



Harris & Associates



Storm Drainage Impact Fee Study Expanded Northeast Industrial Area and Eastside Industrial

For the
City of Tracy
San Joaquin County, California

July 2018

City of Tracy
Storm Drainage Impact Fee Study Expanded
NEI Area and Eastside Industrial



Harris & Associates

Executive Summary

The City of Tracy (City), like most communities in California, has adopted development impact fees for storm drainage to promote the idea that “growth pays for growth”. The Mitigation Fee Act of 1987 (commonly referred to as AB1600) sets forth the findings an agency must make in the adoption of its fee program as well as the ongoing reporting requirements.

Harris in conjunction with Storm Water Consulting were tasked to review the Storm Drainage Fees for the northeast area of the City’s Sphere of Influence with the intention of updating the development impact fee areas and the storm drainage fees development in these areas would be responsible for. This review and subsequent update were completed with the following goals in mind:

- Redefining the remaining Storm Drainage Infrastructure in these areas
- Improving the opportunities to accelerate the construction of outfall measures that will serve each planning area

The following figures illustrate the proposed fee updates for each planning area and provides a comparison of the proposed fees to the fees currently being collected.

Figure 1
Proposed Fee Summary by Drainage Area

DESCRIPTION	WATERSHED FEE AMOUNT	EASTSIDE CHANNEL FEE	TOTAL IMPACT FEE*
Expanded NEI Area			
Residential - Very Low Density	\$ 2,743.42	\$ 232.55	\$ 2,975.97
Residential - Low Density	\$ 1,843.29	\$ 213.82	\$ 2,057.11
Residential - Medium Density (attached 2-4)	\$ 1,127.42	\$ 142.18	\$ 1,269.60
Residential - High Density (attached 4+)	\$ 1,042.26	\$ 127.85	\$ 1,170.11
Industrial	\$ 30,946.60	\$ 3,908.24	\$ 34,854.84
Commercial / Retail	\$ 30,946.60	\$ 3,908.24	\$ 34,854.84
Public Facilities	\$ 20,631.07	\$ 2,605.62	\$ 23,236.69
New Eastside Industrial Area			
Industrial	\$ 39,641.04	\$ 3,908.24	\$ 43,549.28
Commercial / Retail	\$ 39,641.04	\$ 3,908.24	\$ 43,549.28

* Residential Fees are shown per dwelling unit, Non-residential Fees are shown per acre



Figure 2
Non-Residential Fee Comparison by Drainage Area

DESCRIPTION	PREVIOUS FEE AMOUNT	NEW FEE AMOUNT*	DELTA	PERCENT CHANGE
Expanded NEI Area (Previously NEI)				
NEI Phase I Industrial**	\$ 31,939.00	\$34,854.84	\$ 2,915.84	9%
NEI Phase II Industrial**	\$ 36,097.00	\$34,854.84	\$ (1,242.16)	-3%
Expanded NEI Area (Previously East Chrisman and UR-1)				
Industrial	\$ 31,612.00	\$34,854.84	\$ 3,242.84	10%
Commercial / Retail	\$ 31,612.00	\$34,854.84	\$ 3,242.84	10%
Public Facilities	N/A	\$23,236.69	N/A	N/A
Expanded NEI Area (Previously Eastside Industrial)				
Industrial	\$ 53,958.00	\$34,854.84	\$ (19,103.16)	-35%
Eastside Industrial (Previously Eastside Industrial)				
Industrial	\$ 53,958.00	\$43,549.28	\$ (10,408.72)	-19%
Commercial / Retail	\$ 53,958.00	\$43,549.28	\$ (10,408.72)	-19%

* Non-residential Fees are shown per acre

** NEI Fees were reduced in 2012 due to the economic downturn

Figure 3
Residential Fee Comparison by Drainage Area

DESCRIPTION	PREVIOUS FEE AMOUNT	NEW FEE AMOUNT*	DELTA	PERCENT CHANGE
Expanded NEI Area (Previously East Chrisman and UR-1)				
Residential - Very Low Density	\$ 1,877.00	\$ 2,975.97	\$ 1,098.97	59%
Residential - Low Density	\$ 1,733.00	\$ 2,057.11	\$ 324.11	19%
Residential - Medium Density (attached 2-4)	\$ 1,152.00	\$ 1,269.60	\$ 117.60	10%
Residential - High Density (attached 4+)	\$ 1,028.00	\$ 1,170.11	\$ 142.11	14%

* Residential Fees are shown per dwelling unit

It is recommended that the City adopt the proposed fees in a timely manner to successfully fund the storm drainage infrastructure required to serve the planning areas in the northeast are of the City's Sphere of influence. A comprehensive analysis and the required AB1600 findings are detailed in subsequent report sections.



Introduction

This impact fee analysis report has been prepared for Supplement No. 2 to the Citywide Storm Drainage Master Plan for the northeast area of the City's Sphere of Influence; including the Northeast Industrial (NEI) Area, the Eastside Industrial Area, and the Chrisman and East UR1 Area. It addresses program storm drainage infrastructure requirements to serve new development in these areas and also addresses the storm drainage impact fees required to utilize existing storm drainage outfall facilities.

