constructed)	See Jefferson Phasing	\$0	\$0	\$0	\$159,622	\$0	\$0	\$0	\$0
20d Water, Tharp (developer constructed)	See Tharp Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21 Water Bore/Jack: SR20/Harter	Complete	\$60,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage									
22 Storm Drainage, constructed Year 1	See Harter Phasing	\$343,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22a Storm Drainage, Harter	See Butte House Phasing	\$88,077	\$0	\$0	\$128,129	\$0	\$0	\$0	\$0
22b Storm Drainage, Butte House	See Poole Phasing	\$0	\$0	\$0	\$97,981	\$0	\$237,482	\$0	\$0
22c Storm Drainage, Poole	See Jefferson Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22d Storm Drainage, Jefferson	See Tharp Phasing	\$0	\$0	\$0	\$149,824	\$0	\$0	\$0	\$0
22e Storm Drainage, Tharp	See Tharp Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23 Storm Drainage Reimbursement	100% in year 4	\$0	\$0	\$0	\$6,950	\$0	\$0	\$0	\$0
Utilities									
24 Und. Exist. OH Utilities: Harter North of Poole	See Harter Phasing	\$0	\$0	\$0	\$925,888	\$0	\$0	\$0	\$0
25 Und. Exist. OH Utilities: Butte House	See Butte House Phasing	\$0	\$0	\$0	\$895,641	\$0	\$695,641	\$0	\$0
26 Und. Exist. OH Utilities: Tharp	See Tharp Phasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27 Und. Exist. OH Utilities: SR20	Complete	\$307,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28 Transmission Line Relocation: Poole	100% in year 13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Costs		\$5,255,093	\$0	\$0	\$5,596,832	\$260,000	\$1,936,794	\$0	\$0
City Plan Check and Admin Costs		\$241,806	\$0	\$0	\$287,253	\$67,846	\$177,848	\$24,681	\$0
Subtotal, Uses Before Reimbursement		\$5,496,899	\$0	\$0	\$5,884,085	\$327,846	\$2,114,642	\$24,681	\$0
Developer Upfronting Reimbursement		\$0	\$0	\$0	\$0	\$680,148	\$527,670	\$342,013	\$0
Total Uses		\$5,496,899	\$0	\$0	\$5,884,085	\$1,007,994	\$2,642,311	\$366,694	\$0
Percent of Total Uses		23%	0%	0%	25%	4%	11%	2%	0%
Cumulative Uses		\$5,496,899	\$5,496,899	\$5,496,899	\$11,380,984	\$12,388,978	\$15,031,289	\$15,397,983	\$15,397,983
Poole Blvd. Reserve									
Poole Blvd. Reserve Rate	(5) 3% of Development Fee								
Beginning Balance, Poole Reserve		\$0	\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983
+ Increases to Poole Reserve	13 Poole Res. Release Yr	\$0	\$0	\$0	\$123,108	\$29,077	\$76,221	\$10,578	\$0
- Decreases to Poole Reserve		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance, Poole Reserve		\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983	\$238,983
Overall Cash Flow		\$5,496,899							
Beginning Balance		\$0	\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983
+ Development & Admin Fees (Total Burden)		\$3,696,179	\$0	\$0	\$4,390,864	\$1,037,071	\$2,718,532	\$377,272	\$0
+ City Contributions & Reimbursements		\$85,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Developer Upfronting		\$1,715,615	\$0	\$0	\$1,616,329	\$0	\$0	\$0	\$0
- Uses Before Reimbursement		(\$5,496,899)	\$0	\$0	(\$5,884,085)	(\$327,846)	(\$2,114,642)	(\$24,681)	\$0
- Developer Upfronting Reimbursement		\$0	\$0	\$0	\$0	(\$680,148)	(\$527,670)	(\$342,013)	(\$0)
Ending Balance		\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983	\$238,983

Table A-8
 Projected Cash Flow
 Harter Specific Plan Financing Plan - 2007 Update

		Previous (7)		Year						
		1	2	3	4	Projected				
						5	6	7	8	
Ending Cash Balances										
Poole Blvd. Reserve		\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983	\$238,983	\$238,983
Other Cash		\$0	\$0	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0
Total		\$0	\$0	\$0	\$123,108	\$152,185	\$228,406	\$238,983	\$238,983	\$238,983
Developer Upfronting	(1)									
Beginning Balance		\$0	\$1,715,615	\$1,715,615	\$1,715,615	\$3,331,944	\$2,651,796	\$2,124,126	\$1,782,113	\$1,782,113
+ Developer Upfronting		\$1,715,615	\$0	\$0	\$1,616,329	\$0	\$0	\$0	\$0	\$0
- Developer Upfronting Reimbursement		\$0	\$0	\$0	\$0	(\$680,148)	(\$527,670)	(\$342,013)	(\$0)	(\$0)
Ending Balance		\$1,715,615	\$1,715,615	\$1,715,615	\$3,331,944	\$2,651,796	\$2,124,126	\$1,782,113	\$1,782,113	\$1,782,113

Notes For Table A-8:

