



Memorandum

DATE: June 18, 2020
TO: Andrew Malik, Assistant City Manager
FROM: Veronica Child, Management Analyst II
SUBJECT: Tracy Infrastructure Mater Plans Development Impact Fees and NEI Area Future Phases Water and Wastewater Impact Fees, Annual ENR Adjustment

The following information is provided regarding the annual adjustment of the Tracy Infrastructure Master Plans Development Impact Fees and Northeast Industrial (NEI) Area Future Phases Water and Wastewater Development Impact Fees, scheduled to take effect on July 1, 2020.

On January 7, 2014, City Council adopted Resolution 2014-010, approving the establishment of development impact fees for all new developments, commonly known as Tracy Infrastructure Master Plan Development Impact (TIMP or "Master Plan") Fees.

The resolution for the adoption and establishment of the TIMP fees provides the following:

"The Development Services Director is authorized to update the development impact fees with the Engineering News Record (ENR) Construction Cost Index (CCI) for San Francisco on an annual basis using the November 2013 index as the initial index, pursuant to Section 13.04.070(a) of the Tracy Municipal Code."

The TIMP Fees were adjusted in 2018 and 2019 by the June ENR CCI for San Francisco.

On October 2, 2018, City Council adopted Resolution 2018-204, approving the update for the expanded Northeast Industrial and Eastside Industrial Area Development Impact Fees to update the required infrastructure and consolidate the drainage basins. The fees were adjusted in 2019 by the June ENR CCI for San Francisco with the TIMP Fees.

In addition, several fee updates and the establishment of new fees occurred as follows:


- NEI Area Future Phases Water and Wastewater Development Impact Fees were established on November 5, 2019 through Resolution No. 2019-211 to fund the remaining water distribution and wastewater conveyance facilities required to serve the buildout of NEI.

- Lammers and Mountain House Watershed Storm Drainage Fees were updated on November 5, 2019 through Resolution No. 2019-217 to re-define the master plan storm drainage infrastructure for the Lammers and Mountain House Watershed and adjust the drainage sub-basin boundaries.
- Public Safety Impact Fees were updated on October 1, 2019 through Resolution 2019-196 to account for revisions to the fire master plan.

The resolutions mentioned above included a clause that gave the Development Services Director the authority to annually adjust the fees starting on July 1, 2020.

The ENR Index for San Francisco has increased from 12354.46 in June 2019 to 13022.70 in June 2020, resulting in a 5.409% increase. At this time, the adjusted 2020 fees are calculated by applying this increase to the current 2019 fees.

A worksheet detailing the 2020 adjusted fees (Attachment A), along with a worksheet that compares the 2020 adjusted fees to the prior fees adjusted in 2019 (Attachment B) is attached. The 2020 adjusted fees will be used for TIMP fee collection effective July 1, 2020. This memorandum will serve as official documentation that you have authorized the TIMP fee update for 2020.

Approved By:  Date: 6/22/20

Attachment A – City of Tracy Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Development Impact Fees, Effective July 1, 2020

Attachment B – City of Tracy Citywide Master Plan and NEI Area Future Phases Water and Wastewater Fees Comparison 2019 to 2020

ATTACHMENT A

City of Tracy
Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Impact Fees
2020 Annual ENR Adjustment