The City adopted the City of Tracy Citywide Storm Drainage Master Plan (SDMP) on April 16, 2013 by resolution 2013-056, as well as the City of Tracy Citywide Storm Drainage Master Plan Impact Fee Analysis and Supplement No. 1 for New Impact Fee Program Areas on January 7, 2014 by Resolution 2014-10. At this time, Storm Water Consulting Inc. has prepared Supplement No. 2 to Citywide Storm Drainage Master Plan Northeast Area of Sphere of Influence (SDMP Update). The SDMP Update revises the facilities and the drainage sheds on the Northeast Side of town. As a result of this update, new impact fees are being calculated for the following areas:

- Northeast Industrial Drainage Shed
- Eastside Industrial Drainage Shed
- Chrisman and East UR1 Drainage Shed.

The development areas included in the Citywide Storm Drainage Master Plan, with the exception of those listed above, are not affected by this impact fee analysis.

Program Storm Drainage Areas

Fee area boundaries for the Northeast Industrial Area, the Eastside Industrial Area and Chrisman and East UR1 areas have been revised by Supplement No. 2 to the Citywide Storm Drainage Master Plan. A need for revised impact fees for these fee areas is the result of various factors. Some of these main factors are:

- The relocation of Detention Basin NEI (DET NEI) to the south side of Pescadero Avenue to set it back from the I-205 corridor
- Redefining the remaining storm drainage infrastructure required to serve the respective fee areas
- Improving the opportunities to accelerate the construction of outfall measures that will serve each planning area in order to facilitate the elimination of several existing temporary retention basins.

The boundaries of these revised planning areas are defined as follows:

Expanded Northeast Industrial Area

The expanded Northeast Industrial Area established by Supplement No. 2 to the Citywide Storm Drainage Master Plan is comprised of the original Northeast Industrial Area outlined in the NEI Specific Plan, the entirety of the Chrisman and East UR1 area as detailed in the SDMP and the portion of the



Eastside Industrial Area south of I-205. These sub-basins are identified in Exhibit B as E10, E13, E53 – E63, and E65.

Eastside Industrial Area

The Revised Eastside Industrial Area established by Supplement No. 2 to the Citywide Storm Drainage Master Plan consists of the parcels identified as being in the Eastside Industrial Area in the SDMP located directly north of I-205. These sub-basins are identified in Exhibit B as E66 – E68.

Program Storm Drainage Infrastructure

The alterations to the boundaries of the storm drainage planning areas resulted from an analysis of the storm drainage infrastructure on the Northeast Side of Tracy. Storm Water Consulting, Inc. through hydrologic and hydraulic technical evaluations determined the quantities and rates of runoff that will be created by new development within the program areas. Based on this analysis, storm drainage infrastructure has been recommended to mitigate these impacts. This infrastructure for each planning area established by Supplement No. 2 to the Citywide Storm Drainage Master Plan is summarized below.

Expanded Northeast Industrial Area Storm Drainage Infrastructure

The program storm drainage facilities designed to serve the Northeast Industrial Area were previously described in the *City of Tracy Storm Drainage Analysis for Northeast Industrial Area*. Supplement No. 2 to the Citywide Storm Drainage Master Plan incorporates NEI into the Citywide Storm Drainage Master Plan and subsequently expands the boundaries to include portions of the Eastside Industrial Area, as well as the Chrisman and East UR1 Area. Expansion of the NEI Fee Area alters the infrastructure required to serve these areas. These infrastructure modifications, detailed in Supplement No. 2 to the Citywide Storm Drainage Master Plan, are shown in Exhibit B and are summarized below:

- The proposed detention basin, DET NEI, has been relocated from its previously planned location to the south side of Pescadero Avenue away from I-205 view corridor and the outflow discharge has been increased from 10 cubic feet per second (cfs) to 16 cfs. The storage capacity of this detention Basin has been reduced from 198 acre-feet to 127.8 acre-feet with a possible expansion to the west at such a time as the existing Silva Dairy redevelops.
- A proposed 18 inch outfall storm drainage force main from DET NEI to the City's Eastside channel has upsized to a 24 inch force main and has been relocated south from Arbor Avenue to Pescadero Avenue eliminating the need to bore and jack across I-205.
- Large culvert crossings of Pescadero Avenue and Pescadero Reclamation District (ID) Canal have been deleted.
- Greenbelt parkways are no longer required to facilitate the mitigation of storm water runoff and have been removed from the Storm Drainage Master Plan in this area and subsequently from this fee analysis.
- DET E55 was added to accommodate the relocation of DET NEI and will have a storage volume of 49.3 acre-feet with a gravity outlet having a maximum discharge of 2 cfs.



- The 60 inch storm drainage outflow pipe from the south area was reduced to 18 inch and a proposed 24 inch storm drainage segment on the south side of a section of the Home Depot Warehouse was eliminated from the Storm Drainage Master Plan.

Revised Eastside Industrial Area Storm Drainage Infrastructure

The program storm drainage facilities proposed to serve the Revised Eastside Industrial Area, which for the purposes of this report only includes properties north of I-205 are shown in Exhibit B. The following changes are being proposed as part of this amendment:

- Undeveloped properties north of Pescadero Avenue and south of I-205 that previously drained to DET NEI will now drain to DET 16.
- DET 16, located at the northeast corner of sub-basin E65, now has approximately 1 cfs of DET NEI's outflow capacity allocated to it and will continuously pump stormwater during and after storm events.
- DET 16 total storage volume has been increased by 3.8 acre-feet to accommodate the increased drainage from the properties located in the NEI area north of Pescadero Avenue.
- DET 13 storage and outflow requirements have been change to 8.7 acre-feet and 1 cfs, respectively, with the DCT development, and outfall pipe sizes along Arbor avenue have been reduced.