- (1) Until the Capital Reserves Release Year, developer upfronting is required to the extent needed to maintain the Overall Ending Balance at a minimum of Poole Blvd. reserve plus a cash reserve (if needed). Also, until the Upfronting Release Year, the Developer Upfronting Balance cannot drop below the Upfronting Minimum Reserve Requirement. The model assumes these values:
 Capital Reserves Requirement \$0
 Capital Reserves Release Year 10
 Upfronting Reimbursement Start Year 4
 Upfronting Minimum Reserve Req't \$800,000
 Upfronting Reserve Release Year 13
- (2) City Plan Check and Admin Fees are the dollar amount paid in cash by developers and deposited into an administrative fee fund for the Harter Specific Plan. They are calculated at 7%: 4% for normal plan check fees plus 3% for administrative fees necessary to administer the financing plan and track costs and reimbursements. The fee percentage is applied to the total construction costs, including contingency plus soft costs such as engineering and surveying.
- (3) City discontinued this program after year 1.
- (4) Butte House water line is being built by the City partially for the benefit of the Harter Plan; the City will require the Plan to pay extension fees for the improvement, per Public Works (Dec. 2006).
- (5) Developers contribute 3% of Development Fee to Poole Blvd. Reserve, except in Year 1, when Marketplace is constructing a portion of Poole Blvd and thus exempt from this requirement.
- (6) Sewer on Butte House will be built by developers to the north and Harter Plan will pay standard extension fees, per Public Works (Dec. 2006).
- (7) Previous revenues and costs are based on current draft of HIRM forms, with information supplied by G. Brown and Yuba City.
 Year 1 costs include surveying & engineering mark-up, where applicable, which equal: \$420,431 in total.
 This is the amount reported by Gary Brown on invoice from Rick Engineering with annotations for "offsite %" by "RC" hand-dated "2/7/07"
- (8) Completion of this work results in credit for the Year 1 Developer.
- (9) Signal at intersection of Harter Road and Jefferson/Poole is not required in current Financing Plan, per Yuba City staff.

Table A-8
 Projected Cash Flow
 Harter Specific Plan Financing Plan - 2007 Update

	Year							Total
	Projected							
	9	10	11	12	13	14	15	
	2013	2014	2015	2016	2017	2018	2019	
Sources								
From Development Fee								
1A Harter Estates / N1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484,612
1B Harter Estates / N2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$565,381
2A Harter Estates / S1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$869,225
2B Harter 2B / S2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,106
3 Harter 3 / S4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$809,216
4 Harter Estates / N3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,108,122
6 Harter 6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,568
7 Harter 7 / S3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,704,340
8 Harter 8 / S5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$897,122
10 Harter 10	\$0	\$0	\$0	\$0	\$348,545	\$0	\$0	\$348,545
11A-1 Sierra Credit Union	\$0	\$54,179	\$0	\$0	\$0	\$0	\$128,997	\$1,003,593
11A-2 Harter 11A-2	\$0	\$1,078,865	\$0	\$0	\$0	\$0	\$0	\$1,078,865
11B Harter 11B	\$0	\$1,989,158	\$0	\$0	\$0	\$0	\$0	\$1,989,158
11C Harter 11C	\$0	\$0	\$0	\$0	\$3,663,647	\$0	\$0	\$3,663,647
Previously Developed								
9 Marketplace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,454,373
Subtotal, From Development Fee	\$0	\$3,122,202	\$0	\$0	\$4,012,192	\$0	\$128,997	\$18,683,874
City Plan Check and Admin Fee	\$0	\$218,554	\$0	\$0	\$280,853	\$0	\$9,030	\$1,307,871
Subtotal, Development and Admin Fees	\$0	\$3,340,756	\$0	\$0	\$4,293,045	\$0	\$138,026	\$19,991,746
Sewer oversizing reimbursement from City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,854
Water oversizing reimbursement from City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251
Developer Upfronting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,331,944
Total Sources	\$0	\$3,340,756	\$0	\$0	\$4,293,045	\$0	\$138,026	\$23,408,795
Percent of Total Sources	0%	14%	0%	0%	18%	0%	1%	100%
Cumulative Sources	\$15,638,967	\$18,977,723	\$18,977,723	\$18,977,723	\$23,270,768	\$23,270,768	\$23,408,795	
Uses								
Roadway								
1 Butte House Road	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,423,305
2a Harter Road North of Poole	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,496,299
2b Harter Road South of Poole	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,269,151
2c Harter, Unfinished Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,397
3 Poole Blvd	\$0	\$0	\$0	\$0	\$1,418,211	\$0	\$0	\$1,513,737
4 Jefferson Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$658,538
5 Tharp Road (not including Signal)	\$0	\$450,968	\$0	\$0	\$150,323	\$0	\$0	\$601,291
6 State Route 20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,816
7 Tharp Road / State Route 20 Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Harter Rd / State Route 20 Signal Mod	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,000
9 Harter Rd / Frontage Road Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
10 Harter Rd / Butte House Rd Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000
10a Harter Rd / Jefferson/Poole Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 Tharp Rd / Poole Blvd. Traffic Signal	\$0	\$375,840	\$0	\$0	\$0	\$0	\$0	\$375,840
12 Tharp Rd / Butte House Rd Traffic Signal	\$0	\$438,480	\$0	\$0	\$0	\$0	\$0	\$438,480
13 Railway Right of Way (Poole Blvd.)	\$0	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000
14 SR 20 / Hwy 99 Intersection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,706
15 SR 20 / Stabler Intersection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000

