

Updated Infill Finance and Implementation Plan

for the

City of Tracy



Approved by City Council:
Resolution No.

April 3, 2012

Prepared by:



Shaping the future, One project at a timeSM

**City of Tracy
Infill
2012 Update
Finance and Implementation Plan**

Table of Contents

<u>I. INTRODUCTION</u>	<u>1</u>
A. PURPOSE OF REPORT	1
B. DESCRIPTION OF INFILL AREA	1
C. FINANCE AND IMPLEMENTATION SUMMARY	2
<u>II. INFILL FINANCE PLAN</u>	<u>3</u>
A. OVERVIEW	3
B. MARKUPS INCLUDING DESIGN, CONSTRUCTION MANAGEMENT, CONTINGENCY, AND IMPLEMENTATION COSTS	3
C. INFILL IMPACT FEES	3
D. INFILL DEVELOPMENT AREA FEE REVENUES	4
<u>III. INFILL IMPLEMENTATION PLAN</u>	<u>5</u>
A. OVERVIEW	5
B. INFILL CAPITAL IMPROVEMENT PROGRAM (CIP)	5
GROUP 71: GENERAL GOVERNMENT & PUBLIC SAFETY FACILITIES	6
GROUP 72: TRAFFIC SAFETY	8
GROUP 73: STREETS & HIGHWAYS	8
GROUP 74: WASTEWATER IMPROVEMENTS	10
GROUP 75: WATER IMPROVEMENTS	12
GROUP 76: DRAINAGE IMPROVEMENTS	14
GROUP 78: PARK IMPROVEMENTS	16
<u>APPENDICES</u>	
APPENDIX A	LOCATION MAP OF INFILL PROPERTIES
APPENDIX B	IMPACT FEES
APPENDIX C	CAPITAL IMPROVEMENT PROGRAM
APPENDIX D	IMPACT FEES BY PROPERTY
APPENDIX E	TECHNICAL REPORTS

I. INTRODUCTION

2012 UPDATE

A. Purpose of Report

In October 2001, Harris and Associates prepared for the City of Tracy “The Infill Finance and Implementation Plan” (FIP). This report was updated several times, the most recent in July of 2006 and was called “The Infill 2006 Update Finance and Implementation Plan” (FIP). Since that time a new General Plan was adopted by the City of Tracy, which changed the land uses of several Infill parcels. In order to accommodate those land use changes, the City hired their technical consultants to complete new technical studies that take into account the land use changes as well as changes in infrastructure requirements resulting from regulatory changes. The purpose of this updated Infill Finance and Implementation Plan is to:

1. Address land use changes that have taken place with the adoption of the City’s updated General Plan.
2. Address the impact of removing approximately 25 acres from the Infill FIP that are now included in the new Downtown Specific Plan Area.
3. Address the impact of removing approximately 149 acres from the Infill FIP that are now included in the Citywide Master Plan (previously listed as properties 39 & 42).
4. Incorporate revised technical studies including new projects and updated costs.
5. Provide estimates of the funds required to mitigate each of the projects identified in the technical studies.
6. Determine the funds collected to date from the Infill developments, which have already paid impact fees.
7. Recalculate the impact fees for the Infill development yet to be developed.

B. Description of Infill Area

The Infill area consists of approximately 312 acres, of which approximately 112 acres are residential, 64 acres are commercial, 114 acres are Industrial, and 20 acres are Office. Infill is defined as properties that meet all of the following criteria:

- The property is in the current City limits.
- The property is in the Core Contiguous Area as defined by the General Plan.
- The property is not covered by other existing finance plans.
- The property is not being analyzed in the 2012 Master Plans.
- For wastewater, the property is not within Assessment District AD 84-1.

- For water fees, the property is not within Assessment District 87-3.

A map and a property list in Appendix A identify the Infill area. Since 2001 approximately 63 acres of Infill has developed, leaving 249 acres remaining in the program.

C. Finance and Implementation Summary

A variety of specific capital improvement projects are outlined in the FIP. The FIP projects are funded by development impact fees paid at the issuance of building permits. No debt financing is currently being used to finance the capital improvement program for Infill.

The Infill development impact fees are an estimate for funds required to mitigate the development impacts and pay for the construction of the projects designated as part of the Infill Capital Improvement Program (CIP). **Note that additional site specific studies to mitigate impacts for making connections from the site to the main lines and main access roads may be required depending on the use and/or the geographical location of the property to be developed; therefore, additional fees (in addition to the Infill impact fees) may be required to mitigate site-specific impacts. All costs for such studies and cost associated with mitigation of such impacts shall be paid by the developer in addition to the Infill Impact fees.**

The FIP does not account for habitat mitigation fees since Infill properties are exempt. Also, the FIP does not account for school or other county fees.

II. INFILL FINANCE PLAN 2012 UPDATE

A. Overview

The Infill area consists of approximately 312 acres of various land uses. For the Infill project to develop successfully according to standards prescribed in the City’s adopted General Plan (the Urban Management Plan), an assortment of backbone infrastructure (i.e., water, wastewater, roadway, and storm drainage capital facilities) and public buildings (including equipment) must be constructed. The goal of the Infill Finance Plan Update is to structure a financing package that allows program infrastructure to be funded when needed in a way that can be financially supported by Infill landowners. Of the 312 acres approximately 63 acres have developed leaving 249 remaining acres.

The infrastructure requirements and associated costs within the Ellis Program Area were defined in technical studies, which are included in their entirety as appendices. The technical studies and their authors are:

- “Storm Drainage Analysis – Infill Properties, Final Technical Report” by Storm Water Consulting and Stantec Engineering, August 2011.
- “Technical Memorandum, Water System Analysis for the City of Tracy’s Undeveloped Infill Properties” by West Yost, October 2011.
- “Wastewater System Fee for Infill Properties” by CH2MHill, March 2012.
- “Infill Specific Plan Traffic Fee Revision” by Fehr & Peers, October 2011.
- “Infill Program Area Public Building Study” by Harris & Associates, March 2012.
- “Infill Area Parks Study” by Harris & Associates, March 2012.

B. Markups including Design, Construction Management, Contingency, and Implementation Costs

Based on the survey and analysis, all of the Infill technical studies prepared for roadways, storm drainage, water, wastewater, public buildings, and parks and recreation improvements used the following methodology for markups:

10%	design
10%	construction management
20%	contingency
5%	program implementation

The costs associated with program implementation and ongoing administration of the Infill fee program were included in the cost estimates. In order to clearly fund the program implementation for the Infill program, the 5% markup has been subtracted from the projects and moved into one project called *Program Implementation* (CIP 7943).

