



Harris & Associates



Core Fees

Development Impact Fee Study

For the
City of Tracy
San Joaquin County, California

August 2021

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I. EXECUTIVE SUMMARY

BACKGROUND

The City of Tracy (City) was founded in 1878 and incorporated as a city in 1910. The City has its origins associated with the Central Pacific Railroad which ran from Sacramento through Stockton to the San Francisco Bay area. The City's ties to the agriculture industry allowed for steady growth in early to mid-20th century but growth accelerated starting in the 1980's as the City served as an extended bedroom community to the San Francisco-Oakland and Silicon Valley metropolitan areas. Today, City is the second largest city in San Joaquin County spanning an area of about 29.1 miles within a triangle formed by Interstate 205 to the north, Interstate 580 to the southwest, and Interstate 5 to the east.

As new development occurred throughout the years, specific plans were developed and technical studies were completed to identify the infrastructure necessary to serve the new development. Each specific plan area developed a Finance and Implementation Plan (FIP) to establish the development impact fees that would be required to fund the new infrastructure and summarize the required improvements. In 2012, the City completed the Citywide Infrastructure Master Plans and established citywide development impact fees (Master Plan Fees) to fund the impacts of all new development. The areas within the old, previously established specific plan areas with FIPs, were not a part of these Master Plan Fees.

Many of the old FIPs established in the 1990's are now largely built-out. The City has found that implementing and updating eight different sets of fees has been burdensome, especially as the areas approach build-out. This Development Impact Fee Study (Fee Study) has been prepared to consolidate the old impact fee programs areas into a single fee area called the "Core Fees". The Core Fees include the fees for Public Facilities, Public Safety Facilities, Traffic, Wastewater, Water, Storm Drainage, Parks, and Program Management. This will allow the City to administer just three fee programs: the Core Fees, Master Plan Fees, and the Ellis Fees. The following are the development impact fee program areas in the City that will be incorporated into the Core Fees:

- I-205 Development Area (I-205)
- Infill Development (Infill)
- Industrial Specific Plan-South (ISP South)
- Northeast Industrial Area - Phase I (NEI I)
- Northeast Industrial Area - Phase II (NEI II)
- Plan C Development (Plan C)
- Presidio Planning Area (Presidio)
- South MacArthur Planning Area (SMPA)

PURPOSE OF REPORT

The purpose of this Fee Study is to provide a consolidated set of fees for the Core Fee program area that will be easier to administer and implement. The map located in **Appendix C** shows the properties that are included in the Core Fee area. New development outside of the Core Fees area will pay Master Plan Fees or Ellis Fees accordingly. Having a consolidated fee program in the City will simplify administration efforts and make it easier for developers to determine their potential fees. This Fee Study addresses the following items:

1. Incorporates all land use changes that have taken place within the City and updates the remaining land use projections.
2. Reviews and updates the projects and cost for each of the infrastructure projects from the original FIPs.
3. Consolidates the specified development impact fees into a single fee area called the Core Fees with some exceptions.

LAND USES

The Core Fee program area consists of planned developments within the City's sphere of influence that had established FIPs prior to the Master Plan Fees being adopted. The following eight (8) development areas of I-205, Infill, ISP South, NEI I, NEI II, Plan C, Presidio, and SMPA were combined to create the Core Fees program area. **Table 1-1** summarizes the remaining residential dwelling units (DU) as well as the anticipated acreage and square footage (SF) of non-residential land uses in the Core Fee program area. A summary of the assessor parcel number's (APN) are shown in **Appendix B**.

Table 1-1: Land Use Summary

Land Use				
<u>Residential</u> ⁽¹⁾				
SFR	161	DU		
MFR (attached 2-4)	282	DU		
HDR (attached 4+)	<u>1,252</u>	DU		
Total:	1,695	DU		
<u>Non-Residential</u> ^(1, 2)				
Office	51	Acre	1,008,915	SF
Commercial / Retail	52	Acre	682,019	SF
Industrial	<u>302</u>	Acre	<u>6,566,670</u>	SF
Total:	405	Acre	8,257,604	SF

Note:

- 1) Remaining land use are shown as of 6/30/2020.
- 2) The Floor Area Ratio (FAR) of 0.45 for office, 0.3 for commercial/retail, and 0.5 for industrial from the Citywide Infrastructure Master Plans were used to calculate the non-residential building square footage.

PROPOSED CORE FEES

Table 1-2 summarizes the Core Fees. A detailed breakdown of the Core Fees by infrastructure category and specific plan area is shown in **Appendix A**.

Several of the old impact fee program areas, used Community Facilities District (CFD) bond proceeds to fund portions of their infrastructure improvements. As a result, some of the old impact fee program areas will have reduced fees. In addition, some of these areas had fees that were specific to that development area and will only be paid by these properties. These specific fees are noted below:

- Bond proceeds from NEI I funded a portion of the wastewater conveyance and water improvements and as such, NEI I Properties will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee and 15% of the Core Fees Water Fee.
- Bonds proceeds from NEI II funded a portion of the water improvements and as such, NEI II Properties will only pay for 45% of the Core Fees Water Fee.
- ISP South high density residential will pay 85% of the Core Fees Wastewater Conveyance Fee and non-residential will pay 15% of the Core Fees Wastewater Conveyance Fee. This is due to the fact that the Eastside Sewer System capacity for the original ISP South Development area was funded through Assessment District (AD) 84-1. Due to higher inflow/infiltration into the pipes over time, the flow was increased by approximately 15% and thus additional fees were needed to fund the additional flows. In addition, some parcels changed land use from non-residential to high-density residential which triggered the need for additional improvements.
- ISP South parcels are located within AD 84-1, which funded the wastewater capacity. To fund the Wastewater Treatment Plant (WWTP) upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, the ISP South land uses will pay the AD 84-1 wastewater treatment plant upgrade fee in lieu of the Core Fees WWTP Fee.
- ISP South land uses for residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing water supply and treatment.
- Plan C, except for Edgewood, financed the water supply, treatment, storage, and distribution through bond proceeds from Community Facilities District 98-1. As such, only Plan C Edgewood development will pay the Core Fees Water Fee and the remaining Plan C properties are exempt from the Water Fee.
- Based on the adopted I-205 Finance Plans, the I-205 parcels will pay the Swainson's Hawk Impact Mitigation Fee.

- NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The Northeast Industrial Drainage Shed fees were updated in the study “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted by City Council on October 2, 2018 through Resolution No. 2018-204. The fees were updated by Engineering News-Record (ENR) concurrently with the Master Plan Fees in 2020 and on July 1, 2021. There are no further updates as part of this report.
- SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan Fees for South MacArthur and Rocha Storm Drainage shed. The South MacArthur and Rocha Storm Drainage Fees were calculated in the “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec adopted by City Council on January 7, 2014 through Resolution No. 2014-10. The fees were updated by ENR concurrently with the Master Plan Fees in 2018, 2019, 2020 and on July 1, 2021. There are no further updates as part of this report.
- New housing developments within a half mile of the Tracy Transit Center pursuant to the California Code Section 66005.1, will receive a twenty percent (20%) Traffic Fee reduction.

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single family home. In accordance with Assembly Bill No. 881 (AB 881) approved on October 9, 2019, the Core Fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will pay a percentage of the SFR fee based on the square footage of the ADU in proportion to the primary dwelling unit. The ADU Fee will be calculated by multiplying the SFR fee by the ADU’s square footage divided by the primary dwelling unit’s square footage.

Table 1-2: Core Fees

Land Use Type ^(1, 2)	Public Facilities	Public Safety			Traffic ⁽³⁾	Wastewater ^(4, 5, 6)		Water ^(7, 8, 9, 10)	Parks		Storm Drainage ^(11, 12)	Program Management
		Fire	Police	Communication Facilities		WWTP	Conveyance		Neighborhood	Community		
<u>Residential</u>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 2,915	\$ 1,331	\$ 300	\$ 29	\$ 5,924	\$ 3,921	\$ 3,891	\$ 6,047	\$ 6,100	\$ 1,159	\$ 2,263	\$ 1,694
MFR (attached 2-4)	\$ 2,385	\$ 1,089	\$ 246	\$ 24	\$ 2,844	\$ 3,215	\$ 3,191	\$ 4,354	\$ 4,991	\$ 949	\$ 1,503	\$ 1,240
HDR (attached 4+)	\$ 1,945	\$ 888	\$ 200	\$ 19	\$ 2,844	\$ 2,627	\$ 2,607	\$ 3,084	\$ 4,067	\$ 773	\$ 1,346	\$ 1,018
<u>Non-Residential</u>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>
Office	\$ 116.43	\$ 672.24	\$ 151.60	\$ 14.75	\$ 77,311	\$ 19,918	\$ 19,769	\$ 18,867	\$ -	\$ -	\$ 35,063	\$ 9,482
Commercial / Retail	\$ 69.76	\$ 403.34	\$ 90.96	\$ 8.85	\$ 111,553	\$ 19,918	\$ 19,769	\$ 25,156	\$ -	\$ -	\$ 35,063	\$ 10,948
Industrial	\$ 23.09	\$ 134.45	\$ 30.32	\$ 2.95	\$ 61,553	\$ 18,467	\$ 18,329	\$ 18,867	\$ -	\$ -	\$ 35,063	\$ 7,821

Notes:

- 1) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.
- 2) I-205 land uses will pay in addition to the Core Fees the current Swainson Hawk Mitigation Fee.
- 3) Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the transit center, will receive a 20% Traffic Fee reduction.
- 4) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 5) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions.
- 6) ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1.
- 7) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 8) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 9) Plan C, except for Edgewood, bonded for water facilities and will not pay the Water Fee. Only Edgewood will pay the Core Fees Water Fee.
- 10) ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment.
- 11) NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed.
- 12) SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan fees for South MacArthur and Rocha Storm Drainage shed.

FEE REVENUE SUMMARY

Table 1-3 summarizes the current fund balances and expected revenue within each infrastructure category.

Table 1-3: Fee Revenue Summary

Fee	Fund Balance ⁽¹⁾ (a)	Future Fee Revenue (b)	Total Revenue (a + b)
Public Facilities	\$ 4,331,854	\$ 3,907,159	\$ 8,239,013
Public Safety	\$ 4,869,856	\$ 4,396,201	\$ 9,266,057
Traffic	\$ 27,899,730	\$ 34,068,618	\$ 61,968,347
WWTP	\$ 12,103,143	\$ 11,236,880	\$ 23,340,023
WW Conveyance	\$ 2,972,410	\$ 9,534,641	\$ 12,507,051
Water	\$ (5,681,214)	\$ 11,396,663	\$ 5,715,449
Storm Drainage ⁽²⁾	\$ 8,498,750	\$ 8,409,330	\$ 16,908,080
Park	\$ 3,611,493	\$ 8,898,242	\$ 12,509,735
Program Management ⁽³⁾	\$ 170,572	\$ 4,766,462	\$ 4,937,034
Total:	\$ 58,776,593	\$ 96,614,196	\$ 155,390,789

Notes:

- 1) Fund balances are shown as of 6/30/2020. The 08/2020 payment for Elissagaray Lots 15 & 16 is included in the fund balances.
- 2) Storm Drainage total revenue does not include SMPA and NEI storm drainage fund balances and future fee revenues. NEI and SMPA will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed and South MacArthur Basin. As such, SMPA and NEI revenue will be moved to the funds associated with the fees.
- 3) The program management fund balance only includes the program management funds from NEI I, NEI II, and Infill funds. The other program management funds were collected into Fund 391 which funds all fee related activities in the City.

FEE ADJUSTMENT PROCEDURES

The Core Fees may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics or changes in the land use plan. In addition, the fees will be updated on an annual basis using the increase in the Engineering News Record (ENR) San Francisco Construction Cost Index. The base index for the next update shall be the June 2021 CCI of 13459.1

The land use categories summarized in this report may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and calculate an applicable fee.

NEXUS REQUIREMENT SUMMARY

Assembly Bill (AB) 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in subsequent sections of this report.

2. LAND USE ASSUMPTIONS

LAND USE CATEGORIES

To ensure a reasonable relationship between each fee and the type of development paying the fee, the different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR):** Detached single family dwelling units.
- **Multi-Family Residential (MFR):** Attached residential project consisting of 2 to 4 units.
- **High Density Residential (HDR):** Attached residential project consisting of 4 or more attached units.
- **Accessory Dwelling Unit (ADU):** A second unit, attached or detached from a single family home.
- **Office:** All general, professional, and medical office development.
- **Commercial:** All commercial, retail, educational, hotel/motel development, and mixed use development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases, the fees will be calculated separately for each land use type.

LAND USE ASSUMPTIONS

Occupant densities ensure a reasonable relationship between the increase in service population and amount of the fee that are population driven such as parks and public buildings. Based on the assumptions used in the Citywide Infrastructure Master Plans, the following average occupant density factors are used for each land use type.

<u>Residential</u>	<u>Density</u>
SFR	3.30 Residents per dwelling unit
MFR (attached 2-4)	2.70 Residents per dwelling unit
HDR (attached 4+)	2.20 Residents per dwelling unit
 <u>Non-Residential</u>	 <u>Density</u>
Office	3.30 Employees per 1,000 square feet
Commercial	2.00 Employees per 1,000 square feet
Industrial	0.67 Employees per 1,000 square feet

For non-residential land uses, the estimated building square footage is determined by using an average Floor Area Ratio (FAR). The FAR based on the Citywide Infrastructure Master Plans is calculated based on the proportion of the total building floor area to the building's lot size. The following are the FARs that are used in this analysis.

<u>Non-Residential</u>	<u>FAR</u>
Office	0.45
Commercial	0.30
Industrial	0.50

3. IMPACT FEE METHODOLOGY

CAPITAL IMPROVEMENT PROGRAM (CIP)

The CIP is a comprehensive multi-year plan for the City's capital facilities, maintenance, and improvements. CIP project sheets identify the scope of the project, develop a preliminary schedule, estimate project costs, and determines funding sources. The projects identified in this Fee Study will be included in the City's CIP program. The funding sources for these projects are derived from the revenues from the development impact fees, bond proceeds, grant, and/or other revenue sources.

The City's CIP involves functional grouping of similar types of projects that are funded from a variety of sources. The CIP functional groups that apply to the Core Fee projects include the following:

- Group 71: General Government & Public Safety Facilities
- Group 72: Traffic Safety
- Group 73: Streets & Highway
- Group 74: Wastewater Improvements
- Group 75: Water Improvements
- Group 76: Drainage Improvements
- Group 78: Parks & Recreation Improvements
- Group 79: Program Management Services

MARK-UPS

Soft cost mark-ups are the costs that account for the functions that support construction including design, construction management, and contingency. Mark-ups are included in the estimated construction cost of a facility. The following mark-ups are applied to roadways, storm drainage, water, wastewater, parks, recreation, and general government facilities project costs.

Design	10%
Construction Management.....	10%
Contingency	15%

PROGRAM MANAGEMENT

A 5% Program Management Fee is also collected to fund the City's management and ongoing administration of the fee programs. The Program Management Fees will be collected in a separate fund.

FUND BALANCE

The fund balances used throughout this analysis were the City’s reported fund balances through June 30, 2020. The fund balances for each of the old fee areas were consolidated into one fund per facility type and are summarized in **Table 3-1**. New accounts for the consolidated funds will need to be created for parks, public facilities, public safety – fire, public safety – police, public safety – communication facilities, traffic, water, wastewater, and storm drainage. The accounts for NEI I and NEI II storm drainage will be combined into one new account per the “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted on October 2, 2018 by City Council through Resolution No. 2018-204.

Table 3-1: Fund Balance

Group	Fund Balance ⁽¹⁾
Public Facilities	\$ 4,331,854
Public Safety	\$ 4,869,856
Traffic	\$ 27,899,730
WWTP	\$ 12,103,143
Wastewater Conveyance	\$ 2,972,410
Water ⁽²⁾	\$ (5,681,214)
Storm Drainage ⁽⁴⁾	\$ 8,498,750
Neighborhood Park	\$ 1,753,951
Community Park	\$ 1,857,542
Program Management ⁽⁵⁾	\$ 170,572
Subtotal	\$ 58,776,593
NEI Storm Drainage ⁽³⁾	\$ 2,366,341
SMPA Storm Drainage ⁽³⁾	\$ 9,819,319
Total:	\$ 70,962,253

Notes:

- 1) Fund balances are shown as of 6/30/2020. The 08/2020 payment for Elissagaray Lots 15 & 16 is included in the fund balances.
- 2) The fund balance is negative due to NEI's entire water obligation being expended up front for the Water Treatment Plant Expansion.
- 3) NEI and SMPA will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed and South MacArthur Basin. As such, balances will be moved to the funds associated with the fees.
- 4) Storm Drainage fund balance does not include NEI and SMPA balances.
- 5) The program management fund balance only includes the program management from NEI I, NEI II, and Infill funds. The other program management funds were collected into Fund 391 which funds all fee related activities in the City.

I-205 AND ISP SOUTH

Multiple specific finance plans were adopted for the I-205 Corridor Specific Plan area. Each finance plan distributed the improvement costs to various parcels based on use. The specific financing plans included bond financing to fund the parcel's fair share obligation. These financing plans locked these parcels into the fees and as such, these parcels are excluded from the Core Fee program and will pay the adopted financing plan fees. **Tables 3-2** summarizes the total fees that will be collected at building permit issuance from the I-205 parcels that are subject to an existing I-205 Finance Plan. These parcels will pay their adopted I-205 Finance Plan Fees.