Table A-8
Projected Cash Flow
Harter Specific Plan Financing Plan - 2007 Update

	Year							Total
	Projected							
	9	10	11	12	13	14	15	
Sewer								
16 Sewer, constructed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,592
16a Sewer, Harter North of Poole	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,805
16b Sewer, Butte House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264,773
16c Sewer, Poole	\$0	\$0	\$0	\$0	\$253,925	\$0	\$0	\$253,925
16d Sewer, Jefferson	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,806
16e Sewer, Tharp	\$0	\$117,879	\$0	\$0	\$39,293	\$0	\$0	\$157,172
17 Offsite Sanitary Sewer Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,480
18 Sanitary Lift Station reimbursement to City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000
Water								
19 Water, Butte House (extension fees)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,988
20 Domestic Water, constructed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310,750
20a Water, Harter North of Poole (developer constr.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$422,120
20b Water, Poole (developer constructed)	\$0	\$0	\$0	\$0	\$296,295	\$0	\$0	\$296,295
20c Water, Jefferson (developer constructed)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,622
20d Water, Tharp (developer constructed)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21 Water Bore/Jack: SR20/Harter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,900
Storm Drainage								
22 Storm Drainage, constructed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22a Storm Drainage, Harter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$471,269
22b Storm Drainage, Butte House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,520
22c Storm Drainage, Poole	\$0	\$0	\$0	\$0	\$425,619	\$0	\$0	\$425,619
22d Storm Drainage, Jefferson	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,824
22e Storm Drainage, Tharp	\$0	\$233,134	\$0	\$0	\$77,711	\$0	\$0	\$310,846
23 Storm Drainage Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,950
Utilities								
24 Und. Exist. OH Utilities: Harter North of Poole	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$925,688
25 Und. Exist. OH Utilities: Butte House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,391,282
26 Und. Exist. OH Utilities: Tharp	\$0	\$751,366	\$0	\$0	\$250,455	\$0	\$0	\$1,001,821
27 Und. Exist. OH Utilities: SR20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307,413
28 Transmission Line Relocation: Poole	\$0	\$0	\$0	\$0	\$320,780	\$0	\$0	\$320,760
Total Project Costs	\$0	\$2,487,667	\$0	\$0	\$3,232,593	\$0	\$0	\$18,768,979
City Plan Check and Admin Costs	\$0	\$218,554	\$0	\$0	\$280,853	\$0	\$9,030	\$1,307,871
Subtotal, Uses Before Reimbursement	\$0	\$2,706,222	\$0	\$0	\$3,513,446	\$0	\$9,030	\$20,076,850
Developer Upfronting Reimbursement	\$0	\$540,869	\$0	\$0	\$1,112,248	\$0	\$128,997	\$3,331,944
Total Uses	\$0	\$3,247,090	\$0	\$0	\$4,625,695	\$0	\$138,026	\$23,408,795
Percent of Total Uses	0%	14%	0%	0%	20%	0%	1%	100%
Cumulative Uses	\$15,397,983	\$18,645,074	\$18,645,074	\$18,645,074	\$23,270,768	\$23,270,768	\$23,408,795	
Poole Blvd. Reserve								
Poole Blvd. Reserve Rate								
Beginning Balance, Poole Reserve	\$238,983	\$238,983	\$332,649	\$332,649	\$332,649	\$0	\$0	
+ Increases to Poole Reserve	\$0	\$93,668	\$0	\$0	\$0	\$0	\$0	\$332,649
- Decreases to Poole Reserve	\$0	\$0	\$0	\$0	(\$332,649)	\$0	\$0	(\$332,649)
Ending Balance, Poole Reserve	\$238,983	\$332,649	\$332,649	\$332,649	\$0.00000	\$0	\$0	
Overall Cash Flow								
Beginning Balance	\$238,983	\$238,983	\$332,649	\$332,649	\$332,649	\$0	\$0	
+ Development & Admin Fees (Total Burden)	\$0	\$3,340,756	\$0	\$0	\$4,293,045	\$0	\$138,026	\$10,991,746
+ City Contributions & Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,105
+ Developer Upfronting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,331,944
- Uses Before Reimbursement	\$0	(\$2,706,222)	\$0	\$0	(\$3,513,446)	\$0	(\$9,030)	(\$20,076,850)
- Developer Upfronting Reimbursement	\$0	(\$540,869)	(\$0)	\$0	(\$1,112,248)	\$0	(\$128,997)	(\$3,331,944)
Ending Balance	\$238,983	\$332,649	\$332,649	\$332,649	\$0	\$0	\$0	