Land Use	Transportation	Water			Recycled Water	Wastewater			Parks	Public Safety Fee ²				Public Facilities
		Distribution	Supply	Treatment		Treatment Plant	East Conveyance	West Conveyance		Fire	Police	Communication Facilities	Program Administration	
	Per Unit													
Residential-Very Low Density	\$ 6,196.00	\$ 5,061.00	\$ 2,165.00	\$ 3,937.00	\$ 3,171.00	\$ 8,036.00	\$ 2,873.00	\$ 1,923.00	\$ 9,028.00	\$ 675.00	\$ 818.00	\$ 276.00	\$ 89.00	\$ 3,528.00
Residential-Low Density	\$ 6,196.00	\$ 5,061.00	\$ 2,165.00	\$ 3,937.00	\$ 3,171.00	\$ 8,036.00	\$ 2,873.00	\$ 1,923.00	\$ 9,028.00	\$ 675.00	\$ 818.00	\$ 276.00	\$ 89.00	\$ 3,528.00
Residential-Medium Density (attached 2-4)	\$ 3,780.00	\$ 3,643.00	\$ 1,560.00	\$ 2,834.00	\$ 2,727.00	\$ 6,575.00	\$ 2,351.00	\$ 1,574.00	\$ 7,387.00	\$ 552.00	\$ 668.00	\$ 227.00	\$ 73.00	\$ 2,886.00
Residential-High Density (attached 4+)	\$ 3,780.00	\$ 2,580.00	\$ 1,105.00	\$ 2,007.00	\$ 1,839.00	\$ 5,358.00	\$ 1,915.00	\$ 1,282.00	\$ 6,019.00	\$ 450.00	\$ 545.00	\$ 184.00	\$ 59.00	\$ 2,352.00
	Per Acre													
Commercial/Retail	\$ 189,209	\$ 21,051	\$ 9,010	\$ 16,374	\$ 17,850	\$ 34,702	\$ 12,407	\$ 8,306	\$ -	\$ 204.42	\$ 247.71	\$ 83.75	\$ 26.79	\$ 91.61
Office	\$ 150,921	\$ 15,788	\$ 6,757	\$ 12,281	\$ 14,553	\$ 34,702	\$ 12,407	\$ 8,306	\$ -	\$ 340.70	\$ 412.84	\$ 139.58	\$ 44.66	\$ 152.70
Industrial	\$ 86,302	\$ 15,788	\$ 6,757	\$ 12,281	\$ 14,553	\$ 32,145	\$ 11,493	\$ 7,694	\$ -	\$ 68.14	\$ 82.58	\$ 27.91	\$ 8.93	\$ 30.55

NEI Future Area Additional Fees ⁸		
Water Conveyance	Wastewater Conveyance	Program Administration
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
Per Acre		
NA	NA	NA
NA	NA	NA
\$ 300.00	\$ 8,815.00	\$ 456.00

Land Use	Storm Drainage ³									
	Keenan	Westside Residential	NW WSO	Larch Clover	Eastside Industrial ⁴	Northeast Area ^{4,5}	South MacArthur and Rocha	Mtn. House ⁶	Lammers Watershed ⁶	Kagehiro and West Larch Clover ⁷
	per du									
Residential-Very Low Density	NA	NA	NA	NA	NA	\$ 3,226.00	\$ 5,813.00	NA	\$ 1,755.00	\$ 733.00
Residential-Low Density	\$ 2,558.00	\$ 5,460.00	NA	NA	NA	\$ 2,229.00	\$ 5,339.00	NA	\$ 1,612.00	\$ 636.00
Residential-Medium Density (attached 2-4)	\$ 1,728.00	\$ 3,658.00	NA	NA	NA	\$ 1,377.00	\$ 3,550.00	NA	\$ 1,072.00	\$ 448.00
Residential-High Density (attached 4+)	\$ 1,544.00	\$ 3,263.00	NA	NA	NA	\$ 1,268.00	\$ 3,177.00	NA	\$ 960.00	\$ 399.00
	per acre									
Commercial/Retail	NA	NA	\$ 19,573.00	\$ 12,012.00	\$ 47,203.00	\$ 37,779.00	\$ 97,363.00	\$ 19,315.00	\$ 29,432.00	NA
Office	NA	NA	\$ 19,573.00	NA	NA	\$ 37,779.00	NA	\$ 19,315.00	\$ 29,432.00	NA
Industrial	NA	NA	\$ 19,573.00	NA	\$ 47,203.00	\$ 37,779.00	NA	\$ 19,315.00	\$ 29,432.00	NA

- Notes:
- 1) Fees have been adjusted from 2019 to 2020 by the Engineering News Record Construction Cost Index for San Francisco (ENR), an increase of 5.409%.
 - 2) Updated Public Safety Fees were adopted on October 1, 2019 through Resolution No. 2019-196. Fees have been adjusted by ENR to 2020.
 - 3) Please see the storm drainage shed fee studies for the split between outfall versus program infrastructure.
 - 4) Updated expanded Northeast Industrial Area and Eastside Industrial Area Storm Drainage Fees were adopted on October 2, 2018 through Resolution No. 2018-204. Fees have been adjusted by ENR in 2019 and 2020
 - 5) Chrisman & East UR-1 area has been revised to be incorporated into the expanded Northeast Industrial Storm Drainage Area.
 - 6) Updated Lammers and Mountain House Watershed Storm Drainage Fees were adopted on November 5, 2019 through Resolution No. 2019-217. Fees have been adjusted by ENR to 2020
 - 7) Kagehiro and West Larch Clover only pay the Westside Outfall fee. No additional program infrastructure is required by Kagehiro and the West Larch Clover area is discharged directly to the existing detention basin.
 - 8) The Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fees was established to fund the remaining water distribution and wastewater conveyance facilities required to serve the buildout of NEI. Fees were adopted on November 5, 2019 through Resolution No. 2019-211 and have been adjusted by ENR to 2020.