C. Infill Impact Fees

Appendix B summarizes the recalculated impact fees based on the updated studies. The technical reports that provide the basis for the fees are consistent with the procedural and substantive requirements of Government Code Section 66000, et seq., also known as AB 1600. These technical reports are included in the Appendix E for reference.

These fees are subject to annual reviews and may be adjusted periodically to reflect changes in cost estimates or the ENR construction cost index.

If any Infill parcels are subdivided into separate sub-parcels with separate Assessor Parcel Numbers (APN), the “at-permit” fees will be due, in full, upon the issuance of the first building permit for each sub-parcel or will be paid subject to conditions of an approved Deferred Improvement Agreement. If the parcel is not subdivided, then the calculation of the “at-permit” fee will be based on the “gross” acres associated with the applicants Preliminary & Final Development Plan (PDP/FDP) as a percentage of the parcel’s total “gross” acres. Should the applicant wish to phase the development within the PDP/FDP, the “at-permit” fees will be calculated based on the developed and improved area of the first phase as a percentage of the total “gross” area in the approved PDP/FDP and will be due at the issuance of the first building permit. The remaining phases will have Deferred Improvement Agreements (DIA) for each phase, which will identify the remaining “at-permit” fees to be paid.

D. Infill Development Area Fee Revenues

At build-out of the plan, Infill is expected to generate fee revenue totaling

\$43,029,834

The CIP summary which shows the funding for each of the projects funded through the Infill Fees is shown in Appendix C.

III. INFILL IMPLEMENTATION PLAN 2012 UPDATE

A. Overview

The Infill Implementation Plan 2012 Update relates the collection of impact fees from the Infill Finance Plan with the Infill infrastructure improvements that need to be constructed. It is a plan that organizes the Infill infrastructure improvements into capital improvement projects, prioritizes the projects, presents the fees collected, and forecasts cash flow requirements to design and construct the improvements. Cash flow is directly related to absorption rates and, therefore, the fees collected limit capital improvement projects that require funds collected from impact fees.

The Infill Implementation Plan is subject to annual updates to reflect revised capital improvement project priorities, and available funding.

B. Infill Capital Improvement Program (CIP)

The City of Tracy adopts an annual Capital Improvement Program and Capital Budget for each fiscal year. The Capital Improvement Program is the City's comprehensive multi-year plan for the development of the City's capital facilities and improvements. The Infill Development Area has the obligation to mitigate its impacts by providing new or expanded facilities. Infill's program improvements, as described in this document as various CIP projects, has been added to the City's Capital Improvement Program. Funding for the CIP projects will come from Infill developments, as described in the Infill Finance Plan section of this document.

The format for the City's Capital Improvement Program involves functional grouping of the CIP projects. All CIP projects of similar types are listed in the same category and, in many cases, are funded from a variety of sources. The CIP functional groups that apply Infill Development Area Program projects include the following:

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

Table 1 in Appendix C, "**Capital Improvement Program**," summarizes the improvement projects for Groups 71, 72, 73, 74, 75, 76, 78 and 79.

GROUP 71: GENERAL GOVERNMENT & PUBLIC SAFETY FACILITIES

Infill will pay a development impact fee at Building Permit for CIP projects described in this section. Infill's obligation to pay a development impact fee for "General Government & Public Safety Facilities" is based on a report called "Public Building Impact Fee Study for the City of Tracy" prepared by Muni Financial dated December 2000 which has been updated several times, the latest in July 2007.

At this time the fees are being updated to reflect the latest costs. The revised Citywide Public Building Study as well as the Infill Public Building Fee Study is being adopted concurrently with this study and is included in Appendix 3. The development impact fees are presented in Appendix B, Table B-1.

Infill "Public Building Fees" will be collected into one fund account.

Public Facilities for Infill is divided into the following four (4) categories:

1. Public Safety
2. Library Facilities
3. Community Center Facilities
4. City Hall and Public Works Facilities

Infill's fair share of Group 71 facilities are summarized in the table below. All Infill obligations will be paid with development impact fees at building permit.

Group 71 CIP Projects

	Total Cost	5% PM	Project Cost
Public Safety Facilities	\$1,311,189	\$45,213	\$1,265,975
Library	\$584,971	\$20,171	\$564,799
Community Center	\$762,906	\$26,307	\$736,599
City Hall & Public Works Facilities	\$1,585,652	\$54,678	\$1,530,974
Total Obligation	\$4,244,717	\$146,370	\$4,098,347

1. Public Safety Facilities:

The City provides public safety services through fire, police and animal control facilities. Public Safety Facilities serve both homes and businesses citywide. Consequently, a service population that includes both residents and workers reasonably represents the need for these facilities. Public safety facilities are planned using several common standards. For fire facilities, standards include average response time per call, service area per station, and ratings by the Insurance Service Organization (ISO). For police facilities common standards include the facilities associated with one officer multiplied by a standard of officers per 1,000 residents. To use a consistent standard across all public facilities, this study uses per capita facility standards in calculation the impact fee to ensure a reasonable relationship between new development and the need for new public safety facilities. Based on anticipated growth over the twenty-year planning horizon of the original study, implementation of the citywide public building fee would result in fee revenue equal to the cost of the facilities required to accommodate the anticipated growth. The fee revenue generated through this fee will be used to expand the police and fire facilities and to purchase new vehicles that are necessary to serve new development.