Table 3-2: I-205 Fees Remaining from Fixed Finance Plans

Fee Description	Associated Fee	GL-2 Tracy Aspire Phase II								Total
		M-4-1b 18.03	GL-2A 9.47	GL-17B (1C) 3.06	M-4-2 1.06	M-4-3 0.82	M-4-4 0.81			
Gross Area (Acres)										
Road Circulation	Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,254	\$ 215,254	
Intersect & Signals:	Traffic	\$ 74,332	\$ -	\$ -	\$ 3,483	\$ 2,704	\$ 2,652	\$ 11,319	\$ 94,490	
Intersection Mitigations	Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,575	\$ 19,575	
Subtotal Roadway Costs:	Traffic	\$ 74,332	\$ -	\$ -	\$ 3,483	\$ 2,704	\$ 2,652	\$ 246,147	\$ 329,318	
Sanitary Sewer Treatment:	WWTP	\$ 101,233	\$ 42,141	\$ 18,634	\$ 4,744	\$ 3,683	\$ 3,612	\$ 44,745	\$ 218,792	
Sanitary Sewer Collection:	WW Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,019	\$ 9,019	
Water Distribution:	Water	\$ -	\$ -	\$ 6,567	\$ -	\$ -	\$ -	\$ 6,490	\$ 13,056	
Water Distribution(Off-Site):	Water	\$ -	\$ -	\$ 6,736	\$ -	\$ -	\$ -	\$ 57,498	\$ 64,234	
Water Supply:	Water	\$ 79,139	\$ 24,048	\$ 10,470	\$ 3,708	\$ 2,879	\$ 2,824	\$ (32,557)	\$ 90,511	
Water Treat / Storage	Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,222	\$ 66,222	
Storm Drains:	Storm Drain	\$ -	\$ -	\$ 7,418	\$ -	\$ -	\$ -	\$ 1,321	\$ 8,739	
Irrigation (NBID)	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,511	\$ 10,511	
Entries & Gateways ⁽¹⁾	Water	\$ 39,644	\$ -	\$ 8,008	\$ 1,858	\$ 1,442	\$ 1,414	\$ -	\$ 52,366	
Downtown Assistance:	Other	\$ 20,042	\$ 3,174	\$ 1,582	\$ 939	\$ 729	\$ 715	\$ 1,528	\$ 28,710	
Arterials - Park & Ride	Traffic	\$ -	\$ 2,276	\$ 2,349	\$ -	\$ -	\$ -	\$ 2,286	\$ 6,911	
Air Quality:	Air Quality	\$ 1,914	\$ 137	\$ 142	\$ 90	\$ 70	\$ 68	\$ 130	\$ 2,551	
Swainson Hawk:	Swainson Hawk	\$ 49,029	\$ 7,766	\$ -	\$ 2,298	\$ 1,784	\$ 1,749	\$ 4,464	\$ 67,090	
Fire / Public Works Capital:	Public Facilities & Safety	\$ 34,695	\$ -	\$ -	\$ 1,626	\$ 1,262	\$ 1,238	\$ 24,895	\$ 63,716	
Contingency (15%):	Mark-ups	\$ -	\$ 6,663	\$ 7,457	\$ 504	\$ 391	\$ 384	\$ 67,434	\$ 82,833	
Design & Construction Fees (15%):	Mark-ups	\$ -	\$ 6,663	\$ 7,457	\$ 522	\$ 406	\$ 393	\$ 67,434	\$ 82,875	
Credit from CFD 91-1 Overlap ⁽²⁾	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,348)	\$ (7,348)	
Agricultural Conversion Fee	Other	\$ 3,397	\$ 648	\$ -	\$ 159	\$ 124	\$ 121	\$ 426	\$ 4,875	
Eastside Sewer	WW Conveyance	\$ 19,012	\$ -	\$ -	\$ 891	\$ 692	\$ 678	\$ -	\$ 21,273	
Communication Tower Fee	Public Safety	\$ 7,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,747	
Program Management	Program Mangement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,890	\$ 18,890	
Total Fees to be Collected:		\$ 430,184	\$ 93,516	\$ 76,820	\$ 20,822	\$ 16,166	\$ 15,848	\$ 589,534	\$ 1,242,890	

Notes:

1) Item funds transferred to water treatment/storage per City Council direction

2) Credit from CFD 91-1 overlap.

Table 3-3 summarizes the total WWTP upgrade fees that that will be collected at building permit issuance from the ISP South parcels. ISP South parcels are located within AD 84-1, which funded the wastewater capacity for the parcels. Additionally, AD 84-1 properties were required to fund the WWTP upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, ISP South land uses will pay the AD 84-1 upgrade fee escalated by ENR in lieu of the Core Fees WWTP Fees.

Table 3-3: ISP South AD 84-1 WWTP Upgrade Fees

Land Use	WWTP Upgrade Fees ^(1, 2)	WWTP Upgrade Fees Adjusted ⁽³⁾	ISP South Remaining Land Use ⁽⁴⁾	Total Fees to be Collected	Total Fees to be Collected (Less PM)
<u>Residential (Per Unit)</u>			<i>(DU)</i>		
HDR (attached 4+)	\$ 1,295	\$ 1,786	720	\$ 1,285,920	\$ 1,239,994
<u>Non-Residential (Per Acre)</u>			<i>(Acres)</i>		
Office	\$ 8,938	\$ 12,329	40.5	\$ 499,201	\$ 481,373
Commercial / Retail	\$ 8,938	\$ 12,329	4.0	\$ 49,069	\$ 47,317
Industrial	\$ 10,356	\$ 14,284	100.3	\$ 1,432,271	\$ 1,381,118
Total Fees to be Collected:				\$ 3,266,462	\$ 3,149,802

Notes:

- 1) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions.
- 2) WWTP Upgrade Fees per the Updated ISP South Finance and Implementation Plan adopted on March 17, 2009, by Resolution No. 2009-048.
- 3) Fees escalated by ENR to June 2021.
- 4) Remaining land use as of 6/30/2020.

4. GROUP 71 & 78: PUBLIC FACILITIES

BACKGROUND

The Core Fee program area will pay a Public Facilities Fee at building permit issuance for the Group 71 General Government and Group 78 Recreational Facility projects described in this section. The Public Facilities Fee is based on the remaining costs that were identified in the adopted public building technical studies for each of the specific plan areas. The technical studies combined the general government facilities, recreational facilities, and public safety facilities into one fee. This Fee Study distinguishes and creates separate fees for Public Facilities (Group 71 General Government and Group 78 Recreational Facility) and Public Safety Facilities. The general government and recreational facilities will be funded through the Public Facilities Fee and the public safety facilities will be funded through the Public Safety Fee. The Public Safety Fees and Public Facility Fees will be collected into separate funds. The following is a summary of the adopted studies used in this analysis:

- “Public Building Impact Fee Study for the City of Tracy” by Muni Financial, December 2000, updated July 2007.
- “Northeast Industrial Area Public Buildings Impact Fee Justification Study” by the City of Tracy, November 1999.
- “Public Building Impact Fee Study Update Northeast Industrial Area (NEI) April 2005” by Harris & Associates, April 2005.
- “Plan C Public Buildings Impact Fee Justification Report” by City of Tracy, July 7, 1998.
- “Presidio Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, August 1999.
- “ISP- South Planning Area Public Facilities Impact Fee Justification Study (2000)” by the City of Tracy, 2000 and updated on October 21, 2008 by Resolution No. 2008-223.
- “South MacArthur Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, June 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 71 General Government is \$1,970,237 and Group 78 Recreational Improvements is \$6,268,776, for a total of \$8,239,013. **Table 4-1** summarizes the Public Facilities Fee.

Table 4-1: Public Facilities Fee

Land Use Type	Public Facilities Fee ^(1, 2)	
<u>Residential</u>	<i>Per DU</i>	
SFR	\$	2,915
MFR (attached 2-4)	\$	2,385
HDR (attached 4+)	\$	1,945
<u>Non-Residential</u>	<i>Per 1,000 SF</i>	
Office	\$	116.43
Commercial / Retail	\$	69.76
Industrial	\$	23.09

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

PROJECT SUMMARY

Table 4-2 summarizes the Group 71 General Government CIP projects that are to be funded by the Public Facilities Fee.

Table 4-2: Group 71 General Government

CIP # ⁽¹⁾	Project	Remaining Project Cost ⁽²⁾
71091	BOYD Service Center Phase II, Reimbursement to General Fund	\$ 923,313
71PP-XXX	BOYD Service Center Future Phases	\$ 961,575
71035	City Hall Vehicles	\$ 85,349
	Total:	\$ 1,970,237

Notes:

- 1) 71PP-XXX designates a project that will need a CIP number assigned to it.
- 2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 4-3 summarizes the Group 78, recreational improvements CIP projects that are to be funded by the Public Facilities Fee. The library facilities expansion cost is the fair share of the cost attributable to the Core Fees Area based on the library cost estimate from the Master Plan. The fair share of the Ellis Aquatic Center is the fair share of the old impact fee program areas less the funding previously spent for pool facilities.

Table 4-3: Group 78 Recreational Improvements

CIP #	Project	Remaining Project Cost ⁽¹⁾
78088	Fair share of the library facilities expansion	\$ 3,801,463
78054	Fair share of the Ellis Aquatic Center	\$ 2,467,313
	Total:	\$ 6,268,776

Notes:

1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Public Facilities Fee is based on the Public Facilities cost per equivalent dwelling unit (EDU) and is calculated by taking the remaining project costs, subtracting the fund balance of all the public facilities funds, and then dividing it by the total number of EDUs. A worker generates a smaller demand than a resident and thus one worker is considered, on average, equivalent to 0.24 that of a resident based on the methodology used in the City's Public Facilities Master Plan. Group 78 CIP projects in **Table 4-3** are only paid by residential development since the demand for their projects are only generated by residential development. The total number of residents and workers generated and total EDUs are calculated in **Table 4-4** below.

Table 4-4: Total Equivalent Dwelling Units

Land Use Type	Number of Units/Bldg. sf	Density ⁽²⁾	Resident/Worker	Resident Equivalent ⁽¹⁾	Equivalent EDU ⁽³⁾	EDU Factor ⁽⁴⁾
Residential						
SFR	161	3.30 Persons per DU	530	530	161	1.000
MFR (attached 2-4)	282	2.70 Persons per DU	762	762	231	0.818
HDR (attached 4+)	1,252	2.20 Persons per DU	2,754	2,754	835	0.667
		Sub-Total:	4,045	4,045	1,226	
Non-Residential ⁽¹⁾						
Office	1,008,915	300 SF per worker	3,363.05	807	245	0.242
Commercial / Retail	682,019	500 SF per worker	1,364.04	327	99	0.145
Industrial	6,566,670	1500 SF per worker	4,377.78	1,051	318	0.048
		Sub-Total:	9,105	2,185	662	
Total:			13,150	6,230	1,888	

Notes:

- 1) The impact of a worker compared to a resident for public facilities is considered to be 0.24 times that of a new resident based on the City's Public Facilities Master Plan.
- 2) Residential and non-residential densities are based on the City of Tracy Infrastructure Master Plan.
- 3) EDU's for residential land uses are calculated by multiplying each land uses dwelling units by the EDU Factor. EDU's for non-residential land uses are calculated by dividing the land uses resident equivalent by the SFR density of 3.30 persons/DU.
- 4) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDU's by thousand building square foot.

The Public Facilities cost per EDU is calculated in **Table 4-5**.

Table 4-5: Public Facilities Cost per EDU

Description	Public Facilities		Total
	Public Buildings	Recreational Facilities ⁽²⁾	
Total Cost:	\$ 1,970,237	\$ 6,268,776	\$ 8,239,013
Less: Fund Balance:	\$ 1,048,230	\$ 3,283,624	\$ 4,331,854
Less: Fees to be Collected ⁽¹⁾ :	\$ 13,476	\$ -	\$ 13,476
Cost Remaining:	\$ 908,531	\$ 2,985,152	\$ 3,893,683
Equivalent EDUs:	1,888	1,226	
Cost/Equivalent EDU:	\$ 481.11	\$ 2,434.44	\$ 2,915.55

Notes:

1) The fees to be collected consist of the fees from the I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

2) Non-residential land uses will not be allocated a cost as non-residential land uses do not benefit from recreational facilities.

The Public Facilities Fee for residential and non-residential land uses is calculated by multiplying the Public Facilities cost per EDU in **Table 4-5** by the EDU factors as shown in **Table 4-6**.

Table 4-6: Public Facilities Fee Calculation

Land Use Type	EDU Factor ⁽⁴⁾	Public Buildings (Rounded) ^(1, 2)	Recreational Facilities (Rounded) ^(1, 2, 3)	Total Public Facilities Fee (Rounded) ^(1, 2)
Residential		<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	1.000	\$ 481	\$ 2,434	\$ 2,915
MFR (attached 2-4)	0.818	\$ 394	\$ 1,991	\$ 2,385
HDR (attached 4+)	0.667	\$ 321	\$ 1,624	\$ 1,945
Non-Residential ⁽¹⁾		<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>
Office	0.242	\$ 116.43	\$ -	\$ 116.43
Commercial / Retail	0.145	\$ 69.76	\$ -	\$ 69.76
Industrial	0.048	\$ 23.09	\$ -	\$ 23.09

Notes:

1) Residential fees are rounded to the nearest dollar and non-residential fees are rounded to the nearest cent. Total fee revenue may differ due to rounding.

2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

3) Non-residential land uses are not allocated a cost for recreation facilities as non-residential land uses do not benefit from recreational facilities.

4) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDU's by thousand building square feet.

NEXUS REQUIREMENT SUMMARY

The Public Facilities Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Public Facilities Fee is to fund the general government and recreational facilities generated by new development and growth in the City. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund a portion of the BOYD Service Center Phase II and purchase of new City vehicles as shown in **Table 4-2** as well as recreational facilities including a portion of the new aquatic center and a portion of the library expansion as shown in **Table 4-3**. These projects were identified in the various technical studies as the facilities required to mitigate the impact of new development in the Core Fee Area. Other projects were also identified but have been completed.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The Public Facilities Fee will be used to fund the Group 71 projects consisting of the BOYD Service Center Phase II and purchase of new City vehicles necessary to serve the increased residents and businesses and to fund the Group 78 projects consisting of a portion of the library expansion and a portion of the new aquatic center necessary to service increased residents. The Public Facilities Fee is calculated based on the number of new residents and workers that are generated by new development. The library expansion and new aquatic center costs will only be paid by the residential land uses as the non-residential land uses do not generate the need for these facilities. This methodology ensures a reasonable relationship between the fees use and the type of development project. The calculations are shown in **Table 4-4**, **Table 4-5**, and **Table 4-6**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for a new public works facility and city vehicles. The addition of new residents also creates the need for new recreational facilities, including a library and aquatic center. These facilities are necessary in order to maintain the required level of service. The Public Facilities Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. New workers

generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.24 that of a resident. In addition, non-residential land uses do not pay for the Group 78 recreational projects as the library and aquatic center generally do not directly benefit non-residential land uses. This relationship is calculated in **Tables 4-4 and 4-5**.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Public Facilities Fee will provide the funding for the required general government facilities and recreational buildings. These facilities and costs are summarized in **Table 4-2** and **Table 4-3**. The cost is spread to each land use based on the number of new residents or workers that the land use will generate calculated as an EDU equivalent as shown in **Table 4-4**, **Table 4-5**, and **Table 4-6**. By spreading the fee based on the EDU equivalent, each new residential unit and each new non-residential development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of residents and workers. Non-residential land uses will not be allocated a cost for the recreational facilities as these land uses do not generate a need for these recreational facilities based on the impact of their development on the facilities.

5. GROUP 71: PUBLIC SAFETY FACILITIES

BACKGROUND

The Core Fee program area will pay a public safety impact fee at building permit issuance for the public safety facility projects described in this section. The Public Safety Fee is based on the remaining cost identified in the adopted public building technical studies for each of the specific plan areas. The technical studies combined the general government facilities, recreational facilities, and public safety facilities into one fee. This Fee Study distinguishes and creates separate fees for Public Facilities and Public Safety Facilities (Police, Fire, and Communication Facilities). The general government and recreational facilities will be funded through the Public Facilities Fee and the public safety facilities will be funded through the Public Safety Fee. The Public Safety Fee is separated into three separate fee components: Police Fee, Fire Fee, and Communication Facilities Fee. Each Fee will be collected into separate funds. The following is a summary of the adopted studies used in this analysis:

- “Public Building Impact Fee Study for the City of Tracy” by Muni Financial, December 2000, updated July 2007.
- “Northeast Industrial Area Public Buildings Impact Fee Justification Study” by the City of Tracy, November 1999.
- “Public Building Impact Fee Study Update Northeast Industrial Area (NEI) April 2005” by Harris & Associates, April 2005.
- “Plan C Public Buildings Impact Fee Justification Report” by City of Tracy, July 7, 1998.
- “Presidio Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, August 1999.
- “ISP- South Planning Area Public Facilities Impact Fee Justification Study (2000)” by the City of Tracy, 2000 and updated on October 21, 2008 by Resolution No. 2008-223.
- “South MacArthur Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, June 1999.

FEE SUMMARY

The Public Safety Fee will fund the Group 71 Public Safety Facilities for fire, police and communication facilities in the City. The Core Fee Program obligation towards fire facilities is \$7,423,734, police facilities is \$1,666,243, and communication facilities is \$176,080, for a total of \$9,266,057.

Table 5-1 summarizes the Public Safety Fees; which includes separate fees for police, fire, and communication facilities.