Opinion of Probable Cost

Overview

This section details the Opinions of Probable Cost for the storm drainage infrastructure that will serve the two fee areas that are being reassessed in this fee analysis. These costs are taken from Supplement No. 2 to Citywide Storm Drainage Master Plan prepared by Storm Water Consulting Inc.

Cost Estimating Considerations

Soft costs accounted for in all opinions of probable cost are as follows:

- Design and Planning – 10% of construction costs
- Construction Management – 10% of construction costs
- General Contingency – 15% of construction costs
- Program Administration – 5% of construction costs

It is important to note, that the infrastructure detailed in these tables is not forecasted to develop in the near future nor will the projects be constructed simultaneously. As the construction date for each facility is unknown at this point in time, it is critical that these cost estimates be updated by annually by the Engineering News Record San Francisco Construction Cost Index or a similar index as adopted by City Council. Annual updates ensure that the cost estimates are continually relevant to the anticipated construction cost.



Infrastructure Costs by Fee Area

Expanded Northeast Industrial Area

Table 1 details the opinion of probable cost for the remaining facilities in the Expanded Northeast Industrial Area. The NEI Phase 1 and Phase 2 fund balances are subtracted from the estimated costs for the Expanded Northeast Industrial Area. In addition, the developer at 1547 E. Grant Line Road is in the process of entering into an agreement with the City of Tracy to build the 36 inch line on the south side of the Home Depot Property as part of their project. The developer will receive fee credits for completing this line. Since this land is not included in remaining development, this credit is shown at the bottom of the table and is removed from the cost that future developers must fund. The remaining cost that must be funded from future development is shown in Table 1.

Revised Eastside Industrial Area

Table 2 details the opinion of probable cost for the remaining facilities in the Eastside Industrial Area. The developer of the M2 Parcel of the I-205 Specific Plan, located in sub-basin E68, recently completed construction of DET 13, a 10 inch force main and a 30 inch outfall line to the eastside channel as part of their project. The developer received a fee credit of approximately \$1,623,250 for completing these projects as detailed in the M2 finance plan adopted on November 17, 2015 by Resolution 2015-190. Since these projects have already been constructed and the credits have been issued, this land is not included in the remaining development. The remaining costs to be funded from future development is shown in Table 2.

City of Tracy
 Storm Drainage Impact Fee Study Expanded
 NEI Area and Eastside Industrial



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Table 1
 Opinion of Probable Cost for Drainage Infrastructure - Total Unbuilt As Of Jan. 2018
 Updated NEI - Expanded Area (Including Infrastructure for Areas Draining to DETs E55 and 16)

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
EXPANDED NEI IMPACT FEE AREA				
Construction of Major Facilities				
DET NEI (128 AF, plus 22 AF add'l excavation)	150	AF	\$ 16,000	\$ 2,400,000
DET 16 (38 AF, PLUS 10 AF add'l excavation)	48	AF	\$ 16,000	\$ 768,000
DET E55 (49 AF, plus 15 AF add'l excavation)	64	AF	\$ 16,000	\$ 1,024,000
DET NEI Pump Station (16.0 cfs capacity)	1	LS	\$ 1,500,000	\$ 1,500,000
DET 16 Pump Station (1.0 cfs capacity)	1	LS	\$ 350,000	\$ 350,000
Construction of Storm Drains				
10" SDFM (Outfall DET 16 to DET NEI)	2,500	LF	\$ 100	\$ 250,000
24" SDFM (Outfall DET NEI to Eastside Channel)	4,100	LF	\$ 150	\$ 615,000
18" SD (DET 55 to Grant Line Road)	2,700	LF	\$ 100	\$ 270,000
18" SD (Bore & Jack, Crossing of UPRR North of DET E55)	200	LF	\$ 600	\$ 120,000
30" SD (South Side Home Depot, deep trenching required)	660	LF	\$ 300	\$ 198,000
36" SD (South Side Home Depot, deep trenching required)	660	LF	\$ 500	\$ 330,000
36" SD (South Side I-205, Paradise Road to DET 16)	1,700	LF	\$ 300	\$ 510,000
36" SD (Chrisman Road, South of UPRR)	2,800	LF	\$ 300	\$ 840,000
48" SD (South Side UPRR, Chrisman to DET E55)	2,100	LF	\$ 400	\$ 840,000
54" SD (Pescadero Ave., East Side Home Depot to DET NEI)	1,500	LF	\$ 450	\$ 675,000
60" SD (Chrisman Road, Paradise Road to Grant Line Road)	1,300	LF	\$ 550	\$ 715,000
Other Items				
Dewatering	1	LS	\$ 1,500,000	\$ 1,500,000
Access Roadways (30"/36" SDs South Side Home Depot)	1,320	LF	\$ 110	\$ 145,200
UPTC Crossing Agreement	1	EA	\$ 5,000	\$ 5,000
Subtotal of Construction				\$ 13,055,200
Design & Planning @ 10% of Construction Subtotal				\$ 1,305,520
Construction Management @ 10% of Construction Subtotal				\$ 1,305,520
General Contingency @ 15% of Construction Subtotal				\$ 1,958,280
Program Administration @ 5% of Construction Subtotal				\$ 652,760
Land Acquisition				
DET NEI	33.0	AC	\$ 150,000	\$ 4,950,000
DET NEI (Possible Future Expansion)	7.0	AC	\$ 150,000	\$ 1,050,000
DET 16	12.0	AC	\$ 150,000	\$ 1,800,000
DET E55	12.0	AC	\$ 150,000	\$ 1,800,000
10" SDFM/36" SD Easement (Paradise Road to DET 16)	0.7	AC	\$ 50,000	\$ 35,000
18" SD Easement (DET E55 to Grant Line Road)	1.2	AC	\$ 50,000	\$ 60,000
30" SD Easement (South Side Home Depot)	0.3	AC	\$ 50,000	\$ 15,000
36" SD Easement (South Side Home Depot)	0.3	AC	\$ 50,000	\$ 15,000
Subtotal of Land Acquisition				\$ 9,725,000
TOTAL ESTIMATED COST				\$ 28,002,280
Credit for NEI Phase 1 and 2 Storm Drainage Fund Balance				\$ (5,593,927)
Credit for 1547 E. Grant Line Road Storm Drainage Impact Fees and Developer Credit*				\$ (682,242)
TOTAL NET COST FOR NEW PROGRAM STORM DRAINAGE INFRASTRUCTURE				\$ 21,726,111