2. Library Facilities:

Library facilities serve primarily residents in the City. Consequently, a service population that only includes residents and not workers reasonably represents the need for these facilities. As population grows with development, so does the demand for recreation services provided by these facilities. Per capita facility standards are used in calculating the impact fee to ensure a reasonable relationship between new development and the need for new library facilities. Based on anticipated growth over the planning period of the original study, implementation of the citywide public building fee would result in fee revenue equal to the cost of the facilities required to accommodate the growth. The fee revenue generated through this fee will be used to expand the existing library or build a new branch library to serve new development

3. Community Center Facilities

Community Center facilities serve primarily residents in the City by providing space for recreation and similar programs. Consequently, a service population that only includes residents and not workers reasonably represents the need for these facilities. Per capita facility standards are used in calculating the impact fee to ensure a reasonable relationship between new development and the need for new community center facilities. Based on anticipated growth over the twenty-year planning horizon of the original study, implementation of the citywide public building fee would result in fee revenue equal to the cost of the facilities required to accommodate the growth. The fee revenue generated through this fee will be used to expand the existing community center or build a new community center to serve new development

4. City Hall and Public Works Facilities:

Per capita facility standards are used in calculating the impact fee to ensure a reasonable relationship between new development and the need for a new City Hall and Public Works Facilities. Based on anticipated growth over the twenty-year planning horizon of the original study, implementation of the citywide public building fee would result in fee revenue equal to the cost of the facilities required to accommodate the growth. Such facilities would include the acquisition of land and construction of buildings to accommodate City Hall, Parks Services and Public Works. In addition, the fees would cover additional vehicles that are required as a result of the growth. The fee revenue generated through this fee will be used to expand City Hall and the Corporation yard and to purchase new vehicles that are necessary to serve new development.

GROUP 72: TRAFFIC SAFETY
GROUP 73: STREETS & HIGHWAYS

Infill will pay a development impact fee at building permit for CIP projects described in this section. Infill's obligation to pay a development impact fee for "Roadway Fees" is based on Fehr & Peers Associates' Technical Memorandum called "Infill Specific Plan Traffic Fee Revision", October 2011, included in Appendix E and adopted concurrently with this report. The traffic study was updated to reflect changes in land uses as a result of the General Plan Update. The traffic model was run to determine Infill's fair share responsibilities of road and intersection improvements. Intersections in the county were removed due to the fact that the City has no jurisdiction over these. In addition, project costs were revised to reflect current market conditions or in some cases, completed costs.

The total estimated cost for Group 72, intersection improvements is summarized in the table below. All Infill obligations will be paid with development impact fees at building permit. Infill "Roadways Fee" for Group 72, Traffic Safety, and Group 73, Streets & Highways, will be collected into one fund account, which has a current balance of \$3,165,247.

Group 72 & 73
CIP Projects

CIP No.	Project	Construction Cost	Land Acq.	Mark-up (45%)	Relocation Cost	Total Cost	5% PM	Project Cost
72038	Chrisman/Valpico Rd Traffic Signal	\$ 172,414	\$ -	\$ 77,586	\$ -	\$ 250,000	\$ 8,621	\$ 241,379
72PP-XX	Tracy Blvd/Gandy Dancer Traffic Signal	\$ 172,414	\$ -	\$ 77,586	\$ -	\$ 250,000	\$ 8,621	\$ 241,379
72PP-064	Grant Line Rd @ Lincoln re-stripe	\$ 4,729	\$ -	\$ 2,128	\$ -	\$ 6,857	\$ 236	\$ 6,621
72PP-XX	Eleventh St/Lincoln Blvd	\$ 494,163	\$ 24,793	\$ 222,373	\$ 50,000	\$ 791,329	\$ 24,708	\$ 766,621
Group 72 Subtotal		\$ 843,719	\$ 24,793	\$ 379,674	\$ 50,000	\$ 1,298,186	\$ 42,186	\$ 1,256,000
73052/ 73PP-010	Grant Line Road widening - Parker to MacArthur	\$ 2,015,647	\$ -	\$ 907,041	\$ -	\$ 2,922,688	\$ 100,782	\$ 2,821,906
73PP-XX	Grant Line Road upgrade - Lincoln to Tracy	\$ 347,288	\$ -	\$ 156,279	\$ -	\$ 503,567	\$ 17,364	\$ 486,203
73126	MacArthur Dr. widening - Schulte to Valpico	\$ 1,996,207	\$ -	\$ 898,293	\$ -	\$ 2,894,500	\$ 99,810	\$ 2,794,690
73PP-071	MacArthur Dr. widening - Larch to I-205 Ramps	\$ 1,071,010	\$ -	\$ 481,954	\$ -	\$ 1,552,964	\$ 53,550	\$ 1,499,414
Group 73 Subtotal		\$ 5,430,151	\$ -	\$ 2,443,568	\$ -	\$ 7,873,719	\$ 271,508	\$ 7,602,211
Groups 72 & 73 Total		\$ 6,273,870	\$ 24,793	\$ 2,823,242	\$ 50,000	\$ 9,171,905	\$ 313,694	\$ 8,858,211
Infill fund balance						\$ 3,165,247		
Infill Remaining Obligation						\$ 6,006,658		

72038 Chrisman Road & Valpico Road new traffic signal. Infill is 100% responsible.

72PP-XXX Tracy Boulevard & Gandy Dancer new traffic signal. Infill is 100% responsible.

72PP-064 Grant Line Road & Lincoln Blvd. Restripe northbound Lincoln approach Infill is 100% responsible.

72PP-XX Eleventh Street & Lincoln Blvd. Convert westbound shared right lane to through lane; add westbound right turn lane, 600 LF; restripe southbound approach to provide left turns, shared left through, right turn lane, and modify signal. Infill is responsible for 100% of this improvement.

73052 Grant Line Road Widening – Parker Ave. to MacArthur – 4325 LF Grant Line was widened to a 4-lane major arterial with 4 travel lanes, 8' bike lanes, a 16' median, 25' setbacks, and 5' sidewalks. There is a total 130' right-of-way with 64' of pavement. Phase I included ROW purchase under CIP 7352. Phase 2 was completion of Holly to Eat and Phase 3 was completion from East to MacArthur. Project cost reflects Infill's portion of the completed improvements.

73PP-XX Grant Line Road Upgrade – Lincoln to Tracy Blvd. 2450 LF . Project includes constructing the median, lighting, landscaping and irrigation as well as completing signal modifications. Infill is responsible for 100% of this improvement.

73126 MacArthur Drive widening (Phase 1 was CIP 7387), Schulte Road to Valpico Road, Widen to a 4-lane major arterial with 4 travel lanes, 8' bike lanes, a 16' median, 25' setbacks, and 5' sidewalks for approximately 5280 LF. Project cost includes completion of frontage. Infill is responsible for 51% of this improvement which has a total cost of \$5,638,900.

73PP-071 MacArthur Drive widening, Larch Road to I-205 WB ramps, Widen to a 4-lane major arterial with 4 travel lanes, 8' bike lanes, a 16' median, 25' setbacks, and 5' sidewalks for approximately 650 LF. Project cost includes completion of frontage. Infill is responsible for 100% of this improvement.