Table 5-1: Public Safety Fee

Land Use Type	Public Safety Fee			
	Fire Fee ^(1, 2)	Police Fee ^(1, 2)	Communication Facilities Fee ^(1, 2, 3)	Total Fee ^(1, 2, 3)
<u>Residential</u>	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>
SFR	\$ 1,331	\$ 300	\$ 29	\$ 1,660
MFR (attached 2-4)	\$ 1,089	\$ 246	\$ 24	\$ 1,359
HDR (attached 4+)	\$ 888	\$ 200	\$ 19	\$ 1,107
<u>Non-Residential</u>	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>
Office	\$ 672.24	\$ 151.60	\$ 14.75	\$ 838.59
Commercial / Retail	\$ 403.34	\$ 90.96	\$ 8.85	\$ 503.15
Industrial	\$ 134.45	\$ 30.32	\$ 2.95	\$ 167.72

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.
- 3) The Tower Fee adopted on September 16, 2014, is included in this fee.

PROJECT SUMMARY

Table 5-2 summarizes the Group 71 Public Safety Facilities CIP projects that are to be funded by the Public Safety Fee.

Table 5-2: Group 71 Public Safety Facilities

CIP #	Project	Remaining Project Cost ⁽¹⁾
71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 4,869,673
71099	New Fire Vehicle	\$ 1,033,510
71PP-052	Fire Station 99 (Ellis)	\$ 595,551
	Fire Station 92 - Reimbursement to General Fund	\$ 925,000
Fire Facilities Total:		\$ 7,423,734
	Police Radio Repeater & Tower Reimbursement to General Fund	\$ 29,417
71PP-060	Police Facility Expansion for Additional Officers	\$ 1,636,826
Police Facilities Total:		\$ 1,666,243
	Communication Tower and Equipment Reimbursement to General Fund	\$ 176,080
Communication Facilities Total:		\$ 176,080
Public Safety Total:		\$ 9,266,057

Notes:

- 1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Public Safety Fee for each of the three components is based on the cost per EDU calculated by taking the remaining project costs, subtracting the fund balance of all the public safety funds, and then dividing it by the total number of EDUs. A worker generates a smaller demand than a resident and thus one worker is considered, on average, equivalent to 0.5 that of a resident based on the methodology used in the City's Public Safety Master Plan. The total number of residents and workers generated and total EDUs are calculated in **Table 5-3** below.

Table 5-3: Total Equivalent Dwelling Units

Land Use Type	Number of Units/Bldg. sf	Density ⁽¹⁾	Resident/ Worker	Resident Equivalent ⁽⁴⁾	Equivalent EDU ⁽²⁾	EDU Factor ⁽³⁾
Residential						
SFR	161	3.30 Persons per DU	530	530	161	1.000
MFR (attached 2-4)	282	2.70 Persons per DU	762	762	231	0.818
HDR (attached 4+)	1,252	2.20 Persons per DU	2,754	2,754	835	0.667
		Sub-Total:	4,045	4,045	1,226	
Non-Residential						
Office	1,008,915	300 SF per worker	3,363.05	1,682	510	0.505
Commercial / Retail	682,019	500 SF per worker	1,364.04	682	207	0.303
Industrial	6,566,670	1500 SF per worker	4,377.78	2,189	663	0.101
		Sub-Total:	9,105	4,552	1,380	
Total:			13,150	8,598	2,606	

Notes:

- 1) Residential and non-residential densities are based on the City of Tracy Infrastructure Master Plan.
- 2) EDUs for residential land uses are calculated by multiplying each land uses dwelling units by the EDU Factor. EDUs for non-residential land uses are calculated by dividing the land uses resident equivalent by the SFR density of 3.30 persons/DU.
- 3) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDUs by thousand building square foot.
- 4) The impact of a worker compared to a resident for public safety facilities is considered to be 0.5 times that of a new resident based on the City's Public Safety Master Plan.

The cost per EDU calculation is shown in **Table 5-4**.

Table 5-4: Public Safety Fee Cost per EDU

Description	Public Safety			Total
	Fire	Police	Communication Facilities	
Total Cost:	\$ 7,423,734	\$ 1,666,243	\$ 176,080	\$ 9,266,057
Less: Fund Balance:	\$ 3,904,835	\$ 872,789	\$ 92,232	\$ 4,869,856
Less: Fees to be Collected ⁽¹⁾ :	\$ 50,202	\$ 11,221	\$ 7,747	\$ 69,170
Cost Remaining:	\$ 3,468,697	\$ 782,233	\$ 76,101	\$ 4,327,031
Equivalent EDUs:	2,606	2,606	2,606	
Cost/Equivalent EDU:	\$ 1,331.17	\$ 300.20	\$ 29.21	\$ 1,660.58

Notes:

1) The fees to be collected consist of the fees from the I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The Public Safety Fees for residential and non-residential land uses are calculated by multiplying the cost per EDU in **Table 5-4** by the EDU factors as shown in **Table 5-5**.

Table 5-5: Public Safety Fee Calculation

Land Use Type	EDU Factor ⁽³⁾	Fire Fee (Rounded) ^(1, 2)	Police Fee (Rounded) ^(1, 2)	Communication Facilities Fee (Rounded) ^(1, 2)	Total Public Safety Fee (Rounded) ^(1, 2)
Residential		<i>per DU</i>	<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	1.000	\$ 1,331	\$ 300	\$ 29	\$ 1,660
MFR (attached 2-4)	0.818	\$ 1,089	\$ 246	\$ 24	\$ 1,359
HDR (attached 4+)	0.667	\$ 888	\$ 200	\$ 19	\$ 1,107
Non-Residential		<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>
Office	0.505	\$ 672.24	\$ 151.60	\$ 14.75	\$ 838.59
Commercial / Retail	0.303	\$ 403.34	\$ 90.96	\$ 8.85	\$ 503.15
Industrial	0.101	\$ 134.45	\$ 30.32	\$ 2.95	\$ 167.72

Notes:

- 1) Residential fees are rounded to the nearest dollar and non-residential fees are rounded to the nearest cent. Total fee revenue may differ due to rounding.
- 2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.
- 3) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDUs by thousand building square foot.

NEXUS REQUIREMENT SUMMARY

The Public Safety Fee component of the Core Fees; comprised of three separate fee components; Fire Fee, Police Fee, and Communication Facilities Fee, meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Public Safety Fee is to fund the fire, police, and communication facilities generated by new development and the growth in the City. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the public safety facilities including fire, police, and communication facilities summarized in **Table 5-2**. These projects were identified in the various technical studies as the facilities required to mitigate the impact of the Core Fee program area. Other projects were also identified in those studies but have already been completed.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The Public Safety Fee will be used to fund the Group 71 public safety CIP projects consisting of new fire, police, and communication facilities necessary to serve the increased residents and businesses in the City. The Public Safety Fee is calculated based on the estimated number of new residents or workers that are generated by new development. This methodology ensures that each development project will only pay for their fair share of the public safety facilities. This calculation is shown in **Table 5-3**, **Table 5-4**, and **Table 5-5**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional public safety facilities for fire, police, and communication facilities, which is necessary in order to maintain the required level of service. The fee is based on the number of workers and/or residents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.5 times that of a resident. The relationship between the need for the facility and the type of development project is shown in **Tables 5-3 and 5-4**.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The Public Safety Fee will provide the funding for the required public safety facilities for fire, police, and communication facilities. These facilities and costs are summarized in **Table 5-2**. The cost is spread to each land use based on the number of new residents and workers that the land use will generate calculated as an EDU equivalent as shown in **Table 5-3**, **Table 5-4**, and **Table 5-5**. By spreading the fee based on the EDU's equivalent, each new residential unit and each new non-residential development is only paying for their fair share of the required facilities based on the impact of their development on the facilities.

6. GROUP 72 & 73: TRAFFIC SAFETY, STREETS AND HIGHWAY

BACKGROUND

The Core Fee program area will pay a traffic impact fee at building permit issuance for CIP projects described in this section. The Traffic Fee is comprised of Group 72 Traffic Safety and Group 73 Streets and Highway projects described in this section. The Traffic Fee is based on the remaining costs from the adopted traffic technical studies identified in each of the specific plan areas. Following is a summary of these adopted reports:

- “Infill Specific Plan Traffic Fee Revision” by Fehr & Peers Associates, Inc., October 2011.
- “ISP South and Infill Traffic Fee Study - Program Cost Shares” by Fehr & Peers Associates, Inc., October 13, 2008.
- “Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Northeast Industrial Phase 1 Roadway Fee” Fehr & Peers Associates, Inc., October 1, 1999.
- “Phase 2 – Northeast Industrial Triggers” by Fehr & Peers Associates, Inc., January 28, 2005.
- “Benefit and Burden Analysis for Northeast Industrial” by Fehr & Peers Associates, Inc., April 2005.
- “Final Technical Report: Plan C Area– Roadway Fee” by Fehr & Peers Associates, Inc., June 22, 1999.
- “Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Presidio” by Fehr & Peers Associates, Inc., July 28, 1999.
- “Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for South MacArthur” by the Fehr & Peers Associates, Inc., July 27, 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 72 Traffic Safety is \$24,642,609 and Group 73 Streets and Highway is \$37,325,738, for a total of \$61,968,347.

The following **Table 6-1** summarizes the Traffic Fee for each land use type. Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the Tracy Transit Center qualify for a twenty percent (20%) Traffic Fee reduction if they meet the criteria discussed below.

Table 6-1: Traffic Fee

Land Use Type	Traffic Fee ^(1, 2, 3)
<u>Residential</u>	<i>Per DU</i>
SFR	\$ 5,924
MFR (attached 2-4)	\$ 2,844
HDR (attached 4+)	\$ 2,844
<u>Non-Residential</u>	<i>Per Acre</i>
Office	\$ 77,311
Commercial / Retail	\$ 111,553
Industrial	\$ 61,553

Notes:

- 1) Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the transit center, will receive a 20% Traffic Fee reduction.
- 2) Fees do not include program management. The program management is separated into its own fee.
- 3) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

REDUCED TRAFFIC FEES

Residential developments near transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation. According to various transportation studies, measurable trip reductions result for projects that are near transit stations and where there are a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above criteria, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

1. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
2. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.
3. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

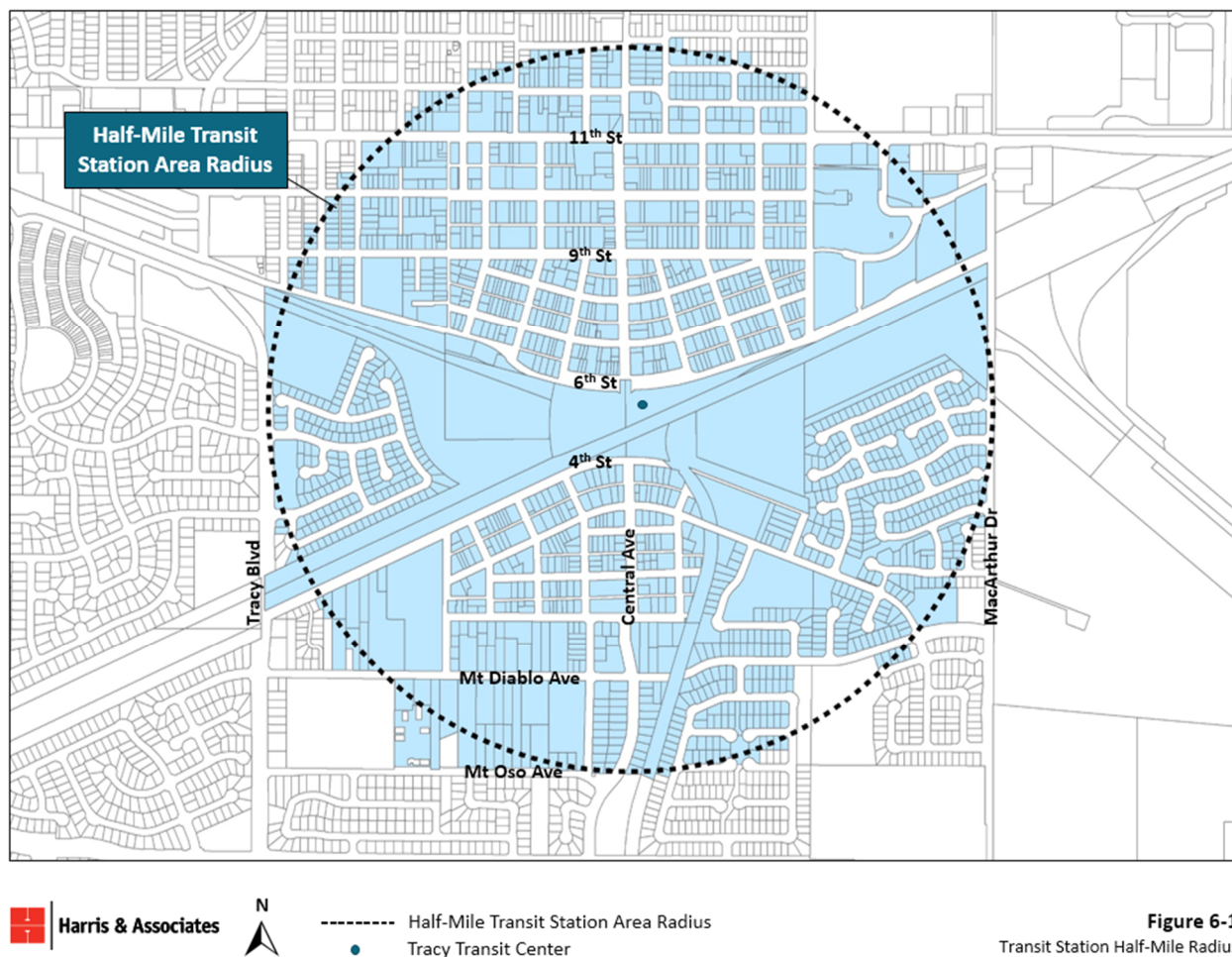
For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, "Transit station" means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also a "housing development" shall be defined by California Government Code Section 66005.1, which is a development project with common

ownership and financing consisting of residential use or mixed use where not less than fifty percent (50%) of the floor space is for residential use.

The Tracy Transit Center, located in Downtown Tracy at Central Avenue and 6th Street, is served by bus transit services operated by the City of Tracy (City) and the San Joaquin Regional Transit District (RTD). The City operates TRACER fixed-routes and on-demand services in the downtown area. Seven TRACER fixed bus routes serve the Tracy Transit Center. The San Joaquin Regional Transit District (RTD) provides the City with intercity and regional transit services. RTD commuter routes stop at the Tracy Transit Center as part of travel between Downtown Stockton and Dublin/Pleasanton Bay Area Rapid Transit (BART) RTD. Hopper services connect the Tracy Transit Center with Stockton and Mountain House.

New housing developments within a half mile of the transit center, as shown in Figure 6-1, will qualify to receive a twenty percent (20%) Traffic Fee reduction as long as they meet the above criteria. This reduction is based on the anticipated reduction in trips due to the close proximity to the transit center. This percentage was derived through consultation with the City's traffic engineer and review of other traffic studies for transit centers.

Figure 6-1: Downtown Transit Station Half-Mile Radius



PROJECT SUMMARY

Table 6-2 and **Table 6-3**, summarizes the Group 72, Traffic Safety and Group 73, Streets and Highway CIP projects. These projects represent the fair share costs of the Core Fee program, less expenditures previously made.