* Project at 1547 E. Grant Line Road already under agreement. This amount represents the total of their fees and credits for storm drainage under that agreement.

City of Tracy
Storm Drainage Impact Fee Study Expanded
NEI Area and Eastside Industrial



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Table 2
Opinion of Probable Cost for Drainage Infrastructure - Total Unbuilt As Of Jan. 2018
Revised Eastside Industrial (Properties on the North Side of I-205, Only)

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
EXPANDED NEI IMPACT FEE AREA				
Construction of Major Facilities				
DET 13 Expansion (4 add'l AF, plus 1 AF add'l excavation)	5	AF	\$ 16,000	\$ 80,000
DET 14 (16 AF, plus 6 AF add'l excavation)	22	AF	\$ 16,000	\$ 352,000
DET 15 (13 AF, plus 5 AF add'l excavation)	18	AF	\$ 16,000	\$ 288,000
DET 14 Pump Station (1.0 cfs capacity)	1	LS	\$ 350,000	\$ 350,000
DET 15 Pump Station (1.0 cfs capacity)	1	LS	\$ 350,000	\$ 350,000
Construction of Storm Drains				
10" SDFM (Arbor Ave., DET 15 to Existing Stub at DET 13)	7,000	LF	\$ 100	\$ 700,000
Other Items				
Dewatering	1	LS	\$ 1,000,000	\$ 1,000,000
Subtotal of Construction				\$ 3,120,000
Design & Planning @ 10% of Construction Subtotal				\$ 312,000
Construction Management @ 10% of Construction Subtotal				\$ 312,000
General Contingency @ 15% of Construction Subtotal				\$ 468,000
Program Administration @ 5% of Construction Subtotal				\$ 156,000
Land Acquisition				
DET 13 Expansion	2.2	AC	\$ 150,000	\$ 330,000
DET 14	7.0	AC	\$ 150,000	\$ 1,050,000
DET 15	6.0	AC	\$ 150,000	\$ 900,000
Subtotal of Land Acquisition				\$ 2,280,000
TOTAL ESTIMATED COST				\$ 6,648,000

Storm Drainage Impact Fees

Overview

New development within the Expanded Northeast Industrial Area and the Revised Eastside Industrial will fund the storm drainage infrastructure detailed in the Opinions of Probable costs shown in Table 1 and Table 2.

Fee Methodology

There are several methodologies that can be used to determine the impact fees for new development. The applicability of these methodologies is primarily based on the type of infrastructure or facility that an impact fee is being calculated for and the technical documentation that is available to support the establishment of the fee.

For the purposed of this fee analysis, a Plan-Based fee methodology was used for calculating the storm drainage impact fees and is consistent with the methodology utilized in the *2013 Impact Fee Analysis for New Impact Fee Program Areas* prepared by Stantec.

The methodology used in calculating the fees is shown below:



1. The gross acreage for each remaining property in the basin was determined and is shown in Exhibit C.
2. The gross areas for each proposed land use category within the impact fee program area were divided by the total gross area of undeveloped land to yield a proportional land use area percentage.
3. In order to establish an equitable fee structure, the land use area percentages were then weighted according to their assigned percent impervious values. The percent impervious values used in the analysis were the values established under the assumption that new development would utilize onsite storm water control measures as prescribed per the City's Multi-Agency Post-Construction Stormwater Standards Manual.
4. Each land use is then assigned a proportional funding responsibility (share of the costs) by dividing their impervious area by the total impervious area.
5. The total fee responsibility for each land use category is then determined by multiplying the proportional funding responsibility percentages by the total infrastructure cost for the impact fee program area.
6. The total funding responsibility for each land use category is then divided by the net acreage to calculate the impact fee for each land use category on a per acre basis.
7. For residential land uses, the impact fee per acre is then converted to a fee per dwelling unit using density assumptions.