6/5/2007

Table A-8
Projected Cash Flow
Harter Specific Plan Financing Plan - 2007 Update

	Year							Total
	Projected							
	9	10	11	12	13	14	15	
Ending Cash Balances								
Poola Blvd. Reserve	\$238,983	\$332,649	\$332,649	\$332,649	\$0	\$0	\$0	
Other Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$238,983	\$332,649	\$332,649	\$332,649	\$0	\$0	\$0	
Developer Upfronting								
Beginning Balance	\$1,782,113	\$1,782,113	\$1,241,245	\$1,241,245	\$1,241,245	\$128,997	\$128,997	
+ Developer Upfronting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,331,944
- Developer Upfronting Reimbursement	\$0	(\$540,869)	(\$0)	\$0	(\$1,112,248)	\$0	(\$128,997)	(\$3,331,944)
Ending Balance	\$1,782,113	\$1,241,245	\$1,241,245	\$1,241,245	\$128,997	\$128,997	\$0	

HARTER PLAN DEVELOPER IMPROVEMENT CREDIT (DIC)

Prepared By:	<i>Edward Richkind and Joanne Brion</i>	DIC #	1
		Issue Date	12/21/2006
		Last Updated	6/1/2007

Finance Plan and Agreement

Finance Plan:	Harter Specific Plan Financing Strategy and Phasing Plan, Final Report
Finance Plan Date:	October 26, 2004
Revised:	
City:	City of Yuba City
Developer:	Harter Packing Company and Brown Yuba City LLC
Development:	Harter Specific Plan - Yuba City Marketplace
Parcel No(s):	Parcel 9
Dev. Agreement Date:	November 2, 2004

Summary

Value of Work:	Total Program Value of Work in this DIC	\$	4,663,485
	Total Reported Costs of Work in this DIC	\$	4,041,574
	Total Credits in this DIC	\$	4,041,574
	Total Conditional Credits	\$	545,397
Harter Fee Obligation:	Developer's Total Harter Fee Obligation	\$	3,454,373
	Payments to Reduce Fee Obligation (DCP's to Date)		
	Cash Payment DCP #1		(668,123)
	Developer's Harter Fee Obligation Before this DIC	\$	2,786,250
	Credits and Conditional Credits in this DIC To Reduce Fee Obligation	\$	(2,786,250)
	Fee Obligation After this DIC	\$	-
Developer Upfronting:	Original Program Value of Developer Upfronting	\$	1,762,130
	Developer Upfronting Earned Before this DIC	\$	-
	Credits and Conditional Credits Earned in this DIC for Developer Upfronting	\$	1,800,720
	City Obligation for Oversizing, COFO #1		(85,105)
	Total Developer Upfronting After this DIC	\$	1,715,615

Developer Improvement Credits

Imp Ref #	Improvement Type:	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Water	<input type="checkbox"/> Storm	<input type="checkbox"/> Utilities	<input type="checkbox"/> Roadway
16	Project Name:	Sanitary Sewer				
	Description / Location:	18" line from SR 20 to Poole on Harter				
	Cost Verification:	Reported Cost	\$	<u>562,800</u>	Accepted (Y/N)?	<input checked="" type="checkbox"/> Y
	Comments:	Constructed and accepted.				
		Program Value	\$	<u>634,024</u>	Credit Amount	\$ <u>562,800</u>
					Conditional Credit	\$ <u>-</u>

HARTER PLAN DEVELOPER IMPROVEMENT CREDIT (DIC)

Prepared By: *Edward Richkind and Joanne Brion*

DIC # **1**
 Issue Date **12/21/2006**
 Last Updated **6/1/2007**

27 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Underground Exist. OH Utilities: SR20**
 Description / Location: **Home Depot along SR 20**

Cost Verification: Reported Cost \$ 288,268 Accepted (Y/N)? Y
 Comments: **Constructed and accepted.**

Program Value \$ 346,680 Credit Amount \$ 288,268
 Conditional Credit \$ -

2B Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Harter Road South of Poole**
 Description / Location: **From SR 20 to Poole Full Road; Poole to Butte House, new realigned 2 lanes - 27 ft wide, no curb, sidewalk but with street lights**

Cost Verification: Reported Cost \$ 1,155,875 Accepted (Y/N)? Y
 Comments: **Constructed and accepted, except as noted in 2C.**

Program Value \$ 1,002,496 Credit Amount \$ 1,155,875
 Conditional Credit

2C Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Harter, Unfinished Projects**
 Description / Location: **From SR 20 to Poole Full Road; Poole to Butte House, unfinished work to be completed.**

Cost Verification: Reported Cost \$ - Accepted (Y/N)? Y
 Comments: **Incomplete: Remaining work includes city-required street lights, that are not installed yet. Conditional Credit is earned if Developer completes remaining Harter roadway work identified in Engineer's Estimate as "Bid Schedule B," in "Year 1 Unfinished Projects" attached.**

Program Value \$ - Credit Amount \$
 Conditional Credit \$ 295,397

3 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Poole Blvd**
 Description / Location: **East of Harter to back of Marketplace**

Cost Verification: Reported Cost \$ 87,000 Accepted (Y/N)? Y
 Comments: **Constructed and accepted.**