GROUP 74: WASTEWATER IMPROVEMENTS

Infill’s obligation for wastewater treatment plant capacity and wastewater conveyance system improvements will be financed with development impact fees. A “Wastewater Impact Fee” for Infill will be paid as a development impact fee at building permit. Infill’s obligation for wastewater treatment and wastewater conveyance is based on CH2M Hill’s report “Wastewater System Fee for Infill Properties,” dated January 2012 and adopted concurrently with this report. It presents Infill’s wastewater analysis and calculates fair-share wastewater costs for the Infill developments. The fees are presented in Appendix B, Table B-1. The fees for the Wastewater Treatment Plant Expansion are those being proposed in the 2012 Wastewater Master Plan. Should those fees change, the fees in this report will be recalculated to reflect that change.

Infill’s fair share for Group 74 facilities which includes expansion of the wastewater treatment, reimbursement to AD 84-1 and fair share of upgrades to the sewer conveyance system are summarized below. All Infill obligations will be paid with development impact fees at building permit.

Group 74
CIP Projects

CIP	Item	Construction Cost	Mark-up (45%)	Total Cost	5% PM	Project Cost
74PP- 049/055	WWTP Expansion	\$ 7,305,943	\$ 3,287,675	\$ 10,593,618	\$ 365,297	\$ 10,228,321
74XX	Corral Hollow Sewer Upgrades	\$ 250,591	\$ 112,766	\$ 363,357	\$ 12,530	\$ 350,827
74XX	Contribution to NEI Improvements	\$ 593,595	\$ 267,118	\$ 860,713	\$ 29,680	\$ 831,033
74XX	City Core Sewer Upgrades	\$ 431,181	\$ 194,031	\$ 625,212	\$ 21,559	\$ 603,653
74084	East Side Sewer Upgrades	\$ 1,600,008	\$ 720,004	\$ 2,320,012	\$ 80,000	\$ 2,240,012
	Total	\$ 10,181,319	\$ 4,581,593	\$ 14,762,912	\$ 509,066	\$ 14,253,846

74PP-049 & 055- WWTP Expansion: Infill pays their fair share of the WWTP expansion to the 22.3 MGD as defined in the proposed 2012 Citywide Master Plan.

74XX Corral Hollow Sewer Upgrades: Infill development will pay their fair share of the Corral Hollow sewer upgrades identified in the Ellis Wastewater report, which include: 690 LF of 36 inch pipe, 4279 LF of 27 inch pipe, 448 LF of 24 inch diameter pipe, and 6896 LF of 21 inch pipe. The improvements will be completed in 3 phases.

74XX City Core Sewer Upgrades: The upgrades required to this system were analyzed as part of the Downtown Study. Infill pays their fair share of improvements to the core sewer system.

74PP-052 – Eastside Sewer Upgrades: Infill’s fair share for the Eastside sewer improvements was analyzed as part of the 2012 Wastewater Masterplans. Infill development necessitates installing a parallel 18 inch or upgrading to a 24 inch line on MacArthur Drive between the Spur Line and Deerwood (MH 55) and Spur Line and South, installing a parallel 18 inch or upgrading to a 24 inch line on MacArthur Drive between MH 40 and the Spur Line and MacArthur Drive, and installing a parallel 24 inch or upgrading to a 30 inch line on MacArthur Drive from MH 20 to the Spur Line and Grant Line (MH 13).

7457– Grant Line Trunk Sewer Upgrades: Infill pays contribution towards the 30” trunk line upgrade at Bessie Ave. and Grant Line Road. The upgrades required to this system were analyzed as part of the NEI Phase II sewer system analysis.

74XX - Reimbursement to AD 84-1: Impact fee related to Infill properties that benefit by the excess capacity in the East Side Sewer and Corral Hollow Sewer.

GROUP 75: WATER IMPROVEMENTS

Infill’s obligation for Group 75, water supply, water treatment and water storage, will be funded by development impact fees. Infill’s obligation for water improvements is based on West-Yost & Associates technical memorandum called “Water System Analysis for the City of Tracy’s Undeveloped Infill Properties” dated October 24, 2011. It presents Infill’s water system analysis and calculates fair-share water system costs for the Infill Properties. The fee is presented in Appendix B, Table B-1.

Infill’s fair share for Group 75 facilities are summarized below. All Infill obligations will be paid with development impact fees at building permit.

**Group 75
CIP Projects**

CIP	Item	Construction Cost	Mark-up (45%)	Total Cost	5% PM	Project Cost
75070	Pump Facilities 100 HP@ 17mgd (WTP-Zone1)	\$221,000	\$99,450	\$320,450	\$11,050	\$309,400
75PP-XX	Linne Road Reservoir and Booster Pump Station 7.2 mgd	\$758,000	\$341,100	\$1,099,100	\$37,900	\$1,061,200
75PP-095	Emergency Storage - Backup Generators (Existing City Wells) 2.0 mgd	\$383,000	\$172,350	\$555,350	\$19,150	\$536,200
75053	John Jones Water Treatment Plant Expansion 15.0 mgd	\$2,345,000	\$1,055,250	\$3,400,250	\$117,250	\$3,283,000
75061	BCID/WSID Supply Transfer with Storage in Semi Tropic Water Bank 10,000 af	\$882,000	\$396,900	\$1,278,900	\$44,100	\$1,234,800
75068	24" Water Transmission Line MacArthur Dr., between Linne Rd. and Valpico Rd.	\$81,000	\$36,450	\$117,450	\$4,050	\$113,400
75085	Water Transmission Line 20in (Lammers Rd. between Jackson Ave. and Redbridge Rd.)	\$55,000	\$24,750	\$79,750	\$2,750	\$77,000
75PP-099	Groundwater Conjunctive Use Study	\$66,000		\$66,000	\$3,300	\$62,700
75PP-068	Water Master Plan Update	\$11,000		\$11,000	\$550	\$10,450
	Total:	\$4,802,000	\$2,126,250	\$6,928,250	\$240,100	\$6,688,150

75XX – Pumping Facilities: Infill’s proportionate share to construct a 100 HP @ 17mgd pumping facility in WTP – Zone 1. Infill’s share is approximately 11% of the total \$1,973,000 cost.

75XX – Linne Road Reservoir and Booster Pump Station – Infill’s proportionate share to construct the 7.2 mgd facility estimated to be 9.72% of the total \$7,800,000 cost.

75XX – Back-up Generator: Install a new 2.0-mgd backup Generator at existing City Well. Infill is responsible for 100% of this cost.