Table 3 and 4 details the storm drainage impact fees by planning area and subsequently by land use that were derived using the preceding methodology.



Table 3
 City of Tracy
 Storm Drainage Impact Fees (Expanded NEI Area, with Chrisman & East UR-1 and Eastside Industrial Area Portion South of I-205)

Impact Fee Program Area	Total Infrastructure Cost*	Land Use Category	Gross Acreage by Land Use Category	Proportional Land Use Area Within Impact Fee Program Area	Percent Impervious	Proportional Funding Factor (Land Use % times % Impervious)	Proportional Funding Responsibility (Funding Factor % of Total)	Total Fee Responsibility	Net Acreage by Land Use Category (Gross Acreage X 85%)	Impact Fee (Per Acre)	Residential Dwelling Units	Impact Fee (Per Dwelling Unit)
Expanded NEI with Chrisman & East UR-1 and Eastside Industrial Area Portion South of I-205	\$ 21,726,111	Residential - Very Low Density	59.45	6.11%	6%	0.0037	0.8%	\$ 164,605	50.53062338	\$ 3,257.54	60	\$ 2,743.42
		Residential - Low Density	46.93	4.82%	16%	0.0077	1.6%	\$ 346,538	39.8925974	\$ 8,686.77	188	\$ 1,843.29
		Residential - Medium Density (attached 2-4)	34.87	3.58%	22%	0.0079	1.6%	\$ 354,010	29.6383961	\$ 11,944.30	314	\$ 1,127.42
		Residential - High Density (Attached 4+)	3.91	0.40%	41%	0.0016	0.3%	\$ 74,000	3.324383117	\$ 22,259.84	71	\$ 1,042.26
		Industrial / Commercial**	715.12	73.50%	57%	0.4189	86.6%	\$ 18,810,955	607.852	\$ 30,946.60	N/A	N/A
		Public Facilities	112.88	11.58%	38%	0.0440	9.1%	\$ 1,976,003	96.778	\$ 20,631.07	N/A	N/A
		Total	972.96	100.00%		0.4839	100.0%	\$ 21,726,111	827.016			

* Includes only unbuilt items as of January 2018.

** Acreage includes 61 acres from Chrisman & East UR-1, 463 undeveloped acres from NEI and 191 acres from Eastside Industrial. 1547 E. Grant Line Road not included.

Table 4
 City of Tracy
 Storm Drainage Impact Fees (Updated East Side Industrial Area, Consisting of Undeveloped Properties North of I-205, Only)

Impact Fee Program Area	Total Infrastructure Cost*	Land Use Category	Gross Acreage by Land Use Category	Proportional Land Use Area Within Impact Fee Program Area	Percent Impervious	Proportional Funding Factor (Land Use % times % Impervious)	Proportional Funding Responsibility (Funding Factor % of Total)	Total Fee Responsibility	Net Acreage by Land Use Category (Gross Acreage X 85%)	Impact Fee (Per Acre)	Residential Dwelling Units	Impact Fee (Per Dwelling Unit)
East Side Industrial	\$ 6,648,000	Industrial	192	97.31%	57%	0.5547	97.3%	\$ 6,469,417	163.2	\$ 39,641.04	N/A	N/A
		Commercial / Retail	5.3	2.69%	57%	0.0153	2.7%	\$ 176,583	4.505	\$ 39,641.04	N/A	N/A
		Total	197.30	100.00%		0.5700	100.0%	\$ 6,648,000	167.705			

* Includes only unbuilt items as of January 2018.



In addition to the impact fees by planning area, each development project is responsible for their fair share of the Eastside Channel’s expansion. These fees are detailed in Table 5 by land use and have been escalated by ENR CCI from the fees shown in the *City of Tracy Citywide Storm Drainage Master Plan Impact Fee Analysis* dated November 2012.

Table 5
Eastside Channel Impact Fee

DESCRIPTION	IMPACT FEE*
Eastside Channel	
Residential - Very Low Density	\$ 232.55
Residential - Low Density	\$ 213.82
Residential - Medium Density (attached 2-4)	\$ 142.18
Residential - High Density (attached 4+)	\$ 127.85
Industrial	\$3,908.24
Office	\$3,908.24
Retail	\$3,908.24
Public Facilities	\$2,605.63

* Residential Fees are shown per dwelling unit, Non-residential Fees are shown per acre

AB 1600 Findings

This section provides the nexus findings for establishing and/or revising development impact fees for storm drainage pursuant to Assembly Bill (AB) 1600.

AB 1600, which was enacted by the State of California in 1987, created the Mitigation Fee Act – Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. These requirements are as follows:

1. Identification of the purpose of the fee.
2. Identification of how the fee will be used.
3. Determination of how there is a reasonable relationship between the fee’s use and the type of development projects on which the fee is imposed.
4. Determination of how there is a reasonable relationship between the need for the public storm drainage facilities and the type of development projects on which the fee is imposed.
5. Determination of how there is a reasonable relationship between the amount of the fee and the cost of the public storm drainage facilities (or portion of facilities) attributable to new development.



These required findings are made below.

Requirement #1: Identify the purpose of the fee.