Table 6-2: Group 72 Traffic Safety Facilities

CIP #	Project	Description ⁽¹⁾	Remaining Project Cost ⁽²⁾
72014	MacArthur Drive & Pescadero / MacArthur Dr & I-205	Update existing traffic improvements at MacArthur Dr. & Pescadero. Add RT and TL on NB and SB lane. Accommodate changes in MacArthur Dr due to widening of I-205 to 6 lanes. Pays fair share of the total cost.	\$ 1,374,460
72062	MacArthur Drive / I-205 Interchange	Interchange Improvements upgrading from a diamond interchange to a parclo.	\$ 16,164,096
72074	Traffic Signal at Tracy Blvd./Valpico Road	Intersection Improvements to provide SDAA movements for truck routes and to realign intersection to provide adequate transition. This is a continuation of CIP 72038.	\$ 465,080
72082	Valpico Road / Sycamore Parkway	Install 4-way signal flasher. Signalize and interconnect with Tracy and Sycamore on Schulte Road. Pays fair share of the total cost.	\$ 204,422
72094	Tracy Boulevard / Gandy Dancer	Signalize to improve traffic flow at existing intersection.	\$ 366,250
72095	Corral Hollow Road / Valpico Road	Signalize & widen SB approach to provide 1 TL and 1 TR Lane. Pays fair share of the total cost.	\$ 742,363
72PP-028	Grant Line Road / Power Road (Street "A")	Signalize and intersection improvements.	\$ 878,484
72102	Naglee Road / Auto Plaza Drive	Signalize and Intersection Improvements. Pays fair share of the total cost.	\$ 619,481
72PP-030	Corral Hollow Road / I-580 EB and WB	At the interchange I-580 and Corral Hollow Road upgrade of rural interchange to an urban interchange. Pays fair share of the total cost.	\$ 781,792
72PP-056	Chrisman Road / Valpico Road	Re-stripe to modify NB approach to provide 1 LT and 1 thru lane. Re-stripe to modify SB approach to provide 1 Thru and 1 RT.	\$ 312,845
72PP-064	Grant Line Road / Lincoln Boulevard	Re-stripe to modify NB approach. Pays fair share of the total cost.	\$ 51,676
72PP-081	Grant Line Road / Lammers Road	Signalize. Eastbound One LT lane, three through lanes, and one RT. Westbound three LT lanes, one shared TR and one RT lane. Pays fair share of the total cost.	\$ 70,479
72PP-082	Grant Line Road / Naglee Road / I-205 WB ramps	Change existing shared through left lane to exclusive left lane and through on SB Naglee. Utilize 2nd LT lane on EB Grant Line Road. Optimize Signal Timing. Pays fair share of the total cost.	\$ 68,223
72PP-084	I-205 EB Ramps / Grant Line Road	Add 2nd EB LT on Grant Line Rd onto EB on-ramp and modify RT on WB Grant Line Rd to be permitted RT. Change existing right to free right on I-205 EB off-ramp and add receiving/acceleration lane to 400' on EB Grant Line Rd. Optimize signal timing. Pays fair share of the total cost.	\$ 767,104
72PP-087	Corral Hollow Road / Eleventh Street	Widen NB approach to add 1 thru Lane, Widen SB approach to add 1 thru lane, Convert EB and WB RT lanes from permitted to free. Modify Signal. Pays fair share of the total cost.	\$ 25,380
72PP-089	Auto Plaza Drive / Corral Hollow Road	New side street stop controlled intersection, two through lanes and one LT on NB. One through lane and 1 shared through RT on SB. One LT and RT on EB. Pays fair share of the total cost.	\$ 192,375
72PP-094	Eleventh Street / Lincoln Boulevard	Modify WB shared right lane to TL. Add WB RT. Restripe SB approach to provide LT, shared TL, RT, and modify signal.	\$ 990,253
CIP Sub-Total:			\$ 24,074,763
Reimbursement			
72038/72074	Traffic Signal at Tracy Blvd./Valpico Road	Traffic Signal at Tracy Boulevard and Valpico Boulevard. Reimbursement is due to Shea.	\$ 567,846
Reimbursement CIP Sub-Total:			\$ 567,846
Group 72 Total:			\$ 24,642,609

Notes:

1) EB = Eastbound; WB = Westbound; NB=Northbound; SB=Southbound; LT=Left-Turn; RT=Right-Turn; TR=Through-Right; TL=Through-Left.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 6-3: Group 73 Streets and Highway Facilities

CIP #	Project	Description	Remaining Project Cost ⁽¹⁾
73035	Grant Line Road: I-205 to Lammers	Widen to 2 lanes in each direction. Pays fair share of the total cost.	\$ 3,318,674
73057	Street "C" east/west: Naglee Road to Corral Hollow Road	Construct 2,000 LF new street on the north side of the mall. With landscaped median, curb, gutter, and sidewalk.	\$ 2,651,745
73090	Acquire ROW for Chrisman Road: I-205 to Grant Line Road	Acquire ROW.	\$ 2,791,330
73095	Valpico Road: Tracy Boulevard to 500' East of Pebblebrook Drive	Rural to 4 lane arterial. Pays fair share of the total cost.	\$ 6,053,140
73103	Corral Hollow Road: 11th Street to Schulte Road	Widen 4 lane major arterial to a 6 lane major arterial. Pays fair share of the total cost.	\$ 2,352,631
73126	MacArthur Drive: Schulte Road to Valpico Road Phase II	Widen to a 4 lane major arterial. Pays fair share of the total cost.	\$ 213,151
73143	Widen 11th Street: MacArthur Drive to Chrisman Road	Widen to 4 lane expressway. Pays fair share of the total cost.	\$ 651,895
73158	Aqueduct Crossing for Corral Hollow Road	Construct two 4 lane crossings over the aqueducts. Pays fair share of the total cost.	\$ 736,732
73159	MacArthur Drive: I-205 to Pescadero Ave	Widen to a 4-lane major arterial. Median breaks with left turn access/egress to parcels between Pescadero Road and the interchange should not be allowed.	\$ 1,202,225
73159	Acquire ROW for MacArthur Drive: I-205 to Pescadero Ave	Acquire ROW.	\$ 443,641
73PP-041	MacArthur Drive: 11th Street to Schulte Road	Widen to 4 lane major arterial. Core Fees pays 3.3% of the total project cost.	\$ 1,362,771
73PP-042	Grant Line Road: Corral Hollow Road to Tracy Boulevard	Widen to 6 lane major arterial. Pays fair share of the total cost.	\$ 1,082,059
73PP-043	Grant Line Road: Byron Road to Street "A" (Power Road)	Widen to 4 lanes. Pays fair share of the total cost.	\$ 242,136
73PP-046	Corral Hollow Road: Old Schulte to I-580	Widen 2 lanes to 4 lane arterial. Pays fair share of the total cost.	\$ 1,837,443
73PP-047	Lammers Road: 11th Street to Linne Road	2 lane rural highway to 4 lane expressway. Pays fair share of the total cost.	\$ 1,238,792
73PP-048	Schulte Road: New Alignment west of Lammers	New 6 lane roadway. Pays fair share of the total cost.	\$ 314,907
73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	Construct arterial 4 lane major arterial. Pays fair share of the total cost.	\$ 471,473
73PP-050	Schulte Road: Presidio N/S arterial to Sycamore Parkway	Widen to 6 lane major arterial. Pays fair share of the total cost.	\$ 576,316
73PP-051	Valpico Road: Lammers Road to Corral Hollow	Widen from 2 lane rural highway to 4 lane major arterial. Pays fair share of the total cost.	\$ 906,905
73PP-071	MacArthur Drive: Approximately 650 LF from I-205 WB Ramps towards Arbor Ave, including frontage.	Widen to a 4 lane major arterial.	\$ 1,943,347
73PP-093	Pescadero Avenue: MacArthur Road to Paradise Road	Widen to 4 lane minor arterial.	\$ 3,091,762
73PP-093	Acquire ROW for Pescadero Ave widening	Acquire ROW.	\$ 1,882,893
73PP-095	Crossroads Drive Arterial - Greystone Drive to Schulte Road, Phase 2	4 lane major arterial. Pays fair share of the total cost.	\$ 244,206
		Sub-Total:	\$ 35,610,173
Reimbursements			
73062	Tracy Blvd. Widening - Sycamore to Valpico and Linne	Project is completed. Reimbursement to Shea is due.	\$ 1,183,505
7387/73126	MacArthur Drive: Schulte Road to Valpico Road Phase I	Phase I is completed. Schack & Company remaining reimbursement.	\$ 41,669
73061	Valpico Road Extension: Pebblebrook to MacArthur Drive	Project is partially completed. Reimbursement to Schack & Company and JB Valley Home is due.	\$ 288,219
73PP-093	Pescadero Avenue: MacArthur Road to Paradise Road	Duke Realty widened a portion of approximately 760 LF along Pescadero Ave in front of 213-070-89. Traffic credits for the improvements were provided from the Master Plan Transportation Fund for Duke Realty Home Depot Parking Lot development located in the Master Plan's NEI Future Phase area. Pescadero widening was partially funded through the NEI II fee program and as such the Core Fees will refund the Master Plan transportation Fund for providing credits.	\$ 29,958
73PP-093	Acquire ROW for Pescadero Ave widening	Duke Realty partially acquired 687 LF of ROW along Pescadero Ave in front of 213-070-89. Traffic credits for the improvements were provided from the Master Plan Transportation Fund for Duke Realty Home Depot Parking Lot development located in the Master Plan's NEI Future Phase area. Pescadero ROW was partially funded through the NEI II fee program and as such the Core Fees will refund the Master Plan transportation Fund for providing credits.	\$ 172,214
		Sub-Total:	\$ 1,715,565
		Total	\$ 37,325,738

Notes:

1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Traffic Fee is calculated by taking the remaining project costs, subtracting out the fund balance, and dividing it by the total number of EDUs. This calculation is shown in **Table 6-4** below.

Table 6-4: Traffic Cost per EDU Calculation

Description	Total
Total Cost: \$	61,968,347.47
Less: Fund Balance: \$	27,899,729.88
Less: Fees to be Collected ⁽¹⁾ : \$	395,240.00
Remaining Cost: \$	33,673,377.58
Total EDU:	5,684
Cost Per EDU: \$	5,924.24

Note:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The EDU is based on the number of trips generated by each land use in relation to a single family home. The total EDU is calculated by multiplying the number of units or acreage remaining by the corresponding EDU land use factor. This calculation is shown in **Table 6-5**.

Table 6-5: Traffic EDU Calculation

Land Use Type	Remaining Land Use	EDU ⁽¹⁾	Total EDU
<u>Residential</u>			
SFR	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	282 du	0.48 per du	135 EDU
HDR (attached 4+)	1,252 du	0.48 per du	601 EDU
<u>Non-Residential</u>			
Office	51 ac	13.05 per ac	672 EDU
Commercial / Retail	52 ac	18.83 per ac	983 EDU
Industrial	302 ac	10.39 per ac	3,133 EDU
Total:			5,684 EDU

Notes:

1) EDUs based on the ISP South and Infill Traffic Fee Study by Winnie Chung at Fehr & Peers, dated October 13, 2008.

The Traffic Fee per land use is then calculated by multiplying the fee per EDU by the EDU factors for each land use as shown in **Table 6-6**.

Table 6-6: Traffic Fee Calculation

Land Use Type	EDU ⁽¹⁾	Fee per EDU	Traffic Fee (Rounded) ^(2, 3, 4)
<u>Residential</u>			<i>per DU</i>
SFR	1.00 per du	\$ 5,924.24	\$ 5,924
MFR (attached 2-4)	0.48 per du	\$ 5,924.24	\$ 2,844
HDR (attached 4+)	0.48 per du	\$ 5,924.24	\$ 2,844
<u>Non-Residential</u>			<i>per ac</i>
Office	13.05 per ac	\$ 5,924.24	\$ 77,311
Commercial / Retail	18.83 per ac	\$ 5,924.24	\$ 111,553
Industrial	10.39 per ac	\$ 5,924.24	\$ 61,553

Notes:

- 1) EDU's based on the ISP South and Infill Traffic Fee Study by Winnie Chung at Fehr & Peers, dated October 13, 2008.
- 2) Traffic Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 3) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.
- 4) Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the transit center, will receive a 20% Traffic Fee reduction.

NEXUS REQUIREMENT SUMMARY

The Traffic Fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Traffic Fee is to fund the transportation infrastructure and facilities that are necessary to mitigate the traffic impacts created by new development. In order to accommodate this increased growth and the demand on the City's road infrastructure, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the projects summarized in **Tables 6-2** and **Table 6-3**. These projects were identified as the facilities required to mitigate the impact of new development on transportation infrastructure in the City through traffic studies.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The fee will be used to fund the new transportation infrastructure and facilities needed to serve the increased trips created by new residents and businesses in the

City. The cost of the transportation improvements is spread to each land use based on the number of trips generated by each land use. This correlation to trips ensures that each new development pays their fair share of the transportation costs. This calculation is shown in **Table 6-4**, **Table 6-5**, and **Table 6-6**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new transportation infrastructure and facilities as identified through traffic studies. To accommodate these additional trips, new transportation improvements will be needed. These improvements are identified in **Tables 6-2** and **Table 6-3**. Each new development pays their fair share of costs based on the number of trips generated.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The transportation facilities that are necessary for the new development are summarized in **Table 6-2** and **Table 6-3**. Each land use pays their fair share of costs based on the number of trips generated by that land use. The traffic fee calculation is shown in **Table 6-4**, **Table 6-5**, and **Table 6-6**. This methodology ensures that each land use only pays for their fair share of the transportation facilities.

7. GROUP 74: WASTEWATER IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay a WWTP impact fee and a wastewater conveyance (WW Conveyance) impact fee at building permit issuance for CIP projects described in this section. The WWTP Fee and WW Conveyance Fee is based on combining the remaining costs identified in the adopted wastewater technical studies for each of the specific plan areas. Following is a summary of these adopted reports:

- “Wastewater System Impact Fee Analysis for NEI and Chrisman Road Property,” by CH2MHill, September 22, 1999.
- “Wastewater System Fee for Infill Properties” by CH2M Hill, January 2012.
- “Wastewater System Analysis for Presidio” by CH2M Hill, December 1999.
- “Wastewater System Impact Fee Analysis for the NEI Phase 2 Area,” by CH2M Hill, February 8, 2005.
- “Wastewater System Fee and Benefit and Burden Analysis for Plan C” by CH2M Hill, February 1998.
- “South Industrial Specific Plan Wastewater System Analysis” by CH2M Hill, October 2008.
- “Wastewater System Fee Justification Study for South MacArthur Planning Area” by CH2M Hill, July 29, 1999.

FEE SUMMARY

The Core Fee Program obligation towards WWTP improvements is \$23,340,023 and for WW conveyance facilities is \$12,507,051, for a total of \$35,847,074.

Table 7-1 summarizes the WWTP Fee and WW Conveyance Fee. The old FIP areas of NEI I and ISP South will have reduced fees as noted below:

- Bond proceeds from NEI I funded a portion of the wastewater conveyance improvements needed to serve the specific plan area and as such, NEI I will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- ISP South high density residential will pay 85% of the Core Fees Wastewater Conveyance Fee and non-residential will pay 15% of the Core Fees Wastewater Conveyance Fee. This is due to the fact that the Eastside Sewer System capacity for the original ISP South Development area was funded through Assessment District (AD) 84-1. Due to higher inflow/infiltration into the pipes over time, the flow was increased by approximately 15% and thus additional fees were needed to fund the additional flows. In addition, some parcels changed land use from non-residential to high-density residential that triggered the need for additional improvements.

- ISP South parcels are located within AD 84-1 which funded wastewater capacity for the areas. In order to fund the WWTP upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, the ISP South land uses will pay the AD 84-1 wastewater treatment plant upgrade fee in lieu of the Core Fees WWTP Fee.

Table 7-1: WWTP and WW Conveyance

Land Use Type	WWTP Fee (1, 4, 5)	WW Conveyance Fee (2, 3, 4, 5)	Total Wastewater Fee (1, 2, 3, 4, 5)
<u>Residential</u>	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>
SFR	\$ 3,921	\$ 3,891	\$ 7,812
MFR (attached 2-4)	\$ 3,215	\$ 3,191	\$ 6,406
HDR (attached 4+)	\$ 2,627	\$ 2,607	\$ 5,234
<u>Non-Residential</u>	<i>Per Acre</i>	<i>Per Acre</i>	<i>Per Acre</i>
Office	\$ 19,918	\$ 19,769	\$ 39,687
Commercial / Retail	\$ 19,918	\$ 19,769	\$ 39,687
Industrial	\$ 18,467	\$ 18,329	\$ 36,796

Notes:

- 1) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions.
- 2) ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1.
- 3) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 4) Fees do not include program management. The program management is separated into its own fee.
- 5) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

PROJECT SUMMARY

Table 7-2 shows the CIP projects that are to be funded through the WWTP Fee. This cost represents the fair share of the Core Fee area that has not yet been expended. The Core Fee area has contributed to past expansion projects as well.

Table 7-2 WWTP Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
74PP-XXX	WWTP Expansion Future Phases	Wastewater Treatment Plant Expansion.	\$ 23,340,023
		Total:	\$ 23,340,023

Notes:

1) 74PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 7-3 shows the CIP projects that are to be funded through the WW Conveyance Fee.

Table 7-3 WW Conveyance Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
74084	East Side Sewer Upgrades	Fix existing bottleneck on East Side Sewer mains south of Grant Line Road and MacArthur intersection. Phase 2 and 3 will Install 4,000 LF of Parallel 24" line or replace existing line 30 inch line south of Grant Line Road.	\$ 5,689,935
74114 ⁽³⁾	Wastewater Collection System - NEI Area	9,500 LF of 21" gravity sewer north from Pescadero Rd along the eastern boundary of Yellow Freight to I-205 and Chrisman Rd extension, west on Arbor Ave, then south to the MacArthur Pump Station. Includes bore & jack crossing of I-205.	\$ 2,915,011
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Ditch Crossing	\$ 196,587
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Boring Pits on either side of I-205.	\$ 327,645
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Acquire temporary bore & jack easement under I-205.	\$ 71,048
74114 ⁽³⁾	Wastewater Collection System - NEI Area	2,700 LF of 8" line along the southern boundary of the current Home Depot and Tracy Pescadero Distribution Centers. (NEI FIP Parcels 3, 4, 5)	\$ 767,318
74PP-XXX ⁽³⁾	Acquire Easement	Acquire 20' Wide Easement (along NEI Phase 2 Parcels 3, 4, & 5).	\$ 244,655
74PP-XXX ⁽³⁾	Fair Share of the Corral Hollow Sewer Lines	Fair share of the Corral Hollow sewer upgrades identified in the Ellis Wastewater report, which include: 690 LF of 36", 4,279 LF of 27" pipe, 448 LF of 24", and 6,896 LF of 21". Improvements will be completed in 3 phases.	\$ 454,697
74PP-XXX ⁽³⁾	Fair Share of the City Core Sewer Upgrade	Fair share of improvements to the core sewer system analyzed as part of the Downtown Study.	\$ 1,211,787
74PP-XXX	Reimbursement to Hansen Sewer	Proportionate responsibility related to benefit from the excess capacity in the Hansen Road Sanitary Sewer conveyance systems to reimburse the enterprise fund.	\$ 586,045
74PP-XXX	Reimbursement to Byron Road Sewer	Proportionate benefit resulting from use of the excess capacity in Byron Road Sewer which connects to Hansen Road Sewer to reimburse developers who up fronted the sewer.	\$ 42,323
		Total:	\$ 12,507,051

Notes:

1) 74PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

3) Wastewater conveyance maps for NEI, Corral Hollow and City Core sewer are shown in Appendix E.