7532 - Water Treatment Plant Expansion: Infill's proportionate share of the cost of the completed 15.0 mgd expansion of the John Jones Water Treatment Plant. Infill's share is approximately 7% of the total \$45,000,000 cost.

75061 – Purchase New Supply from BCID/WSID: Infill's share of the total purchase is 569.3 AF which is approximately 7% of the total 10,000 AF purchase at a total cost of \$15,500,000.

7568- Transmission Line: Infill's proportionate share to construct approximately 5303 LF of 24" transmission line in MacArthur, between Linne Rd. and Valpico Rd. Infill's share is 4% of the total.

7568- Transmission Line: Infill's proportionate share to construct approximately 4792 LF of 20" transmission line in Lammers Rd., between Jackson Ave. and Redbridge Rd. Infill's share is 4% of the total.

75XX – Groundwater Conjunctive Use Study: Study to determine proportionate shares of the City's Groundwater Management Plan Study.

75PP-068 – Water Master Plan Update: Infill's proportionate share of the City's Water Master Plan update.

+

GROUP 76: DRAINAGE IMPROVEMENTS

Infill will pay a development impact fee at building permit for CIP projects described in this section. Infill's obligation to pay a development impact fee for "Drainage Fees" is based on the August 2011 technical report titled "Storm Drainage Analysis – Infill Properties" by Storm Water Consulting, Inc. and Stantec being adopted concurrently with this report. The report presents the Infill storm drainage analysis and calculates a fair-share drainage fee for the Infill and can be found in Appendix E. The development impact fees are summarized in Appendix B, Table B-1.

The total estimated cost for Group 76, storm drainage facilities is summarized in the table below. There is an existing balance in Fund 312 of \$276,958, which reduces Infill's remaining obligation. Infill's "Drainage Fees" will be collected into one fund. All Infill obligations will be paid with development impact fees at building permit.

Infill properties 29 and 40 are located on the south side of Linne Road, adjacent to the Tracy Municipal Airport and several existing sand and gravel extraction areas. There is no provision in the existing City storm drainage facilities to accept storm runoff from these Infill Properties, and their future development will need to rely on discharge to existing gravel extraction areas (subject to obtaining permission to do so) or onsite retention ponds as their drainage solution.

Group 76 CIP Projects

CIP	Project	Construction Cost	Land Acq.	Mark-up	Total Cost	5% PM	Project Cost
76PP-XX	Lowell St. Detention Basin	\$190,000	\$525,000	\$85,500	\$800,500	\$27,603	\$772,897
76PP-XX	Detention Basin 12	\$75,000	\$300,000	\$33,750	\$408,750	\$14,095	\$394,655
76PP-XX	18" & 24" Pipe in 12th St./ Tracy Blvd.	\$825,000	\$0	\$371,250	\$1,196,250	\$41,250	\$1,155,000
76PP-XX	Larch Rd. Pump Station Upgrade	\$100,000	\$0	\$45,000	\$145,000	\$5,000	\$140,000
Total		\$1,190,000	\$825,000	\$535,500	\$2,550,500	\$87,948	\$2,462,552
Existing Fund Balance					-\$276,958		
Remaining Obligation					\$2,273,542		

76XX - Lowell Detention Basin: Construct a 14 AF detention basin with 3 AF of additional excavation and a 36" circular opening outlet structure with trash rack. This basin will intercept flows from an existing 66" SD and smaller connecting storm drains. The basin will discharge to the existing 66" storm drain in Lowell. Cost also includes the purchase of 3.5Ac of land. Project is located on the south side of Lowell Ave., west of Lincoln Blvd.

76XX - Detention Basin 12: Construct a 4AF detention basin with 1.5 AF of additional excavation and the necessary outlet structure. Project cost also includes the purchase of 2 acres of land. Project is located south of Arbor Ave. and west of N. MacArthur Dr. The purpose of this basin is to attenuate flow discharged to the Eastside Channel from the future development of Infill Parcels 7 and 13 to reserve the required capacity in the Eastside Channel for continued development of Infill properties.

76XX - Tracy Blvd/12th St: Construct 3,300 LF of 18" SD in 12th St. between Harding Avenue and Tracy Blvd. and in Tracy Blvd. from 12th St. to Lowell Ave. Also construct 2,300 LF of 24" SD in Tracy Blvd. from Lowell Ave. up to Grant Line Rd. Cost includes \$150,000 for dewatering during construction.

76XX - Larch Rd. Pump Station Upgrades: Upgrade the control and electrical system at this facility to provide greater pumping capacity to discharge to the City's Eastside Channel.

GROUP 78: PARK IMPROVEMENTS

Infill will pay a development impact fee at building permit for CIP projects described in this section. Infill’s obligation to pay a development impact fee for various public facilities is based on a report called “Infill Development Park Impact Fee Justification Study” prepared by David Volz Design dated July 5, 2001. Infill’s “Park Fee” was adopted by Resolution No. 2001-259 on July 17, 2001, and updated by Resolution No. 2006-024 on January 3, 2006. The park fees are being updated at this time based on revised land uses and construction costs. The updated parks study, which includes fees, is presented in Appendix E and is being adopted concurrently with this report. The total estimated cost for Group 78, park & recreation improvements for Infill is summarized below. The development impact fees are shown in in Appendix B, Table B-1.

City standard for parks is 1 acre per 1,000 residents for Community Parks and 3 acres per 1,000 residents for Neighborhood parks. Because the Infill properties are spread throughout the City and will be completed at varying phases and timeframes, it is recommended that the Infill Development Park Impact Fees be collected into a single fund account for construction of a community park.

The total obligation of Infill towards Group 78 facilities is summarized below. There is an existing balance of \$551,743, which reduces Infill’s remaining obligation. All Infill obligations will be paid with development impact fees at building permit.

**Group 78
CIP Projects**

	Total Cost	5% PM	Project Cost
Neighborhood Park	\$3,995,000	\$137,759	\$3,857,241
Community Park	\$1,376,550	\$47,467	\$1,329,083
Total Obligation	\$5,371,550	\$185,226	\$5,186,324
Existing Fund Balance	\$551,743		
Remaining Obligation	\$4,819,807		

78PP-066 Community Park: Proportional share, equivalent to 7.99 acres of neighborhood park and 2.66 acres of community park for a total of 10.65 acres, towards a second community park.