New development increases the impervious area and generates the need for additional storm drainage facilities to convey storm water runoff into the City's system. These storm drainage facilities are required in order to provide adequate drainage to all parcels in the Expanded NEI and Revised Eastside Industrial Areas. The purpose of the storm drainage impact fee is to provide a source of funding and to ensure that each development shares equally in the cost of the localized storm drainage infrastructure identified in the City of Tracy Supplement No. 2 to the Citywide Storm Drainage Master Plan. These facilities are illustrated in Exhibit B and the opinions of probable costs are summarized in Tables 1 and 2.

Requirement #2: Identify the use to which the fee will be put.

The storm drainage impact fee will be used to construct the necessary program storm drainage collection facilities per Supplement No. 2 to Citywide Storm Drainage Master. These facilities include underground storm drains, detention basins and appurtenant improvements as summarized in Tables 1 and 2 and illustrated in Exhibit B.

Requirement #3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

New development within the Expanded NEI and Revised Eastside Industrial areas will increase the impervious area which generates additional storm water runoff and the associated need for storm drainage facilities within the respective program areas. Impact Fees are calculated based on the impervious area generated by each land use. This methodology ensures the fees are directly related to the impact created by the new development.

Requirement #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 will generate additional runoff in the Expanded NEI Area and revised Eastside Industrial Area as defined in the Storm Drainage Master Plan and Supplement No. 2. Hydrologic and hydraulic modeling was performed by Storm Water Consulting Inc., to determine the volume and rate of runoff production for each type of new development within the Expanded NEI and Revised Eastside Industrial areas. The results of this modeling was utilized to develop the recommended storm drainage infrastructure summarized in Tables 1 and 2. Each new development will pay for their fair share of the required storm drainage infrastructure based on their impervious area.

Requirement #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 opinions of probable cost for the required storm drainage collection facilities depicted in Tables 1 and 2 are spread to each land use within the Expanded NEI and Revised Eastside Industrial Areas based on a net acreage and dwelling unit basis determined by impervious area. This calculation is shown in Tables 3



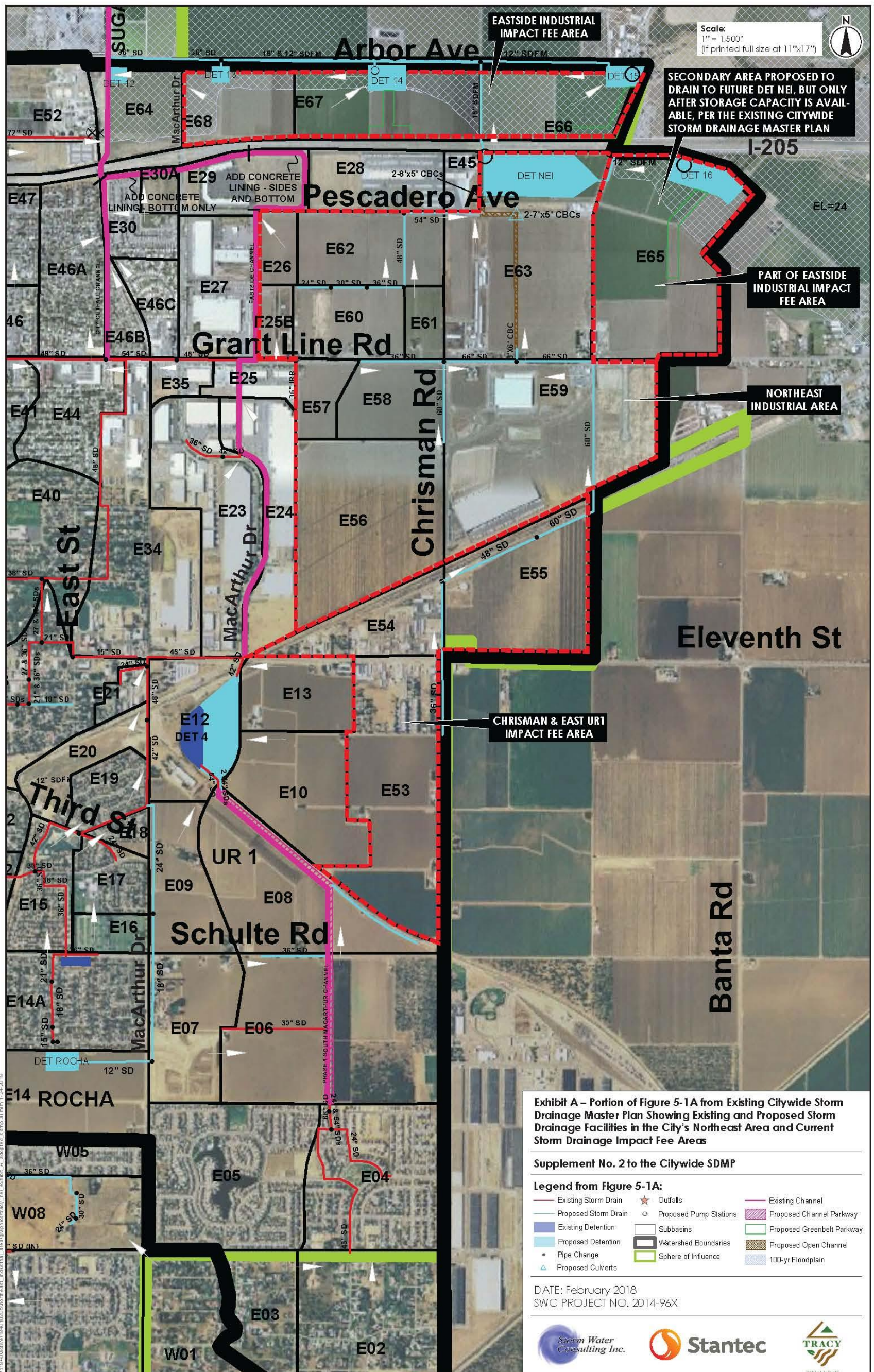
and 4. The costs included in these estimates were derived from actual bids and completed construction costs from prior storm drainage improvement projects. New development projects will be required to fund their fair share of the required storm drainage infrastructure based on the increased impervious area created by each new development by calculating fees based on impervious area, each development pays their fair share of the required infrastructure.