Program Value \$ 100,198 Credit Amount \$ 87,000
 Conditional Credit \$ -

HARTER PLAN DEVELOPER IMPROVEMENT CREDIT (DIC)

Prepared By: *Edward Richkind and Joanne Brion*

DIC # **1**
 Issue Date **12/21/2006**
 Last Updated **6/1/2007**

6 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **State Route 20**
 Description / Location: **SR 20 improvements per approved concept plans**

Cost Verification: Reported Cost \$ 192,000 Accepted (Y/N)? Y
 Comments: **Constructed and accepted.**

Program Value \$ 437,059 Credit Amount \$ 192,000
 Conditional Credit \$ -

8 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Harter Rd / State Route 20 Signal Mod**
 Description / Location: **Signal Modifications for interim conditions**

Cost Verification: Reported Cost \$ 200,000 Accepted (Y/N)? Y
 Comments: **Constructed and accepted.**

Program Value \$ 413,000 Credit Amount \$ 200,000
 Conditional Credit \$ -

9 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Harter Rd / Frontage Road Traffic Signal**
 Description / Location: **Signal at Harter Rd and Frontage Road No. of SR 20**

Cost Verification: Reported Cost \$ 100,000 Accepted (Y/N)? Y
 Comments: **Constructed and accepted.**

Program Value \$ 223,020 Credit Amount \$ 100,000
 Conditional Credit \$ -

10 Improvement Type: Sewer Water Storm Utilities Roadway
 Project Name: **Harter Rd / Butte House Rd Traffic Signal**
 Description / Location: **New Alignment of Harter and Butte House**

Cost Verification: Reported Cost \$ 70,000 Accepted (Y/N)? Y
 Comments: **Incomplete: Because of right-of-way issue, developer did not construct this, and instead provided City the signal equipment, valued at \$70,000 and \$30,000 cash. Specific Plan is still responsible for completing this work, by either a previous or future developer. Conditional Credit is earned if Developer completely installs signal equipment identified as "Signal at Harter and Butte House" in "Year 1 Unfinished Projects" attached.**

Program Value \$ 223,020 Credit Amount \$ 70,000
 Conditional Credit \$ 250,000

HARTER PLAN DEVELOPER IMPROVEMENT CREDIT (DIC)

Prepared By: *Edward Richkind and Joanne Brion*

DIC # **1**
Issue Date **12/21/2006**
Last Updated **6/1/2007**

14 Improvement Type: Sewer Water Storm Utilities Roadway
Project Name: **SR 20 / SR 99 Intersection**
Description / Location: **North bound Hwy 99 left lane modifications; paving, curb, gutter only**
Cost Verification: Reported Cost \$ 107,200 Accepted (Y/N)? Y
Comments: **Constructed and accepted.**
Program Value \$ 50,000 Credit Amount \$ 107,200
Conditional Credit \$ -

S&E Improvement Type: Sewer Water Storm Utilities Roadway
Project Name: **Reported cost of surveying and engineering**
Description / Location: **As reported by Gary Brown on invoice from Rick Engineering with annotations for "offsite %" by "RC" hand-dated "2/7/07"**
Cost Verification: Reported Cost \$ 420,431 Accepted (Y/N)? Y
Comments: **Performed with construction and accepted**
There is no program value associated with this item because surveying and engineering costs are included in the program values for each item above.
Program Value \$ - Credit Amount \$ 420,431
Conditional Credit \$ -

Notes:

1 Developer's reported costs currently exclude costs of surveying and engineering.

Acceptance of Performance

The Developer certifies that improvements described herein were completed in accordance with the Development Agreement and all applicable requirements. City accepts work and issues credit toward fee and/or developer upfronting in above stated amounts.
Developer and City also agree to all terms of Conditional Credit described herein.

City:
City of Yuba City

Developer:
Harter Packing Company

Developer:
Brown Yuba City LLC

By: _____
Print: _____

By: _____
Print: _____

By: _____
Print: _____

Date: _____

Date: _____

Date: _____

HARTER PLAN DEVELOPER CASH PAYMENT (DCP)

Prepared By: Edward Richkind and Joanne Brion

DCP # 1
Issue Date 12/21/2006
Last Updated 5/11/2007

Finance Plan and Agreement

Finance Plan: Harter Specific Plan Financing Strategy and Phasing Plan, Final Report
Finance Plan Date: October 26, 2004
Revised:
City: City of Yuba City
Developer: Harter Packing Company and Brown Yuba City LLC
Development: Harter Specific Plan - Yuba City Marketplace
Parcel No(s): 9
Dev. Agreement Date: November 2, 2004