FEE METHODOLOGY

The WWTP Fee and WW Conveyance Fee is calculated by taking the remaining project costs, subtracting out the fund balance of all the wastewater funds and then dividing it by the number of EDUs shown in **Table 7-4**.

Table 7-4: Wastewater Fee per EDU Calculation

Description	WWTP	WW Conveyance
Total Cost:	\$ 23,340,023	\$ 12,507,051
Less: Fund Balance:	\$ 12,103,143	\$ 2,972,410
Less: Fees to be Collected ⁽¹⁾ :	\$ 3,406,994	\$ 35,608
Remaining Cost:	\$ 7,829,886	\$ 9,499,033
Total EDU:	1,997	2,441
Cost per EDU	\$ 3,920.82	\$ 3,891.45

Note:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees and the ISP South AD 84-1 WWTP Upgrade Fees that would be paid as the original capacity was funded through AD 84-1.

The wastewater anticipated to be generated by each land use is converted into an EDU equivalent, which is the estimated average daily flow of that land use compared to the estimated average daily flow of a single family home. This calculation is shown in **Table 7-5** and **Table 7-6**. The EDU calculations are different for the WWTP versus the conveyance calculations to account for specific plan areas that bond funded certain fee components.

Table 7-5: WWTP Fee EDU Calculation

Land Use Type	Residents per Unit	Wastewater Generation Rate ⁽²⁾	Remaining Land Use ⁽¹⁾	EDU	Total EDU
<u>Residential</u>					
SFR	3.30 per du	264 gpd/unit	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	2.70 per du	216 gpd/unit	282 du	0.82 per du	231 EDU
HDR (attached 4+)	2.20 per du	176 gpd/unit	532 du	0.67 per du	356 EDU
<u>Non-Residential</u>					
Office	N/A	1,140 gal/ac/day	11 ac	5.08 per ac	56 EDU
Commercial / Retail	N/A	1,140 gal/ac/day	48 ac	5.08 per ac	245 EDU
Industrial	N/A	1,056 gal/ac/day	201 ac	4.71 per ac	948 EDU
Total:					1,997 EDU

Notes:

- 1) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions. The land uses have been reduced accordingly.
- 2) Wastewater generation rates are based on the SFR rate from the "Tracy Wastewater Conveyance and Treatment Development Impact Fee Study" prepared by CH2MHill, January 2013.

Table 7-6: WW Conveyance Fee EDU Calculation

Land Use Type	Residents per Unit	Wastewater Generation Rate ⁽³⁾	Remaining Land Use ^(1, 2)	EDU	Total EDU
<u>Residential</u>					
SFR	3.30 per du	264 gpd/unit	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	2.70 per du	216 gpd/unit	282 du	0.82 per du	231 EDU
HDR (attached 4+)	2.20 per du	176 gpd/unit	1,144 du	0.67 per du	766 EDU
<u>Non-Residential</u>					
Office	N/A	1,140 gal/ac/day	17 ac	5.08 per ac	87 EDU
Commercial / Retail	N/A	1,140 gal/ac/day	49 ac	5.08 per ac	248 EDU
Industrial	N/A	1,056 gal/ac/day	201 ac	4.71 per ac	949 EDU
Total:					2,441 EDU

Notes:

- 1) ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1. The land uses have been reduced accordingly.
- 2) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee. The land uses have been reduced accordingly.
- 3) Wastewater generation rates are based on the SFR rate from the "Tracy Wastewater Conveyance and Treatment Development Impact Fee Study" prepared by CH2MHill, January 2013.

The total WWTP Fee and WW Conveyance Fee per land use is calculated by multiplying the fee per EDU by the number of EDU's per unit or acre as shown in **Table 7-7** and **Table 7-8**.

Table 7-7: WWTP Fee Calculation

Land Use Type	EDU	WWTP Fee per EDU	WWTP Fee ^(1, 2, 3) (Rounded)
<u>Residential</u>			<i>per DU</i>
SFR	1.00 per du	\$ 3,920.82	\$ 3,921
MFR (attached 2-4)	0.82 per du	\$ 3,920.82	\$ 3,215
HDR (attached 4+)	0.67 per du	\$ 3,920.82	\$ 2,627
<u>Non-Residential</u>			<i>per ac</i>
Office	5.08 per ac	\$ 3,920.82	\$ 19,918
Commercial / Retail	5.08 per ac	\$ 3,920.82	\$ 19,918
Industrial	4.71 per ac	\$ 3,920.82	\$ 18,467

Notes:

- 1) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions. The land uses have been reduced accordingly.
- 2) WWTP Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 3) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

Table 7-8: WW Conveyance Fee Calculation

Land Use Type	EDU	WW Conveyance Fee per EDU	WW Conveyance Fee (1, 2, 3, 4) (Rounded)
<u>Residential</u>			<i>per DU</i>
SFR	1.00 per du	\$ 3,891.45	\$ 3,891
MFR (attached 2-4)	0.82 per du	\$ 3,891.45	\$ 3,191
HDR (attached 4+)	0.67 per du	\$ 3,891.45	\$ 2,607
<u>Non-Residential</u>			<i>per ac</i>
Office	5.08 per ac	\$ 3,891.45	\$ 19,769
Commercial / Retail	5.08 per ac	\$ 3,891.45	\$ 19,769
Industrial	4.71 per ac	\$ 3,891.45	\$ 18,329

Notes:

- 1) ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1. The land uses have been reduced accordingly.
- 2) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee. The land uses have been reduced accordingly.
- 3) Wastewater Conveyance Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 4) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

NEXUS REQUIREMENT SUMMARY

The WWTP Fee and WW Conveyance Fee components of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the WWTP Fee and WW Conveyance Fee is to fund the wastewater facilities and improvements that are needed to serve new development in the City. In order to accommodate the increased wastewater generated by new development, new facilities will be built and/or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fees will be used to fund the projects shown in **Table 7-2** and **Table 7-3**. These WWTP and WW Conveyance projects were identified as necessary to convey wastewater within the City and to treat the wastewater at the treatment plant for new development within the City.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed*

The fees will be used to fund the WWTP and WW conveyance facilities that are necessary to serve the increased development in the City. New development requires new or upsized conveyance lines to collect wastewater flows from new development, as well as increased capacity at the treatment plant to treat the increased flows. Wastewater fees are calculated based on the amount of wastewater each new residential and non-residential development is expected to generate. These calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.**

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential and non-residential development requires the addition of new or upsized conveyance lines to serve new development within the City. New development also generates additional wastewater flows that must be conveyed to the wastewater treatment plant and then treated before it can be released into the river. Each new development pays an impact fee based on the amount of wastewater it is expected to generate. These calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.**

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The wastewater improvements that are required to serve new development are shown in **Table 7-2 and Table 7-3.** Each land use pays their fair share of costs based on the estimated average daily flow generated. The WWTP Fee and WW Conveyance Fee calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.** This fee methodology ensures that each land use only pays for their fair share of the WWTP and WW conveyance facilities based on the amount of wastewater generated by that land use.

8. GROUP 75: WATER IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay a water impact fee at building permit issuance for CIP projects described in this section. The Water Fee is calculated based on combining the remaining project costs identified in the adopted water technical studies for each of the specific plan areas. Following is a summary of these adopted reports:

- “Water System Analysis for the City of Tracy’s Undeveloped Infill Properties” by West-Yost & Associates, October 24, 2011.
- “Northeast Industrial Water System Analysis-Final Technical Memorandum” by West-Yost & Associates, September 28, 1999.
- “Water System Analysis for the Northeast Industrial Phase II Development Mitigation Fee Justification (AB 1600 Report)” by West-Yost & Associates, February 14, 2005.
- “Plan C Water System Analysis” by West-Yost & Associates, February 24, 1998.
- “Edgewood Subdivision Water System Analysis” by West-Yost & Associates, June 4, 1999.
- “Reconciliation Report for Developer Funded Water Capital Improvement Projects,” by Harris & Associates dated June 2001.
- “Wastewater System Analysis for Presidio” by CH2MHill, December 20, 1999.
- “South Industrial Specific Plan Water System Analysis-Technical Memorandum” by West-Yost & Associates, October 2008.
- “South MacArthur Water System Analysis Final Technical Memorandum” by West-Yost & Associates, June 14, 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 75 water improvements is \$5,715,449.

Table 8-1 summarizes the Water Fee. The old FIP areas of NEI I, NEI II, Plan C (except Edgewood), and ISP South will have reduced fees as noted below:

- Bond proceeds from NEI I funded a portion of their water improvements and thus will only be required to pay 15% of the Core Fees Water Fee.
- Bond proceeds from NEI II funded a portion of their water improvements and thus will only be required to pay 45% of the Core Fees Water Fee
- Plan C, except for Edgewood, financed the water supply, treatment, storage, and distribution through bond proceeds from Community Facilities District 98-1. As such,

only Plan C Edgewood development will pay the Core Fees Water Fee and the remaining Plan C properties are exempt from the Water Fee.

- ISP South land uses for residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing water supply and treatment.

Table 8-1: Water Fee

Land Use Type	Water Fee ^(1, 2, 3, 4, 5, 6)	
<u>Residential</u>	<i>Per DU</i>	
SFR	\$	6,047
MFR (attached 2-4)	\$	4,354
HDR (attached 4+)	\$	3,084
<u>Non-Residential</u>	<i>Per Acre</i>	
Office	\$	18,867
Commercial / Retail	\$	25,156
Industrial	\$	18,867

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 3) Plan C, except for Edgewood, bonded for water facilities and will not pay the Water Fee. Only Edgewood will pay the Core Fees Water Fee.
- 4) ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment.
- 5) Fees do not include program management. The program management is separated into its own fee.
- 6) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

PROJECT SUMMARY

Table 8-2 shows the CIP projects that are to be funded through the Water Fee.

Table 8-2: Water Fee Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
75085	Water Transmission Line 20 in (Lammers Rd between Jackson Ave. and Redbridge Rd.)	Install 4,792 LF 20" transmission line in Lammers Rd., between Jackson Ave and Redbridge Rd. (Share is 4% of the total)	\$ 96,356
75PP-095	Back-Up Generator	2.0 mgd backup generator for one of the City's existing groundwater wells to provide emergency supply from the groundwater basin	\$ 694,954
75PP-099	Groundwater Conjunctive Use Study	Study to determine proportionate shares of the Groundwater Management Plan Study.	\$ 193,264
75PP-861	Reimbursement to King & Lyon & Safeway	Reimbursement.	\$ 878,580
75PP-XXX	John Jones Water Treatment Plant Expansion	Reimbursement to the City for fair share of completed work of the expanded plant from 15 mgd to 30 mgd.	\$ 1,030,050
75PP-XXX	Linne Road Reservoir and Booster Pump Station	Construct a 7.2 mgd facility.	\$ 2,440,514
75PP-XXX	Supply Transfer with Storage in Semi Tropic Water Bank	Pays for 1% of the cost of project, which confirms the reliability of water supply from the Westside and Banta Carvana Irrigation Districts.	\$ 381,731
		Total:	\$ 5,715,449

Notes:

1) 75PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Water Fee is calculated by taking the remaining project costs, subtracting out the fund balance and then dividing it by the total water demand expressed in EDUs. This calculation is shown in **Table 8-3**. The water fund has a negative balance due to NEI funding their entire fair share up front.

Table 8-3: Water Fee per EDU Calculation

Description	Total
Total Cost: \$	5,715,449
Less: Fund Balance ⁽²⁾ : \$	(5,681,214)
Less: Fees to be Collected ⁽¹⁾ : \$	336,654
Remaining Cost: \$	11,060,009
Total EDU:	1,829
Fee Per EDU: \$	6,047.03

Notes:

- 1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.
- 2) The fund balance is negative due to NEI water funds being expended for the Water Treatment Plant Expansion.

The EDU is the estimated average annual water demand for a single family residential development. The water required by each land use is converted into an EDU equivalent, which is the estimated average water demand for each land use as compared to the average water demand of a single family unit. This calculation is shown in **Table 8-4**.

Table 8-4: Water Fee EDU Calculation

Land Use Type	Total Dwelling Units or Net Acres ^(1, 2, 3)	Water Demand Factor ⁽⁴⁾	EDU	Total EDU
Residential				
SFR	161 du	429 gpd/du	1.00 per du	161
MFR (attached 2-4)	282 du	310 gpd/du	0.72 per du	203
HDR (attached 4+)	1,252 du	220 gpd/du	0.51 per du	638
Non-Residential				
Office	30 ac	1,339 gpd/ac	3.12 per ac	92
Commercial / Retail	50 ac	1,785 gpd/ac	4.16 per ac	208
Industrial	169 ac	1,339 gpd/ac	3.12 per ac	526
Total:				1,829

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 3) ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment. The land uses have been reduced accordingly.
- 4) The water demand factors are based on the "City of Tracy Citywide Water System Master Plan" prepared by West Yost Associates, December 2012.

The Water Fee by land use is calculated by multiplying the fee per EDU by the EDU factor as shown in **Table 8-5**.

Table 8-5: Water Fee Calculation

Land Use Type	EDU	Fee Per EDU	Water Fee ^(1, 2, 3, 4, 5) (Rounded)
<u>Residential</u>			<i>per DU</i>
SFR	1.00 per du	\$ 6,047.03	\$ 6,047
MFR (attached 2-4)	0.72 per du	\$ 6,047.03	\$ 4,354
HDR (attached 4+)	0.51 per du	\$ 6,047.03	\$ 3,084
<u>Non-Residential</u>			<i>per ac</i>
Office	3.12 per ac	\$ 6,047.03	\$ 18,867
Commercial / Retail	4.16 per ac	\$ 6,047.03	\$ 25,156
Industrial	3.12 per ac	\$ 6,047.03	\$ 18,867

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 3) ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment. The land uses have been reduced accordingly.
- 4) Water Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 5) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

NEXUS REQUIREMENT SUMMARY

The Water Fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Water Fee is to fund the water conveyance, water supply, and water treatment facilities that are necessary to provide water to future development in the Core Fee program area. In order to accommodate this increased demand, new facilities must be built and/or existing facilities expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the water projects shown in **Table 8-2**. These water projects were identified through technical studies as the facilities required to mitigate the impact of new development in the Core Fee program area of the City to ensure that the new development would have adequate water supply and pressure.

3. ***Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed***

The Water Fee will be used to fund the new water facilities and improvements that are necessary to serve the increase in residents and businesses due to new development in the Core Fee program area of the City. The fee for each development project is calculated based on the estimated water use of each development. This correlation ensures that the fee is equal to the need generated by that specific project. This calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.**

4. ***Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.***

New development requires the addition of new or upsized water lines to serve the increased residents and businesses within the City and to ensure that the required water pressure can be met. In addition, new water supply must be secured to meet the water needs of the new development and this water must be treated. Each new residential and non-residential development pays an impact fee based on the amount of water it is expected to use. This calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.**

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The water improvements required to serve new development are shown in **Table 8-2.** Each land use pays their fair share of costs based on the estimated average daily demand for water. The water fee calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.** The fee methodology ensure that each land use only pays for their fair share of the water improvements based on the amount of water required by that land use.

9. GROUP 76: STORM DRAINAGE IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay storm drainage impact fees at building permit issuance for CIP projects described in this section. The Storm Drainage Fee is calculated based on combining the remaining costs of the projects identified in the adopted storm drainage technical studies for each of the specific drainage zones. Following is a summary of these adopted reports:

- “Plan C Storm Drainage Analysis Update” by Stantec Consulting, May 2000.
- “Storm Drainage Analysis - Infill Properties” by Storm Water Consulting, Inc. and Stantec, August 2011.
- “Updated Storm Drainage Technical Report for the South ISP Sub-Basin” by Storm Water Consulting, Inc., October 2008.
- “Storm Drainage Analysis and Fee Justification Study for Presidio Sub-Basin Area” by Cella Barr & Associates, October 1999.
- “Storm Drainage Analysis for South MacArthur Planning Area” by Cella Barr & Associates, February 1999.
- “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec, November 2013.
- “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates, March 2018.
- “Storm Drainage Technical Report for the Downtown Specific Plan Area” by Storm Water Consulting Inc. and Stantec, July 2008.

FEE SUMMARY

Table 9-1 summarizes the Storm Drainage Fee. A map of the City storm drainage planning areas is shown in **Appendix D**. NEI I and NEI II, and SMPA will pay a different storm drainage fee as noted below:

- NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The Northeast Industrial Drainage Shed fees were updated in the study “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted by City Council on October 2, 2018 through Resolution No. 2018-204 and updated by ENR concurrently with the Master Plan Fees in 2020 and on July 1, 2021. There are no further updates to the NEI Storm Drainage Fees as part of this report.
- SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan fees for South MacArthur and Rocha Storm Drainage shed. The South MacArthur and Rocha Storm Drainage Fees were calculated in the “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec adopted by City Council on January 7, 2014 through Resolution No. 2014-10. The fees

were updated by ENR concurrently with the Master Plan Fees in 2018, 2019, 2020, and on July 1, 2021. There are no further updates to the South MacArthur and Rocha Storm Drainage Fees.