Exhibits

Exhibit A: Portion of Figure 5-1A from Existing Citywide Storm Drainage Master Plan Showing Existing and Proposed Storm Drainage Facilities in the City's Northeast Area

Exhibit B: Proposed Revisions to the Citywide Storm Drainage Master Plan per Supplement No. 2

Exhibit C: "Undeveloped" Parcel Listing and Acreages (as of 1-10-18)



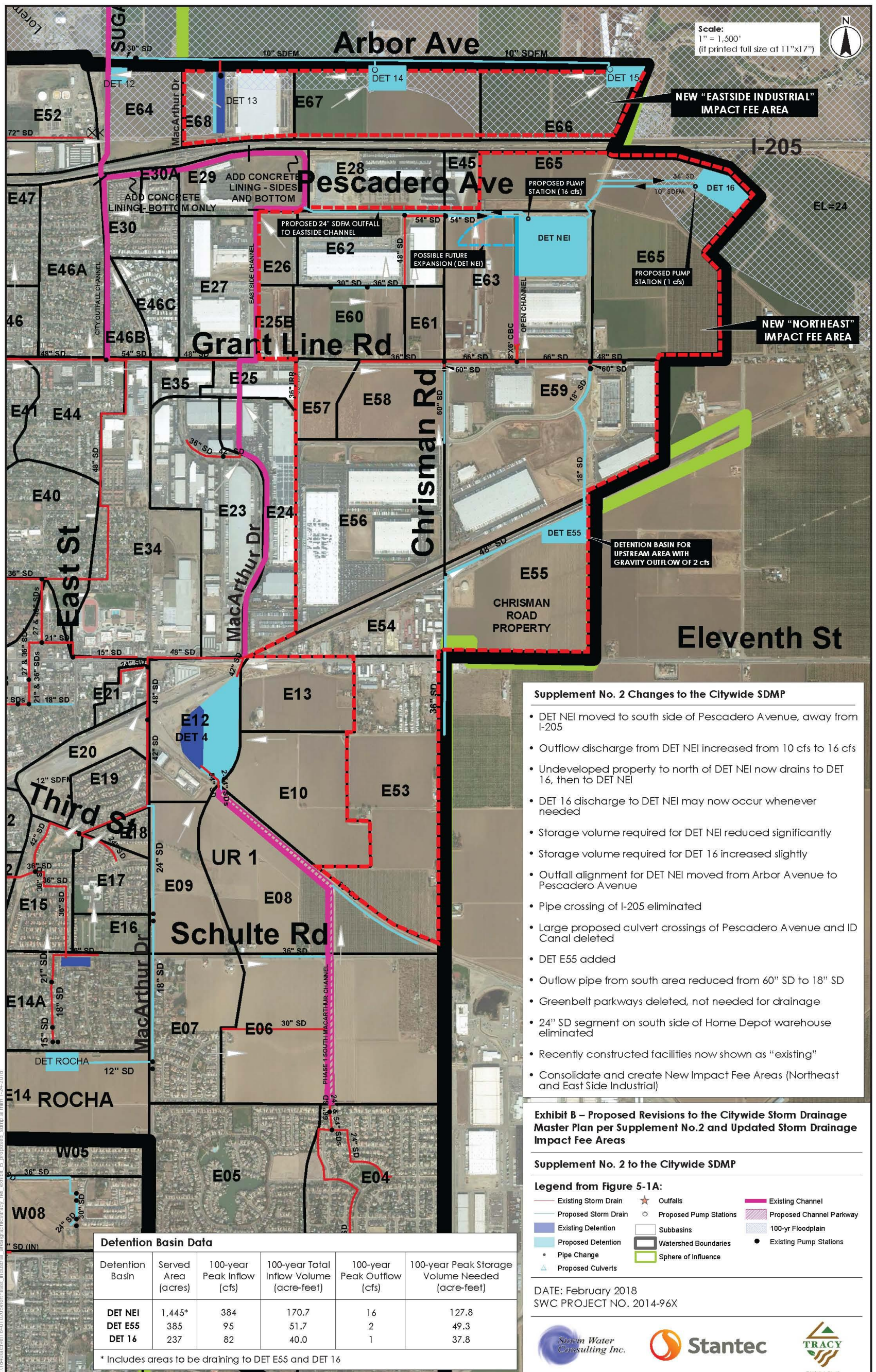




Exhibit C

**Chrisman and East UR-1 "Undeveloped" Parcel Listing and Acreages
 (as of 1-10-2018) - Part of NEI Expanded Area**

Assessor Parcel #	Listed Acreage	Notes
250-03-06	56.06	City Chrisman Road Property
230-03-07	56.62	City Chrisman Road Property
Subtotal Acreage	112.68	
250-14-02, 03, 04	0.67	Industrial, North Side Eleventh Street
250-14-05	0.86	Industrial, North Side Eleventh Street
250-14-06	1.41	Industrial, North Side Eleventh Street
250-14-07	3.07	Industrial, North Side Eleventh Street
250-14-08	2.47	Industrial, North Side Eleventh Street
250-14-09	2.36	Industrial, North Side Eleventh Street
250-14-10	4.65	Industrial, North Side Eleventh Street
250-14-11	4.91	Industrial, North Side Eleventh Street
250-14-12	7.20	Industrial, North Side Eleventh Street
250-14-13	2.17	Industrial, North Side Eleventh Street
250-14-14	7.53	Industrial, North Side Eleventh Street
250-14-15	1.29	Industrial, North Side Eleventh Street
250-14-16	0.79	Industrial, North Side Eleventh Street
250-14-17	1.29	Commercial, North Side Eleventh Street
Subtotal Acreage	40.67	
250-15-01 thru 04, 07 thru 10, 14 thru 20, and 45 thru 47	20.20	Industrial, South Side Eleventh Street
250-15-21 thru 25, and 27 thru 44	24.70	Residential (Medium), South of Eleventh Street
Subtotal Acreage	44.90	
250-16-09	0.80	East UR-1
250-16-11	46.78	East UR-1
250-16-12	1.18	East UR-1
250-18-02	20.78	East UR-1
250-18-03	5.68	East UR-1
250-18-04	5.16	East UR-1
250-18-05	1.01	East UR-1
250-18-06	1.00	East UR-1
250-18-07	17.71	East UR-1
250-18-08	20.36	East UR-1
Subtotal Acreage	120.46	
85% Total Acreage	270.90	Reduction for land allocated to streets, etc.



Exhibit C

**Eastside Industrial South of I-205 "Undeveloped" Parcel Listing and Acreages
 (as of 1-10-2018) - Part of NEI Expanded Area**

Assessor Parcel #	Listed Acreage	Notes
213-17-14	22.17	
213-17-24	31.67	