Summary

Harter Fee Obligation:	Developer's Total Harter Fee Obligation	\$	<u>3,454,373</u>
Payments:		<i>Program</i>	<i>Paid</i>
	Cash Payment for Harter Fee	\$ -	\$ -
	Cash Payments for City Built Improvements	\$ <u>638,123</u>	\$ <u>668,123</u>
	Total Cash Payments in this DCP	\$ <u>638,123</u>	\$ <u>668,123</u>
	Developer's Harter Fee Obligation After this DCP	\$	<u>2,786,250</u>
Plan Check & Admin. Fees:	Total Verified Plan Check Fee Payments	\$ 138,175	\$ 138,175
	Total Verified Administrative Fee Payments	\$ <u>103,631</u>	\$ <u>103,631</u>
	Total Plan Check and Admin. Fees	\$ <u>241,806</u>	\$ <u>241,806</u>

Harter Fee Obligation

Land Use: Residential Single Fam Multi-Fam dwelling units Commercial Office Bus. Park
Development Quantity: 360,547 square feet of building
Fee Rate: \$9.58

Harter Fee Obligation: \$ 3,454,373

Cash Payments Applicable to Harter Fee Obligation

Payment of Harter Fee:

Payment Verification: Cash Receipt # (N/A) Date (N/A)
Comments: *Fee obligation was met through construction of improvements - see DIC #1.*

Program Value \$ - Verified Paid Amount \$ -
City Account #:

HARTER PLAN DEVELOPER CASH PAYMENT (DCP)

Prepared By: Edward Rickkind and Joanne Brion DCP # 1
Issue Date 12/21/2006
Last Updated 5/11/2007

Cash Payment for Reimbursement of City Built Improvements:

Imp Ref #	18	Improvement Type: <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Storm <input type="checkbox"/> Utilities <input type="checkbox"/> Roadway	
		Project Name: Sanitary Lift Station reimbursement to City	
		Description / Location: 15% contribution to City Constructed Lift Station	
		Payment Verification: Cash Receipt # <u>04000018320</u> Date <u>4/28/2005</u>	
		Comments: Payment obligation complete and accepted	
		Program Value \$ <u>90,000</u> Verified Paid Amount \$ <u>90,000</u>	
			City Account #: <u>518-Z69980</u>
<hr/>			
	21	Improvement Type: <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water <input type="checkbox"/> Storm <input type="checkbox"/> Utilities <input type="checkbox"/> Roadway	
		Project Name: Water Bore/Jack: SR20/Harter (by City)	
		Description / Location: 50% contribution to City constructed improvement	
		Payment Verification: Cash Receipt # <u>04000018320</u> Date <u>4/28/2005</u>	
		Comments: Payment obligation complete and accepted	
		Program Value \$ <u>60,900</u> Verified Paid Amount \$ <u>60,900</u>	
			City Account #: <u>507-Z69980</u>
<hr/>			
	22B	Improvement Type: <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Storm <input type="checkbox"/> Utilities <input type="checkbox"/> Roadway	
		Project Name: Onsite Storm Drainage, Butte House	
		Description / Location: Payment in Year 1 is for construction that will occur in Year 2.	
		Payment Verification: Cash Receipt # <u>04000018320</u> Date <u>4/28/2005</u>	
		Comments: Payment obligation complete and accepted	
		Program Value \$ <u>88,077</u> Verified Paid Amount \$ <u>88,077</u>	
			City Account #: <u>280-20949B</u>
<hr/>			
	1	Improvement Type: <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Storm <input type="checkbox"/> Utilities <input checked="" type="checkbox"/> Roadway	
		Project Name: Butte House Road	
		Description / Location: Widening south side of Butte House from Harter Road's new alignment to Tharp. Payment in Year 1 is for construction that will occur in Year 2.	
		Payment Verification: Cash Receipt # <u>04000018320</u> Date <u>4/28/2005</u>	
		Comments: Payment obligation complete and accepted	
		Program Value \$ <u>399,146</u> Verified Paid Amount \$ <u>399,146</u>	
			City Account #: <u>280-20949C</u>

HARTER PLAN DEVELOPER CASH PAYMENT (DCP)

Prepared By: Edward Richkind and Joanne Brion

DCP # 1
Issue Date 12/21/2006
Last Updated 5/11/2007

10 Improvement Type: Sewer Water Storm Utilities Roadway
Project Name: Harter Rd / Butte House Rd Traffic Signal
Description / Location: New Alignment of Harter and Butte House
Payment Verification: Cash Receipt # 02098079302 Date 6/13/2006
Comments: *Incomplete: Because of right-of-way issue, developer did not construct this, and instead provided City the signal equipment, valued at \$70,000 and \$30,000 cash. Specific Plan is still responsible for completing this work, by either a previous or future developer. Conditional Credit is earned if Developer completely installs signal equipment identified as "Signal at Harter and Butte House" in "Year 1 Unfinished Projects" attached.*
Program Value \$ - Verified Paid Amount \$ 30,000
City Account #: 280-20215

City Plan Check and Administrative Fees

A1 Project Name: Plan Check Fees
Description / Location: 4% of total construction costs
Payment Verification: Cash Receipt # 04000018320 Date 4/28/2005
Comments: *Payment obligation complete and accepted*
Program Value \$ 138,175 Verified Paid Amount \$ 138,175
City Account #: 100-42240

A2 Project Name: Financing Plan Administrative Costs
Description / Location: 3% of total construction costs
Payment Verification: Cash Receipt # 04000018320 Date 4/28/2005
Comments: *Payment obligation complete and accepted*
Program Value \$ 103,631 Verified Paid Amount \$ 103,631
City Account #: 280-20949A

Acceptance of Performance

Parties acknowledge cash payments from Developer to City toward Harter Fee Obligation and other fees as described herein.