Table 9-1: Storm Drainage Fee Summary

Land Use Type	Storm Drainage (1, 2, 3, 4)	
<u>Residential</u>	<i>Per DU</i>	
SFR	\$	2,263
MFR (attached 2-4)	\$	1,503
HDR (attached 4+)	\$	1,346
<u>Non-Residential</u>	<i>Per Acre</i>	
Office	\$	35,063
Commercial / Retail	\$	35,063
Industrial	\$	35,063

Notes:

- 1) NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed.
- 2) SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan fees for South MacArthur and Rocha Storm Drainage shed.
- 3) Fees do not include program management. The program management is separated into its own fee.
- 4) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

PROJECT SUMMARY

Table 9-2 shows the CIP projects that are to be funded through the Storm Drainage Fee.

Table 9-2: Storm Drainage Projects

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
76PP-073	Detention Basin 12	Construct 4 AF detention basin and outlet structure. Includes purchase of 2 AC of land.	\$ 511,501
76PP-074	Lowell Detention Basin	Construct 14 AF detention basin and 36" circular opening outlet structure with trash rack. Includes purchase of 3.5 AC of land.	\$ 1,001,729
76PP-075	Storm Drain Improvement (Tracy Blvd and 12th St)	3,300 LF of 18" Storm drainage in 12th St. between Harding and Tracy, 2,300 LF of 24" Storm drainage in Tracy Blvd from Lowell to Grant Line Rd. Cost includes \$150,000 for dewatering during construction.	\$ 1,496,963
76045	Detention Basin 2A (Zone 2)	Detention basin 2A (Zone 2) 24" along Gandy Dancer Drive and 24" on Valpico Road. The detention basin is complete.	\$ 628,727
76066 / 76081	Detention Basin 2B (Zone 1)	New Detention Basin 2B pump station and force main outfalls with components. Including 1,090 LF of 24" SD, 140 LF of 30" SD, 2,250 LF of 36" SD, 160 LF of 42" SD, and 60 LF of 42" SD Bore & Jack to connect pipeline to drainage basin 2B. Also includes WSID and UPTC crossing agreements and land acquisition for DET 2B expansion and 24" and 36" SD easements.	\$ 5,855,822
76PP-036	Reimbursement to RSP	Excess capacity was created in the RSP for the Storm Drainage facilities for the Westside and Eastside Watersheds. Certain Plan C properties will benefit from these improvements and will fund their share of reimbursement amount per unit (or acre).	\$ 4,495,693
76PP-XXX	Reimbursement to Westside Outfall	Presidio's share of improvements for the Westside Outfall storm drainage facilities.	\$ 835,403
76PP-XXX	Presidio's share of Yellow Zone Drainage Improvements	Presidio's share of Plan C Yellow Zone improvements, including reimbursement to RSP.	\$ 76,783
76PP-XXX	Presidio's share of Purple Zone Drainage Improvements	Presidio's share of Plan C Purple Zone improvements, including reimbursement to RSP.	\$ 253,644
76PP-XXX	Detention Basin 1A	Construct 14 AF detention basin. Includes purchase of 5.1 AC of land and excavation (14 AF + 4 AF add'l excavation). Pays fair share of the cost.	\$ 446,233
76PP-XXX	Detention Basin V	Construct 2 AF detention basin. Includes purchase of 1.5 AC of land and excavation (2 AF + 1 AF add'l excavation). Pays fair share of the cost.	\$ 120,328
76PP-XXX	DET 1A Pump Station	DET 1A will be drained by a new pump station having a discharge capacity of 2 cfs that will discharge via a 750 LF 12" SDFM to an existing 15" SD that crosses the existing UPTC ROW along the alignment of C St. Pays fair share of the cost.	\$ 234,113
76PP-XXX	DET V Pump Station	DET V will be drained by a new pump station having a discharge capacity of 2 cfs that will discharge via a 400 LF 12" SDFM to an existing 18" SD in Beechnut Ave at Tracy Blvd. At the time of actual design, the feasibility of using a gravity outfall to the 18" SD in Beechnut Ave at Tracy Blvd should be explored. Pays fair share of the cost.	\$ 180,832
76PP-XXX	Storm Drain system to serve Sub-Basin 1A	New storm drain system: 1,230 LF 18" SD in Mt. Oso Ave from Central Ave (intercepting flows from a existing drain line in Central Ave) west to the alignment of West Ave, 760 LF 18" SD from Mt. Oso Ave to Mt. Diablo Ave along the projected alignment of West Ave, 990 LF 24" SD in West Ave between Mt. Diablo Ave and 4th Street, 960 LF 18" SD extending along 4th St from east of Tracy Blvd to West St, 950 LF 24" SD extending along 4th St from C St to West St, and 100 LF 30" SD extending north across existing UPTC ROW (including a jack and bore crossing of an existing railroad track) to the proposed location of a new joint-use "linear parkway" detention basin serving Sub-basin 1a (DET 1A). Pays fair share of the cost.	\$ 336,551
76PP-XXX	Storm drain system to serve Sub-basins 5a and 5b	New drain system: 510 LF 18" SD in Tracy Blvd from 10th St to 11th St, 860 LF 24" SD in 11th St from Tracy Blvd east to Bessie Ave, 870 LF 24" SD in West St between 9th St and 11th St, 810 LF 30" SD extending west in 11th St from West St to Bessie Ave, and 1,290 LF 30" SD extending north in Bessie Ave from 11th St, connecting to an existing 36" SD at Eaton Ave. Pays fair share of the cost.	\$ 347,625
76PP-XXX	18" Storm Drain Downtown Improvements (11th Street, east of Lincoln Blvd.)	1,080 LF 18" SD extending west in 11th St from 10th St to connect with an existing 30" SD at Lincoln Blvd, serving Sub-basin W. Pays fair share of the cost.	\$ 51,394
76PP-XXX	18" Storm Drain Downtown Improvements (9th St., E St. to East St.)	730 LF of 18" SD extending west in 9th St from East St to E St, connecting with existing storm drains at the E St/9th Str intersection. Pays fair share of the cost.	\$ 34,739
Total:			\$ 16,908,080

Notes:

1) 76PP-XXX Designates a project that will need a CIP number assigned to it

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Storm Drainage Fee is calculated by taking the storm drainage project costs, subtracting out the fund balance, and then dividing it by the total impervious area as shown in **Table 9-3**.

Table 9-3: Drainage Cost Calculation

Description	Total Cost
Total Cost:	\$ 16,908,080
Less: Fund Balance:	\$ 8,498,750
Less: Fees to be Collected ⁽¹⁾ :	\$ 10,272
Cost Remaining:	\$ 8,399,058
Total Impervious Area (Ac):	156.6
Fee per Impervious Acre:	\$ 53,633.83

Notes:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The total impervious area is calculated by taking the percent impervious for each land use multiplied by the total acres for each land use. This calculation is shown in **Table 9-4**.

Table 9-4: Impervious Area

Land Use Type	Remaining Land Use ^(1, 2)	Residential Densities	Total Acres	Percent Impervious ⁽³⁾	Impervious Acres
<u>Residential</u>					
SFR	161 du	4.35 DU/ac	36.9 ac	16%	5.9 ac
MFR (attached 2-4)	282 du	9.00 DU/ac	31.4 ac	22%	6.9 ac
HDR (attached 4+)	1,252 du	18.75 DU/ac	66.8 ac	41%	27.4 ac
<u>Non-Residential</u>					
Office	51.5 ac	N/A	51.5 ac	57%	29.3 ac
Commercial / Retail	52.2 ac	N/A	52.2 ac	57%	29.7 ac
Industrial	100.5 ac	N/A	100.5 ac	57%	57.3 ac
Total:			339.2 ac		156.6 ac

Notes:

- 1) NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The land uses have not been included.
- 2) The APN Nos. 253-100-14, 253-110-27, and 253-110-28 will discharge to an adjacent gravel extraction site or to an onsite retention facility and APN Nos. 253-110-08 and 253-110-09 will drain to an existing, low-lying quarry areas. As such, 91.69 acres of industrial have not been included.
- 3) The percent of impervious area is based on the City of Tracy Citywide Storm Drainage Master Plan, dated November 2013.

The Storm Drainage Fee per land use is calculated by multiplying the fee per impervious area by the percent impervious for each land use. The residential land use fees are converted to a fee per dwelling unit using the residential densities, as shown in **Table 9-5**.

The Outfall Fee is based on the Infill Outfall Fee adopted through Resolution No. 2012-060 on April 3, 2012. This Outfall fee funds components of the City's Westside Outfall Project, City's Eastside Channel system, and WSID Main Drain. The Outfall Fee has been escalated to June 2021 based on the ENR Construction Cost Index for the San Francisco Region.

Table 9-5: Storm Drainage Fee Calculation

Land Use Type	Residential Densities	Percent Impervious ⁽³⁾	Fee Per Impervious Acre	Storm Drainage Fee (Rounded) (1, 2, 5, 6)	Outfall Fees (Rounded) (1, 2, 4, 5, 6)	Total Storm Drainage Fee (Rounded) (1, 2, 5, 6)
<u>Residential</u>				<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	4.35 DU/ac	16%	\$ 53,633.83	\$ 1,973	\$ 290	\$ 2,263
MFR (attached 2-4)	9.00 DU/ac	22%	\$ 53,633.83	\$ 1,311	\$ 192	\$ 1,503
HDR (attached 4+)	18.75 DU/ac	41%	\$ 53,633.83	\$ 1,173	\$ 173	\$ 1,346
<u>Non-Residential</u>				<i>per ac</i>	<i>per ac</i>	<i>per ac</i>
Office	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063
Commercial / Retail	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063
Industrial	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063

Notes:

- 1) NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The land uses have not been included.
- 2) The APN Nos. 253-100-14, 253-110-27, and 253-110-28 will discharge to an adjacent gravel extraction site or to an onsite retention facility and APN Nos. 253-110-08 and 253-110-09 will drain to an existing, low-lying quarry areas. As such, 91.69 acres of industrial have not been included.
- 3) The percent of impervious area is based on the City of Tracy Citywide Storm Drainage Master Plan, dated November 2013.
- 4) The Outfall Fees adopted through Resolution No. 2012-0600 on April 3, 2012 have been ENR'd to June 2021.
- 5) Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 6) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

NEXUS REQUIREMENT SUMMARY

The storm drainage development impact fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Storm Drainage Fee is to fund the storm drainage facilities and improvements needed to serve new development within the Core Fees drainage area. As each new development is built, the amount of impervious area is increased, thus generating more storm water runoff that must be mitigated. Additional storm drainage lines, storm drainage basins, and outfall improvements will be required in order to mitigate the increase in storm water run-off.

2. *Identify the use to which the fee is to be put.*

The Storm Drainage Fee will be used to fund the storm drainage projects shown in **Table 9-2**. These projects include pipes, storm drainage basins, outfall projects, and channels identified as the facilities required to mitigate the impact of the new developments within the Core Fees drainage shed area.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed*

As new residential and non-residential facilities develop and create impervious area, additional runoff is generated which creates the need for new storm drainage pipes, basins, channels and outfalls to collect, detain and release storm water. The fees collected from the new development will be used to fund the improvements necessary to mitigate the increase in storm water from these new developments within the storm drainage shed area, as identified in technical studies. The projects funded by the Storm Drainage Fee are shown in **Table 9-2**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

New residential and non-residential development will create additional runoff directly creating the need for new storm drainage facilities and improvements. The Storm Drainage Fee is directly correlated to the runoff created by the residential and non-residential development based on additional impervious area. The fee funds each development's fair-share of the total cost of facilities within that shed area. These calculations are shown in **Table 9-3**, **Table 9-4**, and **Table 9-5**.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The storm drainage improvements required to serve new development in the Core Fees Area are shown in **Table 9-2**. The total cost less the fund balance is divided by the total impervious acres within the shed to obtain the cost per impervious acre. This cost per impervious acre is then equated back to each land use as a fee based on the impervious percentage for that land use. The residential densities are then used to convert the residential fees to a fee per dwelling unit. These calculations are shown in **Table 9-3**, **Table 9-4**, and **Table 9-5**. This fee calculation methodology ensure that each land use only pays for their fair-share of the storm drainage improvements based on the amount of runoff generated by that land use.

10. GROUP 78: PARKS & RECREATION IMPROVEMENTS

BACKGROUND

Residential development in the Core Fee program area will pay a parks and recreation improvement development impact fee at building permit issuance for the CIP projects described in this section. The Park Fee is based on combining the remaining costs for the projects identified in the adopted park technical study for each of the specific plan areas. New development funds three acres of neighborhood parks and one acre of community park per 1,000 new residents. Following is a summary of these adopted reports:

- “Plan C Properties Park Impact Fee Justification Study” by David Volz Design, May 1998.
- “ISP-South Planning Area Park Impact Fee Justification Community Park Fee Only” by David Volz Design, September 2000 and updated on October 21, 2008 by Resolution Number 2008-223.
- “Infill Development Park Impact Fee Justification Study” by David Volz Design, July 5, 2001.
- “South MacArthur Planning Area Park impact fee justification study” by David Volz, June 1999.
- “The Annexation and Development Agreement” Exhibit “E” Presidio Planning Area park requirement analysis adopted by the City Council, October 19, 1999.

FEE SUMMARY

The estimated cost for projects related to Neighborhood Parks is \$9,231,138 and Community Parks is \$3,278,597, for a total of \$12,509,735.

Table 10-1 summarizes the Park Fee.

Table 10-1: Park Fee Summary

Land Use Type	Neighborhood Park Fee (1, 2)	Community Park Fee (1, 2)	Total Parks Fee (1, 2)
Residential	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 6,100	\$ 1,159	\$ 7,259
MFR (attached 2-4)	\$ 4,991	\$ 949	\$ 5,940
HDR (attached 4+)	\$ 4,067	\$ 773	\$ 4,840

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

PROJECT SUMMARY

Table 10-2 shows the neighborhood parks and community parks that are to be funded through the Park Fee. Only Infill, ISP South, and Plan C have residential development remaining. Generally, a developer will build their own neighborhood parks and receive credit against the fees for that component, therefore it is assumed that the funds shown below for neighborhood parks will not be collected. The City will assign the funding to parks as appropriate park sites are identified.

Table 10-2: Park Fee Breakdown by Facility

CIP # ⁽¹⁾	Project	Remaining Project Cost ⁽²⁾
78PP-XXX	Future Community Park ⁽³⁾	\$ 3,278,597
78PP-XXX	13.9 acres of Neighborhood Park	\$ 9,231,138
	Total:	\$ 12,509,735

Notes:

- 1) 78PP-XXX designates a project that will need a CIP number assigned to it.
- 2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.
- 3) The funds used for Legacy Fields as of 06/30/20 have been removed from the Community Park cost.

FEE METHODOLOGY

The Park Fee is calculated by taking the remaining project costs, subtracting out the fund balance and then dividing it by the number of new residents. This calculation is shown in **Table 10-3** below.

Table 10-3: Park Fee Cost per Resident Calculation

Description	Neighborhood Park	Community Park	Total
Total Cost:	\$ 9,231,138	\$ 3,278,597	\$ 12,509,735
Less: Fund Balance:	\$ 1,753,951	\$ 1,857,542	\$ 3,611,493
Remaining Cost:	\$ 7,477,187	\$ 1,421,055	\$ 8,898,242
Resident Equivalent:	4,045	4,045	
Cost per Resident:	\$ 1,848.50	\$ 351.31	\$ 2,199.81

The residents are determined by multiplying the number of units remaining by the average number of residents for that unit type, as shown in **Table 10-4**.

Table 10-4: Resident Equivalent Calculation

Land Use	Number of Units	Residents Per Units	Residents
<u>Residential</u>			
SFR	161	3.30	530
MFR (attached 2-4)	282	2.70	762
HDR (attached 4+)	1,252	2.20	2,754
Total			4,045

The Neighborhood Park Fee and the Community Park Fee per residential land use is calculated by multiplying the cost per resident by the average number of residents per unit type, as shown in **Table 10-5** and **Table 10-6**.

Table 10-5: Neighborhood Park Fee Calculation

Land Use	Residents Per Units	Neighborhood Park Cost Per Resident	Neighborhood Park Fee (Rounded) ^(1, 2)
<u>Residential</u>			<i>per DU</i>
SFR	3.30	\$ 1,848.50	\$ 6,100
MFR (attached 2-4)	2.70	\$ 1,848.50	\$ 4,991
HDR (attached 4+)	2.20	\$ 1,848.50	\$ 4,067

Note:

1) Neighborhood Park Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.

2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

Table 10-6: Community Park Fee Calculation

Land Use	Residents Per Units	Community Park Cost Per Resident	Community Park Fee (Rounded) ^(1, 2)
<u>Residential</u>			<i>per DU</i>
SFR	3.30	\$ 351.31	\$ 1,159
MFR (attached 2-4)	2.70	\$ 351.31	\$ 949
HDR (attached 4+)	2.20	\$ 351.31	\$ 773

Notes:

1) Community Park Fees are rounded to nearest dollar. Total fee revenue may differ due to rounding.

2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

NEXUS REQUIREMENT SUMMARY

The Park Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Park Fee is to fund the park and recreation needs generated by new development and growth in the City. Each new resident creates a demand for additional park and recreation facilities such as neighborhood parks and community parks. The City's adopted standard is to provide three acres of Neighborhood Park and one acre of Community Park for each 1,000 new residents. In order to accommodate these needs, new parks will be built and/or existing parks will be expanded. **Table 10-2** shows the projects that are being funded with this fee to mitigate these impacts.