213-17-25	11.70	
213-17-26	3.24	
213-17-27	122.39	
Subtotal Acreage	191.17	
85% Total Acreage	162.49	Reduction for land allocated to streets, etc.

**Eastside Industrial North of I-205 "Undeveloped" Parcel Listing and Acreages
 (as of 1-10-2018)**

Assessor Parcel #	Listed Acreage	Notes
213-06-02	14.16	
213-06-04	39.56	
213-06-08	1.01	
213-06-09	19.78	
213-06-10	19.78	
213-06-11	39.79	
213-06-17	16.02	
213-06-18	2.57	
213-06-21	1.00	
213-06-22	38.89	
213-06-23	1.58	
213-06-24	1.58	
213-06-25	1.58	
Subtotal Acreage	197.29	
85% Total Acreage	167.69	Reduction for land allocated to streets, etc.



Exhibit C
Chrisman and East UR-1 "Undeveloped" Parcel Listing and Acreages
(as of 1-10-2018) - Part of NEI Expanded Area

Assessor Parcel #	Listed Acreage	Notes
250-03-06	56.06	City Chrisman Road Property
230-03-07	56.62	City Chrisman Road Property
Subtotal Acreage	112.68	
250-14-02, 03, 04	0.67	Industrial, North Side Eleventh Street
250-14-05	0.86	Industrial, North Side Eleventh Street
250-14-06	1.41	Industrial, North Side Eleventh Street
250-14-07	3.07	Industrial, North Side Eleventh Street
250-14-08	2.47	Industrial, North Side Eleventh Street
250-14-09	2.36	Industrial, North Side Eleventh Street
250-14-10	4.65	Industrial, North Side Eleventh Street
250-14-11	4.91	Industrial, North Side Eleventh Street
250-14-12	7.20	Industrial, North Side Eleventh Street
250-14-13	2.17	Industrial, North Side Eleventh Street
250-14-14	7.53	Industrial, North Side Eleventh Street
250-14-15	1.29	Industrial, North Side Eleventh Street
250-14-16	0.79	Industrial, North Side Eleventh Street
250-14-17	1.29	Commercial, North Side Eleventh Street
Subtotal Acreage	40.67	
250-15-01 thru 04, 07 thru 10, 14 thru 20, and 45 thru 47	20.20	Industrial, South Side Eleventh Street
250-15-21 thru 25, and 27 thru 44	24.70	Residential (Medium), South of Eleventh Street
Subtotal Acreage	44.90	
250-16-09	0.80	East UR-1
250-16-11	46.78	East UR-1
250-16-12	1.18	East UR-1
250-18-02	20.78	East UR-1
250-18-03	5.68	East UR-1
250-18-04	5.16	East UR-1
250-18-05	1.01	East UR-1
250-18-06	1.00	East UR-1
250-18-07	17.71	East UR-1
250-18-08	20.36	East UR-1
Subtotal Acreage	120.46	
85% Total Acreage	270.90	Reduction for land allocated to streets, etc.