APPENDIX A

LIST OF INFILL PROPERTIES & LOCATION MAP

EXHIBIT A

**Infill Properties
City of Tracy**

#	Location	2001 Land Use Designation	2010 Land Use Designation	Total Acres	Acres developed since 2001	Remaining acres	APNs	Dev
1	LARCH ROAD INDUSTRIAL AREA	Industrial	Industrial	4.55		4.55	212-200-03	no
2	N/O E. 11th ST.; W/O Mac ARTHUR DR.	Industrial	Industrial	19.27	-	19.27	250-260-09;250-206-10	no
3	SE CORNER E11th ST., AND OLD Mac ARTHUR DR.	Industrial	Commercial	5.14		5.14	250-250-03; 250-250-07; 250-250-10; 250-250-11	no
4	N/O VALPICO RD.; E/O TRACY BLVD.	Industrial	Res. High	31.66		31.66	246-130-03; 246-130-04; 246-130-05; 246-130-06	no
6	S/O LARCH RD.; E/O HOLLY DR.	Industrial	Industrial	19.15	12.26	6.89	212-240-02; 212-240-03; 212-240-10; 212-240-11; 212-320-(1-18)	partial
7	W/O MacARTHUR DR.; N/O LARCH RD.	Industrial	Industrial	41.00		41.00	213-070-01	no
8	N/O CLOVER RD.; E/O TRACY BLVD.	Commercial	Commercial	1.91		1.91	214-210-05	no
9	E/O TRACY BLVD., AT LARCH RD.	Commercial	Commercial	10.60	8.69	1.91	212-250-01; 212-250-02; 212-250-03; 212-250-04; 212-310-01 to -38	partial
10	E/O CORRAL HOLLOW RD.; N/O W. 11th ST.; S/O BYRON RD.	Commercial	Commercial	15.99	14.50	1.49	232-170-19 to -26	partial
11	N/O GRANT LINE RD.; W/O CORRAL HOLLOW RD.; (TRACY ORCHARD)	Commercial	Office	12.20	4.00	8.20	214-020-29, 214-020-33	partial
12	W/O MacARTHUR DR.; S/O I-205 (POMBO SQUARE)	Commercial	Res. Medium	9.42		9.42	213-350-61	no
13	W/O Mac ARTHUR DR., AT LARCH RD.	Commercial	Commercial	7.37		7.37	213-070-36	no
15	N/O GRANT LINE RD.; W/O CORRAL HOLLOW RD. (TRACY ORCHARD)	Commercial	Office	8.40		8.40	214-020-(01-09); 214-020-10; 214-020-11	no
16	SW CORNER TRACY BLVD. AND BEECHNUT AVE.	Residential	Res. Medium	9.80		9.80	234-070-01; 234-070-04; 234-070-06	no
17	N/O MT. DIABLO AVE.; W/O CENTRAL AVE.	Residential	Res. Medium	0.90	0.90	-	235-430-22; 235-430-26	yes
19	S/O GRANT LINE RD.; W/O SPRR, (FOREST GREEN)	Residential	Res. Medium	5.22	5.22	-	233-510-11; 233-510-12	yes
20	W/O TRACY BLVD.; NE CORNER OF EDGEWOOD ESTATES	Residential	Res. Low	5.66	-	5.66	244-020-03	no
21	S/O CLOVER RD.; W/O HOLLY DR.	Residential	Res. Medium	3.93		3.93	214-430-04; 214-430-46; 214-430-47	no
22	N/O CLOVER RD.; W/O TRACY BLVD.	Commercial	Commercial	2.18	2.18	-	214-180-42; 214-180-43	yes
23	N/O GRANT LINE RD.; E/O EAST ST.	Commercial	Commercial	1.66		1.66	214-320-83	no
24	S/O GRANT LINE RD.; E/O EAST ST.	Commercial	Commercial	1.75		1.75	233-460-04	no
25	S/O 11th ST.; E/O TRACY BLVD.	Commercial	Commercial	2.60	2.60	-	234-060-23; 234-390-01 to 12	yes
27	N/O GRANT LINE RD.; E/O TRACY BLVD.	Commercial	Res. Medium	1.77	1.77	-	214-490-04; 214-490-05	yes
28	S/O GRANT LINE RD.; AT I-205	Commercial	Commercial	2.37		2.37	238-190-07	no
29	S/O LINNE RD. E/O CORRAL HOLLOW RD. W/O AIRPORT	Industrial	Industrial	17.15		17.15	253-110-27; 253-110-28	no
30	S/O VALPICO RD.; E/O TRACY BLVD.	Industrial	Industrial	5.55	5.55	-	248-020-14	yes
31	W/O S. MacARTHUR DR.; S/O LARKSPUR ESTATES	Residential	Res. Low	24.58	-	24.58	246-140-02; 246-140-03; 246-140-04; 246-140-05; 246-140-06; 246-140-07	no
32	W/O S. MacARTHUR DR.; S/O LARKSPUR ESTATES; S/O PARCEL 31	Commercial	Commercial	12.92	1.80	11.12	246-140-08; 246-140-09; 246-140-10; 246-140-13; 246-140-14; 246-140-15	partial
33	W/O S. MacARTHUR DR.; S/O LARKSPUR ESTATES; W/O PARCEL 32	Residential	Res. High	2.87		2.87	246-140-12	no
35	SW CORNER OF S. MACARTHUR RD. AND SCHULTE RD.	Residential	Res. High	1.89	1.89	-	246-340-01 to -35	yes
38	SE CORNER OF LOWELL AVE. AND CORRAL HOLLOW RD.	Residential	Res. Low	1.86	1.86	-	232-300-01	yes
40	E/O TRACY BLVD., N/O DMC (WAS PLAINVIEW IRR. DIST.)	Industrial	Industrial	8.20	-	8.20	253-100-14	
43	BROOKVIEW SCHOOL SITE, BROOKVIEW & PERENNIAL	Public	Res. Low	10.01	-	10.01	248-560-28	no
44	CALTRANS YARD, 11TH & CORRAL HOLLOW	Residential	Res. High	2.88		2.88	N/A	no
	SUBTOTAL		Res. High	39.30	1.89	37.41		
	SUBTOTAL		Res. Low	42.11	1.86	40.25		
	SUBTOTAL		Res. Medium	31.04	7.89	23.15		
	SUBTOTAL		Commercial	64.49	29.77	34.72		
	SUBTOTAL		Industrial	114.87	17.81	97.06		
	SUBTOTAL		Office	20.60	4.00	16.60		
	GRAND TOTAL			312.41	63.22	249.18		