2. *Identify the use to which the fee is to be put.*

The Park Fee will be used to fund new park development as shown in **Table 10-2**. Park expansion is necessary to meet the City's adopted standards of three new acres of neighborhood parks and one acre of community parks for each 1,000 new residents. The location of the neighborhood parks will be determined based on the location of the new development projects as they are typically located within each development.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The fee will be used to fund new neighborhood and community parks that are necessary to serve the increased residents in the City. The fee for each residential development project is calculated based on the estimated number of new residents that are generated by the new development. This correlation ensures that the fee amount is equal to the need generated by the project. This calculation is shown in **Table 10-3** and **Table 10-4**. Non-residential development does not pay the park fee as these land uses generally do not directly benefit from the parks.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for new neighborhood and community parks to maintain the City's level of service standard. The fee is directly correlated to the number of residents each new development is expected to generate. This calculation is shown in **Table 10-5** and **Table 10-6**. Non-residential development does not pay for parks as non-residential development do not generate demand for park facilities.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The Park Fee will fund the park and recreational facilities that are required to serve the new development in the City. These facilities and estimated costs are shown in **Table 10-2**. This total cost is spread to each land use based on the number of residents that the land use will generate as shown in **Table 10-4**. By spreading the fee based on the number of residents, each new residential unit is paying only their fair share of the required facilities. Non-residential land uses will not be allocated a cost as these land uses generally do not generate enough demand for these type of facilities.

II. GROUP 79: PROGRAM MANAGEMENT

A Program Management Fee of five percent (5%) is collected to fund the implementation and oversight of the fee program. Monies collected through this fee will be collected in a separate fund under Group 79 Program Management.

Table 11-1 summarizes the Program Management Fee.

Table 11-1: Program Management Fee

Land Use Type ^(1,2)	Program Management								Total Program Management Fee
	Public Facilities	Public Safety	Traffic	Wastewater Treatment Plant	Wastewater Conveyance	Water	Parks	Storm Drainage	
Residential	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)
SFR	\$ 146	\$ 83	\$ 296	\$ 196	\$ 195	\$ 302	\$ 363	\$ 113	\$ 1,694
MFR (attached 2-4)	\$ 119	\$ 68	\$ 142	\$ 161	\$ 160	\$ 218	\$ 297	\$ 75	\$ 1,240
HDR (attached 4+)	\$ 97	\$ 55	\$ 142	\$ 131	\$ 130	\$ 154	\$ 242	\$ 67	\$ 1,018
Non-Residential	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)
Office	\$ 114	\$ 822	\$ 3,866	\$ 996	\$ 988	\$ 943	\$ -	\$ 1,753	\$ 9,482
Commercial / Retail	\$ 46	\$ 329	\$ 5,578	\$ 996	\$ 988	\$ 1,258	\$ -	\$ 1,753	\$ 10,948
Industrial	\$ 25	\$ 183	\$ 3,078	\$ 923	\$ 916	\$ 943	\$ -	\$ 1,753	\$ 7,821

Notes:

- 1) Residential fees are per dwelling unit and non-residential fees are per acre. The non-residential Public Facilities and Public Safety Program Management Fees were converted from per thousand square foot to per acre using the FAR from the Citywide Infrastructure Master Plans.
- 2) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

NEXUS REQUIREMENT SUMMARY

The Program Management Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Program Management Fee is to provide the funding necessary to administer the Core Fees. This includes consultant and City staff time related to services such as providing fee quotes, updating the fee program, tracking revenue and expenditures, and preparing annual reports.

2. *Identify the use to which the fee is to be put.*

The Program Management Fee will be used to fund the management and administration of the Core Fees. This includes City staff and consultant time for activities related to fee collection, tracking, and reporting.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

New residents and employees that result from new development increases the demand for new infrastructure and facilities. These will be funded through the Core Fees program, which requires City and Consultant staff time to manage and

administer. These activities will be funded through the Program Management Fee. The Program Management Fee is a five percent (5%) mark-up of the Core Fees as shown in **Table 11-1**.

4. ***Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.***

Each new development adds people or employees to the City and in order to maintain the demand, new general government, recreational facilities, public safety, transportation infrastructure, water, wastewater, and storm drainage facilities must be built. These facilities will be funded through the Core Fees. To ensure these fees for new development are administered according to state law, regular updates, tracking and reporting are required. In addition, City staff must provide fee quotes to new development. To create the funding for these resulting activities, the Program Management Fee based on a five percent (5%) mark-up of the Core Fees as summarized in **Table 11-1**, is being implemented.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Program Management Fee provides the funding to administer the Core Fees. The City has adopted a policy of collecting a five percent (5%) mark-up on the other fees in order to administer their fee programs. Since this fee is calculated as a mark-up of the other Core Fees as summarized in **Table 11-1**, each land use only pays for their fair-share.

12. IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

A protest can be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun. Any party who files a protest may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications, reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice

FEE ADJUSTMENTS

The fees may be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, or changes in demographics or the land use plan. In addition to such adjustments, the fees will be automatically inflated each year on July 1 based on the Engineering News Record's construction cost index for San Francisco. A complete review of the fees must be completed every five years from the adoption date per California Government Code but it is recommended that the fees be updated more frequently.

The fee categories summarized in this report may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and decide on an applicable fee based on the developments impacts.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance in the account or fund.
4. The amount of the fee collected and the interest earned.
5. An identification of each public improvement for which fees were expended and the amount of expenditures.
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project.
7. A description of each interfund transfer or loan made from the account and when it will be repaid.
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee related projects.

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

PROGRAMMING REVENUES WITH THE CIP

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth as described in this report. The use of the CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project.

FEE CREDITS AND REIMBURSEMENTS

Fee credits and reimbursements may be allowed for developer constructed facilities in compliance with Title 13 of the Tracy Municipal code and other applicable policies. Credits and reimbursements shall be calculated specifically for each project as applicable.

FEE REPORTING

Assembly Bill No. 1483 which became effective January 1, 2020 requires that public agencies make the following information available on their website. This must be completed by January 1, 2021. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

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Appendix A

Core Fees by Planning Area and Infrastructure Category

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Core Fees by Planning Area and Category

Land Use Type ^(1, 2, 3)	Public Facilities	Public Safety - Fire	Public Safety - Police	Public Safety - Communication Facilities	Traffic ⁽⁴⁾	Wastewater Treatment Plant & Wastewater Conveyance			Water					Neighborhood Park	Community Park	Storm Drainage			Program Management
	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	NEI I ⁽⁵⁾	ISP South ^(6, 7)	Core Fees	NEI I ⁽⁸⁾	NEI II ⁽⁹⁾	Plan C Except Edgewood ⁽¹⁰⁾	ISP South ⁽¹¹⁾	Core Fees	Core Fees	Core Fees	NEI I & II ⁽¹²⁾ (Including PM)	SMPA ⁽¹³⁾ (Including PM)	Core Fees
Residential	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 2,915	\$ 1,331	\$ 300	\$ 29	\$ 5,924	\$ 7,812	N/A	N/A	\$ 6,047	N/A	N/A	\$ -	N/A	\$ 6,100	\$ 1,159	\$ 2,263	\$ 2,304	\$ 5,518	\$ 1,694
MFR (attached 2-4)	\$ 2,385	\$ 1,089	\$ 246	\$ 24	\$ 2,844	\$ 6,406	N/A	N/A	\$ 4,354	N/A	N/A	N/A	N/A	\$ 4,991	\$ 949	\$ 1,503	\$ 1,423	\$ 3,669	\$ 1,240
HDR (attached 4+)	\$ 1,945	\$ 888	\$ 200	\$ 19	\$ 2,844	\$ 5,234	N/A	\$ 3,938	\$ 3,084	N/A	N/A	N/A	\$ 3,084	\$ 4,067	\$ 773	\$ 1,346	\$ 1,310	\$ 3,283	\$ 1,018
Non-Residential	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>
Office	\$ 116.43	\$ 672.24	\$ 151.60	\$ 14.75	\$ 77,311	\$ 39,687	N/A	\$ 14,854	\$ 18,867	N/A	N/A	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 9,482
Commercial / Retail	\$ 69.76	\$ 403.34	\$ 90.96	\$ 8.85	\$ 111,553	\$ 39,687	N/A	\$ 14,854	\$ 25,156	N/A	N/A	\$ -	\$ 11,572	\$ -	\$ -	\$ 35,063	\$ 39,045	\$ 100,626	\$ 10,948
Industrial	\$ 23.09	\$ 134.45	\$ 30.32	\$ 2.95	\$ 61,553	\$ 36,796	\$ 32,397	\$ 16,523	\$ 18,867	\$ 2,830	\$ 8,490	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 7,821

Notes:

1) ADU's larger than 750 SF pay a fee proportional to the primary dwelling unit. (Calculated by multiplying the SFR fee by the ADU SF divided by the primary DU SF). ADU's smaller than 750 SF are exempt from paying impact fees.

2) N/A means there are no land use remaining for that fee program area.

3) I-205 land uses will pay in addition to the Core Fees the current Swainson Hawk Mitigation Fee.

4) Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the transit center, will receive a 20% Traffic Fee reduction.

5) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.

6) ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions.

7) ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1.

8) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.

9) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.

10) Plan C, except for Edgewood, bonded for water facilities and will not pay the Water Fee. Only Edgewood will pay the Core Fees Water Fee.

11) ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment.

12) NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The total Northeast Industrial drainage shed fee including program management FY 21/22 is shown.

13) SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan fees for South MacArthur and Rocha Storm Drainage shed. The total South MacArthur and Rocha Storm Drainage Shed Fee including program management FY 21/22 is shown.

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Appendix B

Core Fees Undeveloped Properties by Old Impact Fee Program Area and Storm Drainage Zone

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Infill Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone
No APN CalTrans Yard @ 11th & Corral Hollow	SFR	13 DU	Infill
214-430-04	MFR	17 DU	Infill
214-430-46	MFR	7 DU	Infill
214-430-47	MFR	9 DU	Infill
234-070-01	MFR	3 DU	Infill
234-070-04	MFR	64 DU	Infill
234-070-06	MFR	22 DU	Infill
235-100-13	MFR	5 DU	Infill
235-100-15	MFR	9 DU	Infill
235-100-18	MFR	9 DU	Infill
235-100-20	MFR	4 DU	Infill
235-100-21	MFR	4 DU	Infill
235-100-22	MFR	5 DU	Infill
235-100-23	MFR	4 DU	Infill
235-100-24	MFR	9 DU	Infill
235-100-25	MFR	5 DU	Infill
235-100-41	MFR	9 DU	Infill
235-100-42	MFR	14 DU	Infill
235-100-61	MFR	4 DU	Infill
235-100-62	MFR	5 DU	Infill
235-100-71	MFR	11 DU	Infill
235-100-72	MFR	6 DU	Infill
235-100-73	MFR	18 DU	Infill
235-100-74	MFR	2 DU	Infill
235-100-75	MFR	2 DU	Infill
235-100-76	MFR	2 DU	Infill
235-100-77	MFR	31 DU	Infill
235-420-13	MFR	5 DU	Infill
212-250-01	Commercial	1.20 ac	Infill
212-250-02	Commercial	0.71 ac	Infill
213-070-36	Commercial	7.37 ac	Infill
214-210-05	Commercial	1.91 ac	Infill
233-460-04	Commercial	1.75 ac	Infill
235-150-24	Commercial	4.41 ac	Infill
238-190-07	Commercial	3.60 ac	Infill
250-250-14	Commercial	0.94 ac	Infill
250-250-15	Commercial	0.97 ac	Infill

Infill Remaining Properties Continued

Infill Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone
214-020-04	Office	0.94 ac	Infill
214-020-05	Office	0.95 ac	Infill
214-020-06	Office	0.95 ac	Infill
214-020-07	Office	0.95 ac	Infill
214-020-08	Office	2.02 ac	Infill
214-020-09	Office	1.97 ac	Infill
214-020-33	Office	3.20 ac	Infill
212-200-03	Industrial	4.55 ac	Infill
212-240-02	Industrial	2.82 ac	Infill
212-240-03	Industrial	4.07 ac	Infill
213-070-01	Industrial	41.00 ac	Infill
240-660-37	SFR	37 DU	Plan C
246-140-21 & 22	SFR	2 DU	ISP South
246-140-05	SFR	4 DU	ISP South
246-140-06	SFR	2 DU	ISP South
246-140-07	SFR	3 DU	ISP South
246-140-18	SFR	15 DU	ISP South
248-560 29-32, 35-45, 49-51	SFR	18 DU	ISP South
248-700 1-25, 27-30, 32-34	SFR	32 DU	ISP South
248-560 55, 58-61	SFR	5 DU	ISP South
246-130-04	HDR	94 DU	ISP South
246-130-05	HDR	150 DU	ISP South
246-130-06	HDR	144 DU	ISP South
246-130-03	HDR	144 DU	ISP South
246-140-08	Commercial	1.64 ac	ISP South
246-140-09	Commercial	0.37 ac	ISP South
246-140-10	Commercial	0.37 ac	ISP South
253-100-14	Industrial	8.20 ac	None ¹
253-110-27	Industrial	11.43 ac	None ¹
253-110-28	Industrial	5.72 ac	None ¹
Total Dwelling Units:		944 DU	
Total Acres:		114.01 ac	

Notes:

1) Terminal drainage solution will be discharge to adjacent gravel extraction site or to onsite retention facility.

2) Remaining land use are shown as of 6/30/2020.

ISP South Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾		Storm Drainage Zone
246-130-20	HDR	79	DU	ISP South
246-140-01	HDR	641	DU	ISP South
246-130-25	Retail	3.04	ac	ISP South
248-020-20	Retail	0.94	ac	ISP South
248-020-17	Office	14.43	ac	ISP South
248-030-05	Office	14.28	ac	ISP South
248-030-10	Office	11.78	ac	ISP South
248-470-04	Industrial	2.00	ac	ISP South
248-470-07	Industrial	1.59	ac	ISP South
248-470-08	Industrial	1.59	ac	ISP South
248-470-09	Industrial	1.58	ac	ISP South
248-470-10	Industrial	6.33	ac	ISP South
248-470-11	Industrial	1.73	ac	ISP South
248-470-12	Industrial	1.77	ac	ISP South
248-470-18	Industrial	2.99	ac	ISP South
248-470-20	Industrial	1.58	ac	ISP South
248-470-21	Industrial	1.58	ac	ISP South
248-470-22	Industrial	1.57	ac	ISP South
248-470-24	Industrial	1.72	ac	ISP South
248-470-25	Industrial	4.24	ac	ISP South
248-470-26	Industrial	2.67	ac	ISP South
248-470-27	Industrial	1.00	ac	ISP South
253-110-08	Industrial	10.31	ac	None ⁽¹⁾
253-110-09	Industrial	56.03	ac	None ⁽¹⁾
Total Dwelling Units:		720	DU	
Total Acres:		144.741	ac	

Notes:

1) It is assumed that these properties will drain to existing, low-lying quarry areas.

2) Remaining land use are shown as of 6/30/2020.

Plan C Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽¹⁾	Storm Drainage Zone
246-330-50	SFR	8.22 DU	ISP South
248-290-53, 55-57	SFR	4.00 DU	ISP South
252-470-17 to 31, 42-44	SFR	18.00 DU	Plan C - Pink
244-020-31	Commercial	10.97 ac	ISP South
Total Dwelling Units:		30 DU	
Total Acres:		10.97 ac	

Notes:

1) Remaining land use are shown as of 6/30/2020.

NEI I Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone ⁽¹⁾
213-070-80	Industrial	11.30 ac	NEI
250-280-13	Industrial	17.62 ac	NEI
250-030-24	Industrial	10.48 ac	NEI
250-030-25	Industrial	7.72 ac	NEI
250-030-28	Industrial	12.59 ac	NEI
250-030-30	Industrial	2.17 ac	NEI
Total Acres:		61.88 ac	

Notes:

1) The NEI Storm Drainage Fee was re-evaluated in the adopted study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates.

2) Remaining land use are shown as of 6/30/2020.

NEI II Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone ⁽¹⁾
213-060-13	Industrial	9.78 ac	NEI
213-070-74	Industrial	6.41 ac	NEI
213-070-83	Industrial	5.66 ac	NEI
250-020-80	Industrial	5.80 ac	NEI
250-020-81	Industrial	10.08 ac	NEI
250-020-86	Industrial	3.12 ac	NEI
250-020-89	Industrial	3.44 ac	NEI
250-020-95	Industrial	3.12 ac	NEI
Total Acres:		47.40 ac	

Notes:

1) The NEI Storm Drainage Fee was re-evaluated in the adopted study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates.

2) Remaining land use as of 6/30/2020.