City:
City of Yuba City

Developer:
Harter Packing Company

Developer:
Brown Yuba City LLC

By: _____
Print:

By: _____
Print:

By: _____
Print:

Date:

Date:

Date:

CITY OBLIGATION FOR OVERSIZING (COFO)

Prepared By: *Edward Richkind and Joanne Brion*

COFO # 1
Issue Date 12/13/2006
Last Updated 5/8/2007

Finance Plan and Agreement

Finance Plan: Harter Specific Plan Financing Strategy and Phasing Plan, Final Report
Finance Plan Date: October 26, 2004
Revised:
City: City of Yuba City
Developer: Harter Packing Company and Brown Yuba City LLC
Development: Harter Specific Plan - Yuba City Marketplace
Parcel No(s): 9
Dev. Agreement Date: November 2, 2004

Summary

Total Program Value of Oversizing: \$ 85,105
Total Verified Paid: \$ 85,105

Oversizing of Developer Built Improvements

Improvement Type: Sewer Water
Project Name: Sewer oversizing reimbursement from City
Description / Location: Sewer line on Harter from SR 20 to Poole Blvd.

Payment Verification: City Check # _____ Date _____
Comments: *No City payment to developer recorded.*

Program Value \$ 78,854 Verified Paid Amount \$ 78,854
City Account #: _____

Improvement Type: Sewer Water
Project Name: Water oversizing reimbursement from City
Description / Location: Water line on Harter from SR 20 to Poole Blvd.

Payment Verification: City Check # _____ Date _____
Comments: *No City payment to developer recorded.*

Program Value \$ 6,251 Verified Paid Amount \$ 6,251
City Account #: _____

Acceptance of Performance

Parties acknowledge cash contribution by amount shown from City to Developer for oversized improvements constructed by Developer.

City:
City of Yuba City

Developer:
Harter Packing Company

Developer:
Brown Yuba City LLC

By: _____
Print:

By: _____
Print:

By: _____
Print:

Date:

Date:

Date:

Glossary of Terms

Term	Explanation
CITY OBLIGATION FOR OVERSIZING (COFO)	This form certifies the City's acceptance of the work and Developer's receipt of payment from the City for an improvement project built by the Developer that included Oversizing.
Conditional Credit	Monetary value or cost of improvement construction that will be accepted by the City upon certain conditions such as upon completion of unfinished work.
Credit	Monetary value or cost of improvement construction as accepted by the City and applied toward Harter Fee Obligation in lieu of cash payment.
DEVELOPER CASH PAYMENT (DCP)	This form certifies cash payment from the Developer to the City for Harter Plan related fees including payments toward a) Harter Fee Obligation, b) Reimbursement of City Built Improvements, and c) City Plan Check and Administrative Fees.
Developer Fee Obligation	The Harter Finance Plan requires that the Developer meet this obligation either by cash payment, or by credit for improvements that the Developer constructs for the benefit of the Harter Plan.
DEVELOPER IMPROVEMENT CREDIT (DIC)	This form certifies the City's acceptance of work completion and its issuance of credit in lieu of fee payment, or conditions for fee credit, to the Developer overall and by improvement item.
Developer Upfronting	The amount paid or credited to the Developer in excess of the Developer's fee obligation, that will be reimbursed to the Developer by future payers of Harter Plan fees.
Developer Upfronting After DIC	The ending balance of Developer Upfronting after current period payments, credits and conditional credits.
Developer Upfronting Earned Before DIC	The Developer Upfronting balance before current period payments, credits and conditional credits.
Fee Obligation After DIC	This is the ending balance for the Developer's Fee Obligation after current period payments (per the DCP form) and the current period credits (per the DIC form).
Fee Obligation Before DIC	This is the balance for the Developer's Fee Obligation after current period payments (per the DCP form) but before current period credits (per the DIC form).
Oversizing	Sewer and Water line improvements constructed larger than Harter Plan needs in order to serve City needs outside of the Harter Plan.
Program Value	Pertaining to the original scheduled value per October 2004 Finance Plan.
Reported Costs of Work	The actual cost of the work as reported by Developer and accepted by the City.