ATTACHMENT B

City of Tracy
Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Impact Fees
2019 to 2020 Fee Comparison

Land Use	Transportation 2019	Transportation 2020	Water 2019			Water 2020			Recycled Water 2019	Recycled Water 2020	Wastewater 2019			Wastewater 2020			Parks 2019	Parks 2020	Public Safety Fee 2019 ¹				Public Safety Fee 2020 ¹				Public Facilities 2019	Public Facilities 2020
			Distribution	Supply	Treatment	Distribution	Supply	Treatment			Treatment Plant	East Conveyance	West Conveyance	Treatment Plant	East Conveyance	West Conveyance			Fire	Police	Communication Facilities	Program Administration	Fire	Police	Communication Facilities	Program Administration		
Residential-Very Low Density	\$ 5,878	\$ 6,196	\$ 4,801	\$ 2,054	\$ 3,735	\$ 5,061	\$ 2,165	\$ 3,937	\$ 3,008	\$ 3,171	\$ 7,624	\$ 2,726	\$ 1,824	\$ 8,036	\$ 2,873	\$ 1,923	\$ 8,565	\$ 9,028	\$ 640	\$ 776	\$ 262	\$ 84	\$ 675	\$ 818	\$ 276	\$ 89	\$ 3,347	\$ 3,528
Residential-Low Density	\$ 5,878	\$ 6,196	\$ 4,801	\$ 2,054	\$ 3,735	\$ 5,061	\$ 2,165	\$ 3,937	\$ 3,008	\$ 3,171	\$ 7,624	\$ 2,726	\$ 1,824	\$ 8,036	\$ 2,873	\$ 1,923	\$ 8,565	\$ 9,028	\$ 640	\$ 776	\$ 262	\$ 84	\$ 675	\$ 818	\$ 276	\$ 89	\$ 3,347	\$ 3,528
Residential-Medium Density (attached 2-4)	\$ 3,586	\$ 3,780	\$ 3,456	\$ 1,480	\$ 2,689	\$ 3,643	\$ 1,560	\$ 2,834	\$ 2,587	\$ 2,727	\$ 6,238	\$ 2,230	\$ 1,493	\$ 6,575	\$ 2,351	\$ 1,574	\$ 7,008	\$ 7,387	\$ 524	\$ 634	\$ 215	\$ 69	\$ 552	\$ 668	\$ 227	\$ 73	\$ 2,738	\$ 2,886
Residential-High Density (attached 4+)	\$ 3,586	\$ 3,780	\$ 2,448	\$ 1,048	\$ 1,904	\$ 2,580	\$ 1,105	\$ 2,007	\$ 1,745	\$ 1,839	\$ 5,083	\$ 1,817	\$ 1,216	\$ 5,358	\$ 1,915	\$ 1,282	\$ 5,710	\$ 6,019	\$ 427	\$ 517	\$ 175	\$ 56	\$ 450	\$ 545	\$ 184	\$ 59	\$ 2,231	\$ 2,352
Commercial/Retail	\$ 179,500	\$ 189,209	\$ 19,971	\$ 8,548	\$ 15,534	\$ 21,051	\$ 9,010	\$ 16,374	\$ 16,934	\$ 17,850	\$ 32,921	\$ 11,770	\$ 7,880	\$ 34,702	\$ 12,407	\$ 8,306	\$ -	\$ -	\$ 193.93	\$ 235.00	\$ 79.45	\$ 25.42	\$ 204.42	\$ 247.71	\$ 83.75	\$ 26.79	\$ 86.91	\$ 91.61
Office	\$ 143,177	\$ 150,921	\$ 14,978	\$ 6,410	\$ 11,651	\$ 15,788	\$ 6,757	\$ 12,281	\$ 13,806	\$ 14,553	\$ 32,921	\$ 11,770	\$ 7,880	\$ 34,702	\$ 12,407	\$ 8,306	\$ -	\$ -	\$ 323.22	\$ 391.66	\$ 132.42	\$ 42.37	\$ 340.70	\$ 412.84	\$ 139.58	\$ 44.66	\$ 144.86	\$ 152.70
Industrial	\$ 81,874	\$ 86,302	\$ 14,978	\$ 6,410	\$ 11,651	\$ 15,788	\$ 6,757	\$ 12,281	\$ 13,806	\$ 14,553	\$ 30,496	\$ 10,903	\$ 7,299	\$ 32,145	\$ 11,493	\$ 7,694	\$ -	\$ -	\$ 64.64	\$ 78.34	\$ 26.48	\$ 8.47	\$ 68.14	\$ 82.58	\$ 27.91	\$ 8.93	\$ 28.98	\$ 30.55