Legend:

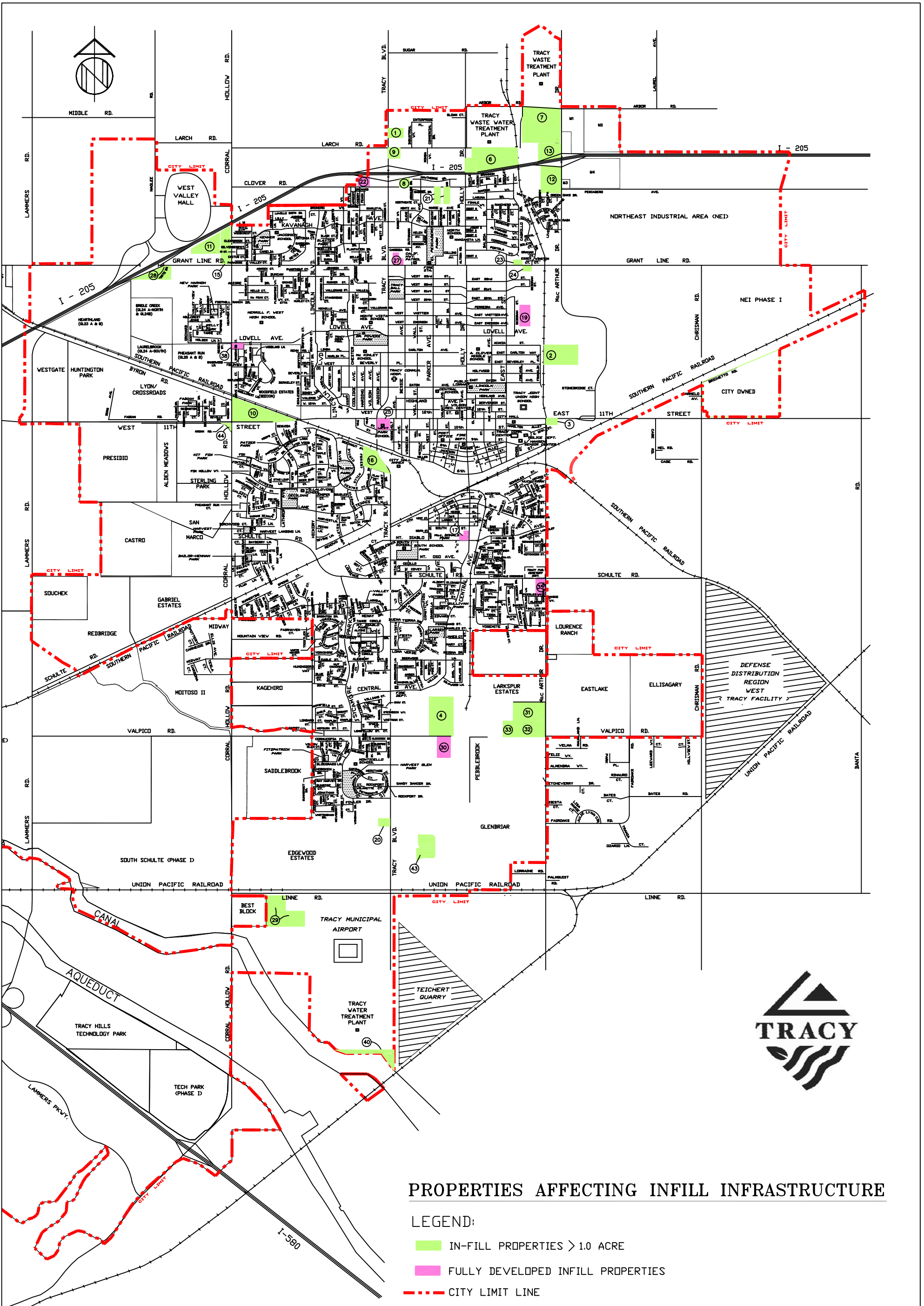
Indicates General Plan Use change between 2001 and 2010.

Definition:

"INFILL" means all property which meets all of the following criteria: (a) the property is in the City limits; (b) the property is in the Core Contiguous Area as defined by the General Plan; (c) the property is not covered by other existing finance plans; (d) the property is not being analyzed in the 2012 Master Plans; (e) for wastewater fees, the property is not within Assessment District AD 84-1; and (f) for water fees, the property is not within Assessment District 87-3; (g) the properties identified in this table are a subset of "Infill," and represent a reasonable estimate the Infill properties greater than 1 acre which are anticipated to develop.

Special Notes:

- Infill Parcels Nos.14, 18, and 26 have been removed from Infill calculations because they are now part of the Downtown Specific Plan.
- Infill Parcel No. 17 is considered to be fully developed due to high voltage tower located on site.
- Infill Parcel Nos. 39 & 42 are being analyzed in the Master Plans and have been removed.
- Infill Parcels Nos. 5,34,36 & 37 are being removed as these have homes or apartments on them and are not anticipated to develop further.



PROPERTIES AFFECTING INFILL INFRASTRUCTURE

LEGEND:

- IN-FILL PROPERTIES > 1.0 ACRE
- FULLY DEVELOPED INFILL PROPERTIES
- CITY LIMIT LINE



H:\Tracy Map\Infill Map\ Infill Properties 2011_04\07\11_11:40_jmans

APPENDIX B

IMPACT FEES

Table B-1
City of Tracy
Infill Development Area Impact Fees

		LDR	MDR	HDR	Retail	Industrial	Office
		per DU			per 1000 SF		
Group 71	Public Buildings	\$3,268	\$2,435	\$2,435	\$469	\$156	\$781
		<i>per DU</i>			<i>per acre</i>		
Groups 72 & 73	Streets & Traffic	\$2,700	\$2,700	\$1,296	\$50,834	\$25,781	\$35,230
Group 74¹	Wastewater						
	Corral Hollow	\$9,394	\$7,609	\$6,294	\$48,849	\$37,576	\$40,394
	East Side	\$9,293	\$7,527	\$6,226	\$48,324	\$37,172	\$39,960
	City Core	\$10,125	\$8,201	\$6,784	\$52,650	\$40,500	\$43,538
	MacArthur	\$9,816	\$7,951	\$6,577	\$51,043	\$39,264	\$42,209
Group 75²	Water	\$5,850	\$4,212	\$2,984	\$24,334	\$18,251	\$18,251
Group 76³	Storm Drain	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141
Group 78	Parks	\$5,429	\$4,524	\$3,619	NA	NA	NA