I-205 Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽¹⁾	Storm Drainage Zone
212-260-08	Commercial	1.58 ac	I-205
212-260-07	Commercial	1.13 ac	I-205
212-270-20	Commercial	2.00 ac	I-205
212-270-21	Commercial	1.67 ac	I-205
212-270-23	Commercial	1.22 ac	I-205
212-290-21	Commercial	1.40 ac	I-205
238-600-07	Commercial	3.00 ac	I-205
213-060-02	Industrial	14.16 ac	I-205
Total Acres:		26.16 ac	

Notes:

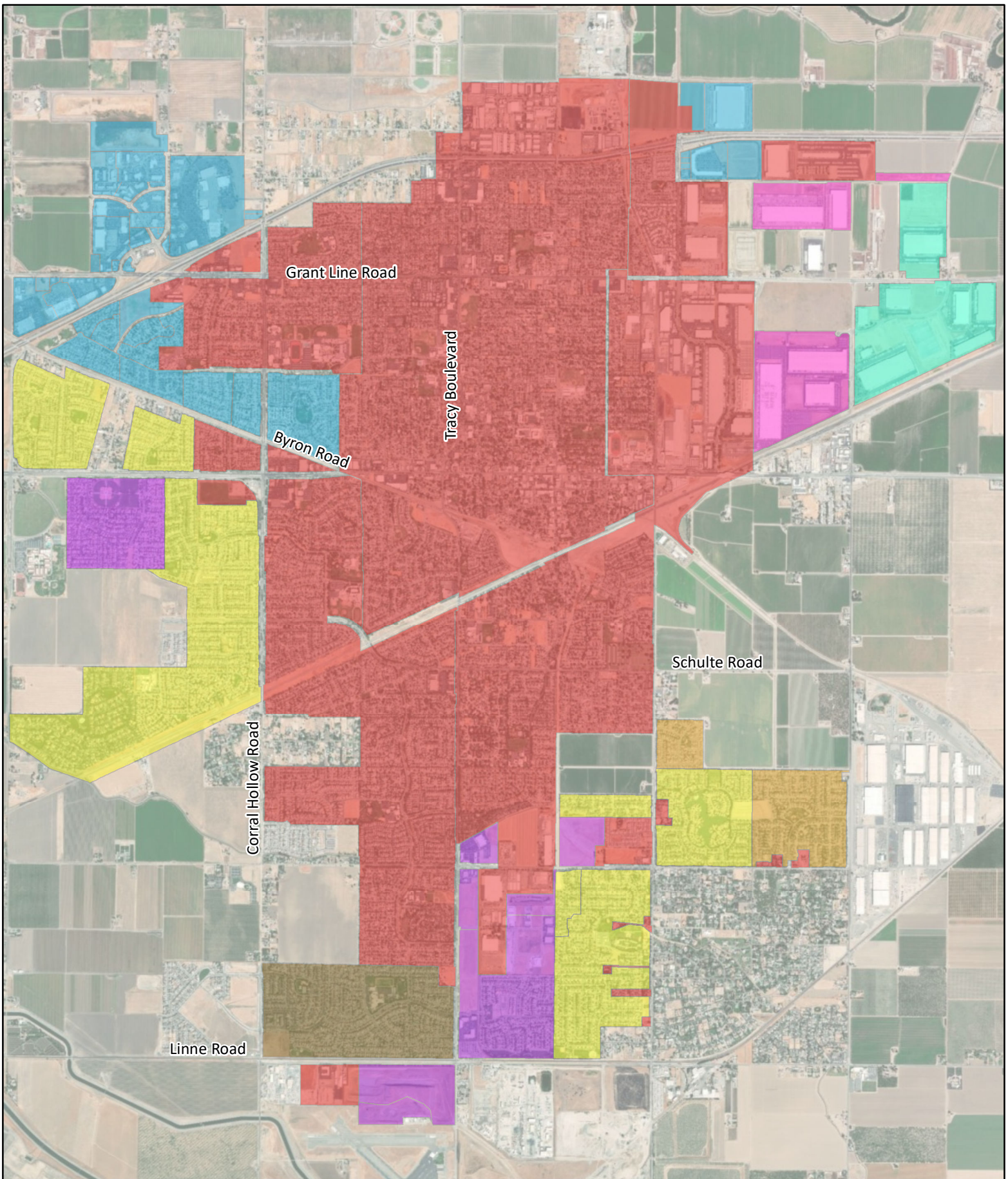
1) Remaining land use are shown as of 6/30/2020.

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Appendix C

Core Fees Area Map

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Legend

■ I-205	■ NEI Phase II
■ Infill	■ Plan C
■ ISP South	■ Plan C Edgewood Estates
■ NEI Phase I	■ SMPA

City of Tracy


Core Fees

Program Areas




Harris & Associates

0 0.3 0.6



Miles

N

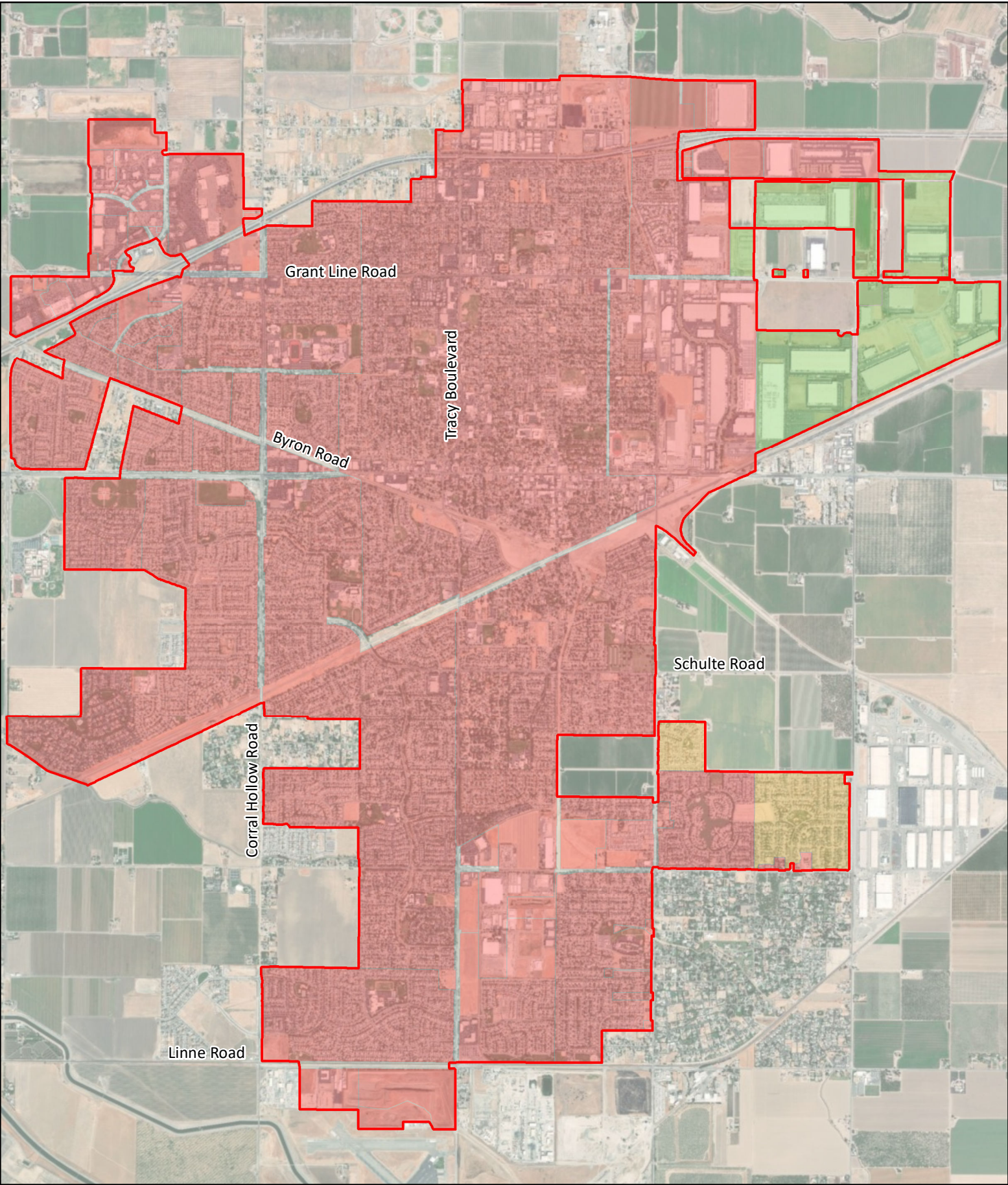


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Appendix D

Storm Drainage Map

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Legend

	Core Fees Area		NEI
	Core Fees		SMPA

City of Tracy
Core Fees
Storm Drainage Zones

Harris & Associates

0 0.3 0.6 Miles

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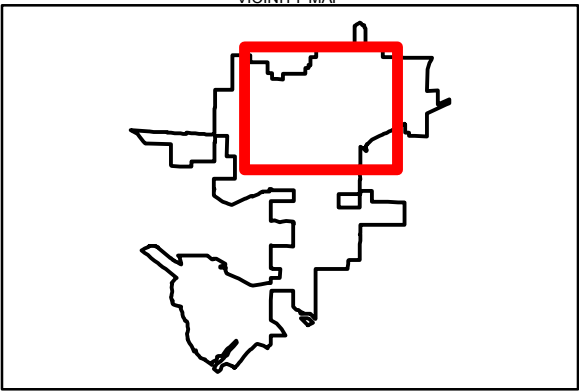
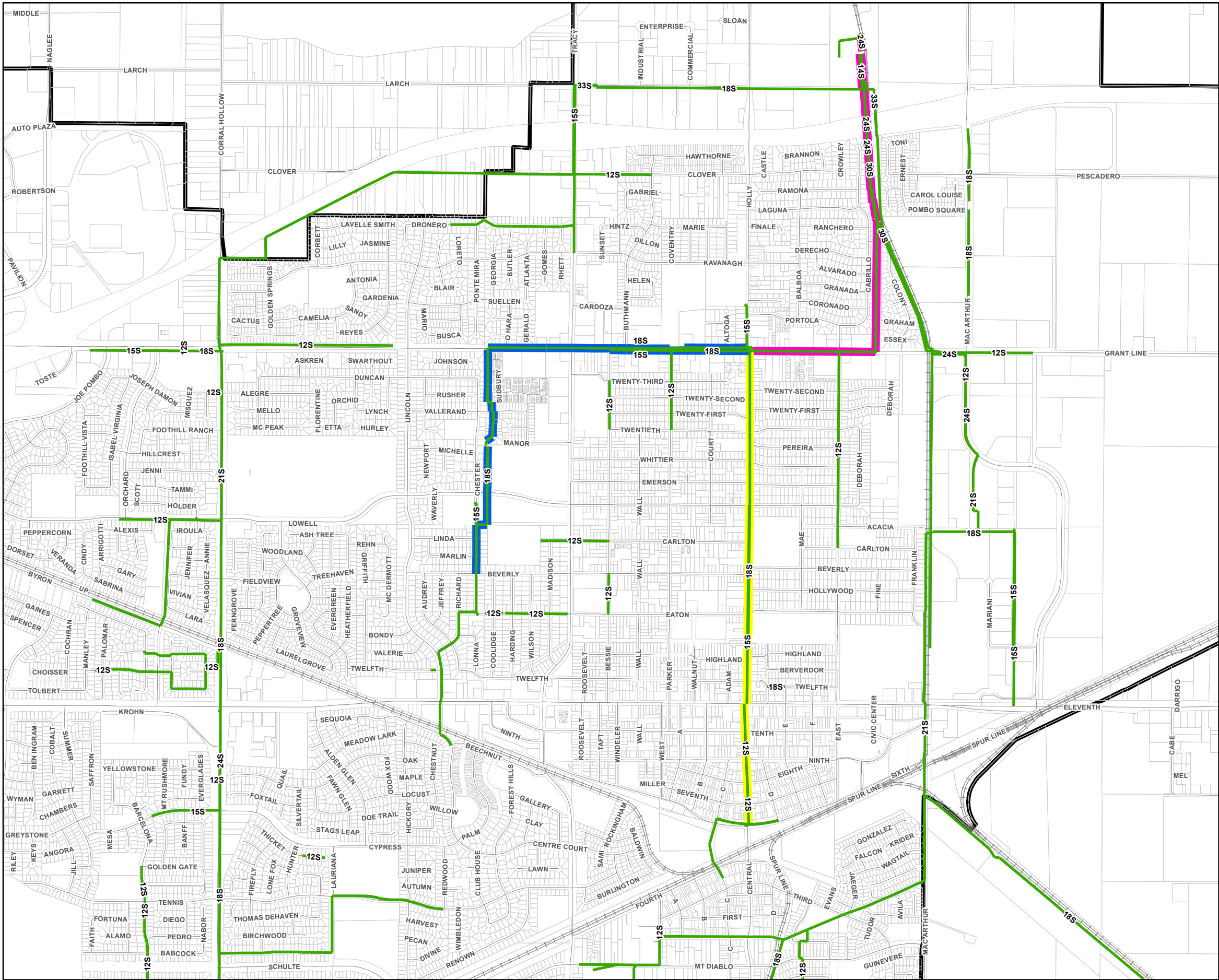
Appendix E

Wastewater Conveyance Maps

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Downtown Specific Plan Wastewater System

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- LEGEND
- Sewer Lines**
- Greater than or equal to 12 "
 - Stretch 1
 - Stretch 2
 - Stretch 3
 - Residential Streets
 - Railroad
 - Parcels
 - City Limits

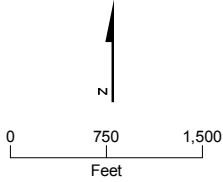


EXHIBIT 1
Downtown Specific Plan WW System

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Corral Hollow Wastewater System

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Figure 3. Corral Hollow Sewer System – Phase 1 Improvement



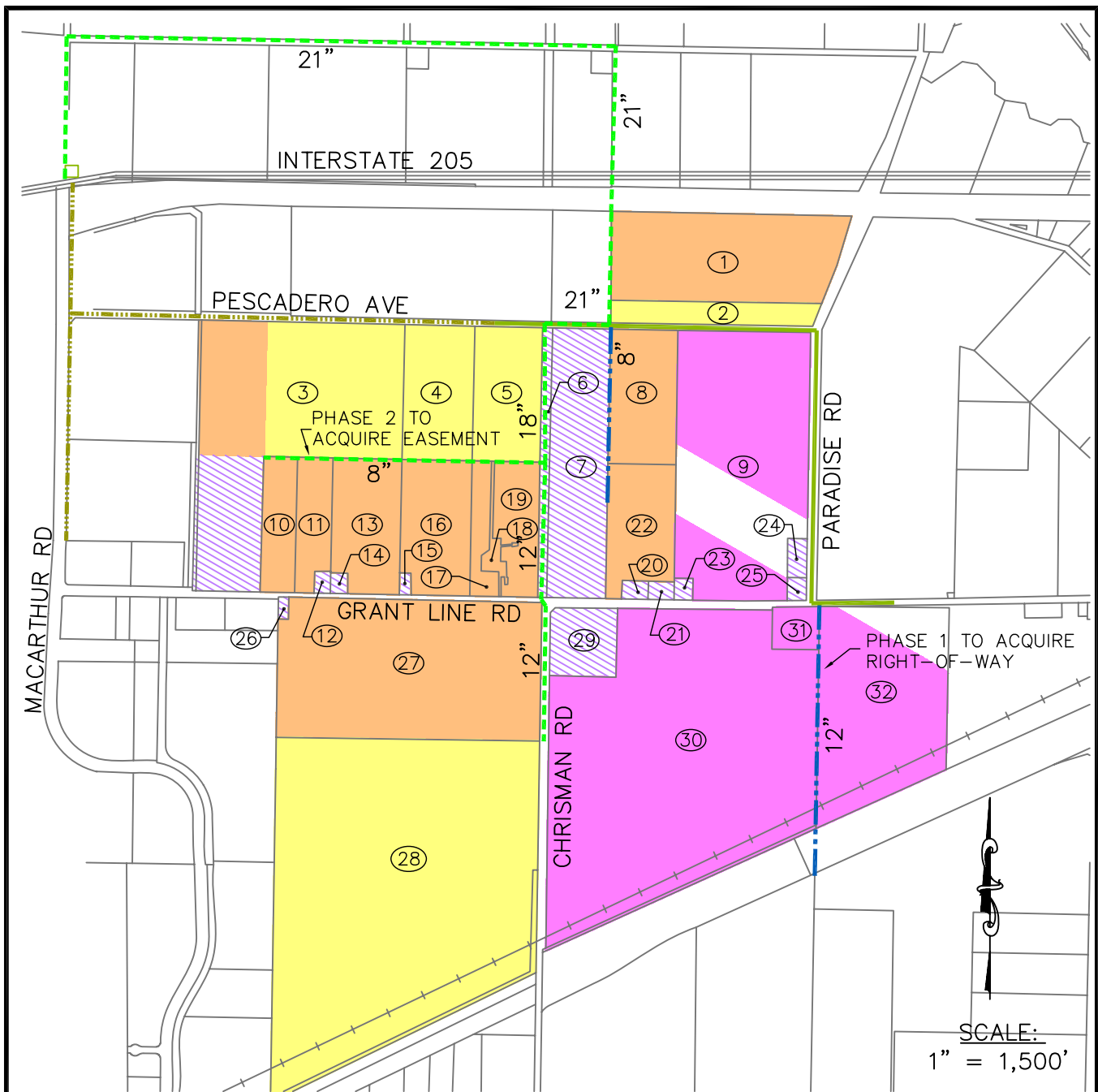
Figure 4. Corral Hollow Sewer System – Phase 2 Improvement



Figure 5. Corral Hollow Sewer System – Phase 3 Improvement

Northeast Industrial Area Wastewater System

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LEGEND:

- NEI PHASE 1 BUILDOUT
- NEI PHASE 2 BUILDOUT
- NEI REMAINING AREAS TO BUILD
- NEI PROPERTY NOT TO DEVELOP
- EXISTING TRANSMISSION LINE
- TRANSMISSION LINE (CONSTRUCTED BY PHASE 1)
- TRANSMISSION LINE (PHASE 2)
- TRANSMISSION LINE (BUILDOUT)
- PUMP STATION (PHASE 2)
- ③ LOT NUMBER

CITY OF TRACY NORTHEAST INDUSTRIAL PROJECT

FIGURE 3-2 WASTEWATER



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