NEI Future Area Additional Fees ² 2019			NEI Future Area Additional Fees ² 2020		
Water Conveyance	Wastewater Conveyance	Program Administration	Water Conveyance	Wastewater Conveyance	Program Administration
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
per acre	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
\$ 284.95	\$ 8,362.40	\$ 432.37	\$ 300.00	\$ 8,815.00	\$ 456.00

Land Use	Storm Drainage ³																			
	Keenan 2019	Keenan 2020	Westside Residential 2019	Westside Residential 2020	NW WSO 2019	NW WSO 2020	Larch Clover 2019	Larch Clover 2020	Eastside Industrial ⁴ 2019	Eastside Industrial ⁴ 2020	Northeast Area ^{4,5} 2019	Northeast Area ^{4,5} 2020	South MacArthur and Rocha 2019	South MacArthur and Rocha 2020	Mtn. House ⁶ 2019	Mtn. House ⁶ 2020	Lammers Watershed ⁶ 2019	Lammers Watershed ⁶ 2020	Kagehiro and West Larch Clover ⁷ 2019	Kagehiro and West Larch Clover ⁷ 2020
Residential-Very Low Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$ 3,060	\$ 3,226	\$ 5,515	\$ 5,813	NA	NA	\$ 1,665	\$ 1,755	\$ 695	\$ 733
Residential-Low Density	\$ 2,427	\$ 2,558	\$ 5,180	\$ 5,460	NA	NA	NA	NA	NA	NA	\$ 2,115	\$ 2,229	\$ 5,065	\$ 5,339	NA	NA	\$ 1,529	\$ 1,612	\$ 603	\$ 636
Residential-Medium Density (attached 2-4)	\$ 1,639	\$ 1,728	\$ 3,470	\$ 3,658	NA	NA	NA	NA	NA	NA	\$ 1,306	\$ 1,377	\$ 3,368	\$ 3,550	NA	NA	\$ 1,017	\$ 1,072	\$ 425	\$ 448
Residential-High Density (attached 4+)	\$ 1,465	\$ 1,544	\$ 3,096	\$ 3,263	NA	NA	NA	NA	NA	NA	\$ 1,203	\$ 1,268	\$ 3,014	\$ 3,177	NA	NA	\$ 911	\$ 960	\$ 379	\$ 399
Commercial/Retail	NA	NA	NA	NA	\$ 18,569	\$ 19,573	\$ 11,396	\$ 12,012	\$ 44,781	\$ 47,203	\$ 35,840	\$ 37,779	\$ 92,367	\$ 97,363	\$ 18,324	\$ 19,315	\$ 27,922	\$ 29,432	NA	NA
Office	NA	NA	NA	NA	\$ 18,569	\$ 19,573	NA	NA	NA	NA	\$ 35,840	\$ 37,779	NA	NA	\$ 18,324	\$ 19,315	\$ 27,922	\$ 29,432	NA	NA
Industrial	NA	NA	NA	NA	\$ 18,569	\$ 19,573	NA	NA	\$ 44,781	\$ 47,203	\$ 35,840	\$ 37,779	NA	NA	\$ 18,324	\$ 19,315	\$ 27,922	\$ 29,432	NA	NA

1) Fees have been adjusted from 2019 to 2020 by the Engineering News Record Construction Cost Index for San Francisco (ENR), an increase of 5.409%.
 2) Updated Public Safety Fees were adopted on October 1, 2019 through Resolution No. 2019-196.
 3) Please see the storm drainage shed fee studies for the split between outfall versus program infrastructure.
 4) Updated expanded Northeast Industrial Area and Eastside Industrial Area Storm Drainage Fees were adopted on October 2, 2018 through Resolution No. 2018-204.
 5) Chrisman & East UR-1 area has been revised to be incorporated into the expanded Northeast Industrial Storm Drainage Area.
 6) Updated Lammers and Mountain House Watershed Storm Drainage Fees were adopted on November 5, 2019 through Resolution No. 2019-217.
 7) Kagehiro and West Larch Clover only pay the Westside Outfall fee. No additional program infrastructure is required by Kagehiro and the West Larch Clover area is discharged directly to the existing detention basin.
 8) The Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fees was established to fund the remaining water distribution and wastewater conveyance facilities required to serve the buildout of NEI. Fees were adopted on November 5, 2019 through Resolution No. 2019-211.