YEAR 1 UNFINISHED PROJECTS

Last Updated 5/11/2007

DIC Item 2C

Excerpt from Engineer's Estimate, prepared by MHM Engineering, 5/9/07:

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)	Cost Allocation Category
Bid Schedule B (Harter Road Improvements) (SR 20 to Poole Boulevard) (1630')						
1	Mobilization/Demobilization	1	LS	\$ 2,500.00	\$ 2,500.00	Road
2	Clearing and Grubbing	1	LS	1,500.00	1,500.00	Road
3	Traffic Control	1	LS	2,500.00	2,500.00	Road
4	Construction Area Signs	1	LS	1,500.00	1,500.00	Road
5	Class 2 Aggregate Base (1.65' - feet)	150 (F)	TON	20.00	3,000.00	Road
6	Asphalt Concrete (Type B) (0.45' - feet)	45 (F)	TON	90.00	4,050.00	Road
7	Roadway Excavation	54 (F)	CY	20.00	1,080.00	Road
8	Remove Asphalt Concrete (turn pocket)	1	LS	5,250.00	5,250.00	Road
9	Signal Detector Loop Modifications (Current Drive)	1	LS	3,500.00	3,500.00	Road
10	Minor Concrete (Barrier Curb and Gutter)	215	LF	18.00	3,870.00	Road
11	Minor Concrete (6 Inch Curb)	275	LF	16.00	4,400.00	Road
12	Minor Concrete (Cobble)	140	SF	12.00	1,680.00	Road
13	Minor Concrete (Island Flatwork)	1,100	SF	7.00	7,700.00	Road
14	Minor Concrete (Sidewalk) (0.50' - feet) (south of Jefferson)	14,700	SF	6.00	88,200.00	Road
15	Class 2 Aggregate Base (0.50' - feet) (under sidewalk)	560 (F)	TON	35.00	19,600.00	Road
16	Minor Concrete (ADA Access Ramp)	4	EA	850.00	3,400.00	Road
17	Roadside Sign - One Post		EA	350.00	0.00	Road
18	Survey Monument		EA	400.00	0.00	Road
19	6 Inch Irrigation Ductile Iron or C-900 Pipe Sleeve	1	EA	4,250.00	4,250.00	Road
20	Pavement Delineation	1	LS	2,500.00	2,500.00	Road
21	Landscape Planting (Landscape Island)	3,300	SF	3.25	10,725.00	Road
22	Irrigation System (Landscape Island)	3,300	SF	3.50	11,550.00	Road
23	Street Lights (includes all work from point of connection to street light, except the joint trench conduit)	8	EA	8,500.00	68,000.00	Road
24	Erosion Control and SWPPP	1	LS	2,500.00	2,500.00	Road
Total Bid Schedule B =					\$253,255.00	

Remaining Harter Improvements per Engineer's Estimate Schedule B	\$253,255
8% Contingency	\$20,260
Subtotal	\$273,515
8% Eng. & Survey	\$21,881
Total Cost of Item 2C	\$295,397

DIC Item 10

Harter Parkway / Butte House Road Traffic Signal =	\$350,000
0% Contingency	\$0
Subtotal	\$350,000
0% Eng. & Survey	\$0
Subtotal	\$350,000
less: value of equipment already owned for this work	(\$70,000)
less: cash available from Harter Fund for this work	(\$30,000)
Total Net Cost of Item 10	\$250,000
	\$545,397

Total Unfinished Work Items

Prepared by Brion & Associates

Harter Implementation Reimbursement Model (HIRM)
Attachments Page 2 of 3

Printed: 6/4/2007

Table Z
Year 1 Traffic Fee Credits for Marketplace
Harter Specific Plan Financing Plan - 2007 Update

Last Updated 5/11/2007

Permit No.	Address	Total Fees Paid	Sqft of Bldg. Space	Paid	Traffic Portion	Due	Actual Fees Due	Traffic Portion of Actual Fees Due
				Fee per Sqft	86.913%	Fee per Sqft		Due
03100139	1150 Harter Road	\$1,213,295.00	203,622	\$5.96	\$1,054,511.08	\$5.96	\$1,213,295.00	\$1,054,511.08
04100221	1140 Harter Road	\$286,887.50	73,750	\$3.89	\$249,342.53	\$5.96	\$439,444.20	\$381,934.13
04100222	1060 Harter Road	\$200,724.00	51,600	\$3.89	\$174,455.25	\$5.96	\$307,461.97	\$267,224.43
05030137	1070 Harter Road	\$42,614.00	7,150	\$5.96	\$37,037.11	\$5.96	\$42,603.74	\$37,028.19
05030193	1074 Harter Road	\$61,984.00	10,400	\$5.96	\$53,872.15	\$5.96	\$61,969.08	\$53,859.19
06040047	1054 Harter Road	\$114,336.64	19,184	\$5.96	\$99,373.40	\$5.96	\$114,309.12	\$99,349.48
Total Impact Fees Paid		\$1,919,841.14	365,706	\$5.25	\$1,668,591.53	\$5.96	\$2,179,083.11	\$1,893,906.50
Summary:								
Actual Fees Due		\$2,179,083.11						
Total Fees Paid		<u>(\$1,919,841.14)</u>						
Fee Amount Owed to City		\$259,241.97						
Allowable Traffic Fees Credit per 2004 Plan:								
18.2% of \$1,893,906.50		<u>(\$344,690.98)</u>						
Net Credit to Developer		<u>(\$85,449.01)</u>						

(1) In 2004 Harter Financing Plan, Marketplace had 360,547 sqft, and was assumed to pay \$5.18 per sqft in total of \$1,867,633.46 in total and receive a 18.2% credit or \$339,909.29 .