Notes:

¹ Includes Treatment and Conveyance

² Includes Water Treatment and Distribution

³ Includes Impact Fees + Outfall Fees

APPENDIX C

CAPITAL IMPROVEMENT PROGRAM

**Table C-1
City of Tracy
Infill Development Area CIP Projects**

		Total Project Cost	Cost Less PM
GROUP 71 PUBLIC FACILITIES			
	Public Safety Facilities	\$1,311,189	\$ 1,265,975
	Library	\$584,971	\$ 564,799
	Community Center	\$762,906	\$ 736,599
	City Hall & Public Works Facilities	\$1,585,652	\$ 1,530,974
	Total:	\$ 4,244,717	\$ 4,098,347
GROUP 72 TRAFFIC SAFETY			
72038	Chrisman/Valpico Rd Traffic Signal	\$ 250,000	\$ 241,379
72PP-XX	Tracy Blvd/Gandy Dancer Traffic Signal	\$ 250,000	\$ 241,379
72PP-064	Grant Line Rd @ Lincoln re-stripe	\$ 6,857	\$ 6,621
72PP-XX	Eleventh St/Lincoln Blvd	\$ 791,329	\$ 766,621
	Total:	\$ 1,298,186	\$ 1,256,000
GROUP 73 STREETS & HIGHWAYS			
73052/ 73PP-010	Grant Line Road widening - Parker to MacArthur	\$ 2,922,688	\$ 2,821,906
73PP-XX	Grant Line Road upgrade - Lincoln to Tracy	\$ 503,567	\$ 486,203
73126	MacArthur Dr. widening - Schulte to Valpico	\$ 2,894,500	\$ 2,794,690
73PP-071	MacArthur Dr. widening - Larch to I-205 Ramps	\$ 1,552,964	\$ 1,499,414
	Total:	\$ 7,873,719	\$ 7,602,211
GROUP 74 WASTEWATER			
74PP- 049/ 055	WWTP Expansion	\$ 10,593,618	\$ 10,228,321
74084	East Side Sewer Upgrades	\$ 2,320,012	\$ 2,240,012
74XX	Contribution to NEI Improvements	\$ 860,713	\$ 831,033
74XX	Corral Hollow Sewer Upgrades	\$ 363,357	\$ 350,827
74XX	City Core Sewer Upgrades	\$ 625,212	\$ 603,653
	Total:	\$ 14,762,912	\$ 14,253,846
GROUP 75 WATER			
75070	Pump Facilities 100 HP@ 17mgd (WTP-Zone1)	\$ 320,450	\$ 309,400
75PP-XX	Linne Road Reservoir and Booster Pump Station 7.2 mgd	\$ 1,099,100	\$ 1,061,200
75PP-095	Emergency Storage - Backup Generators (Existing City Wells) 2.0 mgd	\$ 555,350	\$ 536,200
75053	John Jones Water Treatment Plant Expansion 15.0 mgd	\$ 3,400,250	\$ 3,283,000
75061	BCID/WSID Supply Transfer with Storage in Semi Tropic Water Bank 10,000 af	\$ 1,278,900	\$ 1,234,800
75068	24" Water Transmission Line MacArthur Dr., between Linne Rd. and Valpico Rd.	\$ 117,450	\$ 113,400
75085	Water Transmission Line 20in (Lammers Rd. between Jackson Ave. and Redbridge Rd.)	\$ 79,750	\$ 77,000
75PP-099	Groundwater Conjunctive Use Study	\$ 66,000	\$ 62,700
75PP-068	Water Master Plan Update	\$ 11,000	\$ 10,450
	Total:	\$ 6,928,250	\$ 6,688,150
GROUP 76 STORM DRAINAGE			
76PP-XX	Lowell St. Detention Basin	\$ 800,500	\$ 772,897
76PP-XX	Detention Basin 12	\$ 408,750	\$ 394,655
76PP-XX	18" & 24" Pipe in 12th St./ Tracy Blvd.	\$ 1,196,250	\$ 1,155,000
76PP-XX	Larch Rd. Pump Station Upgrade	\$ 145,000	\$ 140,000
	Total:	\$ 2,550,500	\$ 2,462,552
GROUP 78 PARKS & RECREATION			
78PP-066	Community Park	\$5,371,550	\$ 5,186,324
GROUP 79 PROGRAM MANAGEMENT SERVICES			
7943	PM Services (apply 5% of construction costs)		\$ 1,209,229
	Total:	\$43,029,834	\$ 42,756,660

APPENDIX D
IMPACT FEES BY PROPERTY

Table A
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
Corral Hollow Sewer
Properties: 10, 11, 15, 28, 44

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,394	\$7,609	\$6,294	\$37,576	\$40,394	\$48,849
Conveyance Upgrade	\$2,577	\$2,087	\$1,727	\$10,308	\$11,081	\$13,400
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141
Subtotal	\$19,372	\$14,066	\$11,424	\$103,749	\$116,016	\$146,158
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$28,069	\$21,025	\$17,478	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact fees listed above.

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are per 1000 sf

Table B
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
East Side Sewer
Properties: 2, 3, 23, 24

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,960	\$48,324
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141
Subtotal	\$19,271	\$13,984	\$11,356	\$103,345	\$115,582	\$145,633
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$27,968	\$20,944	\$17,411	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are per 1000 sf of building

Table C
City of Tracy Infill
March 2012 IMPACT FEES BY PROPERTIES
City Core Sewer
Properties: 1, 6, 8, 9, 16, 21

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$10,125	\$8,201	\$6,784	\$40,500	\$43,538	\$52,650
Conveyance Upgrade	\$3,308	\$2,679	\$2,216	\$27,268	\$29,313	\$ 35,448
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$13,232	\$14,224	\$ 17,202
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141
Subtotal	\$20,103	\$14,658	\$11,914	\$106,673	\$119,159	\$149,959
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$28,800	\$21,618	\$17,968	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are based on 1000 sf of building space.

Table D
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
MacArthur/NEI
Properties: 7, 12, 13

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,816	\$7,951	\$6,577	\$39,264	\$42,209	\$51,043
Conveyance Upgrade	\$2,999	\$2,429	\$2,009	\$11,996	\$12,896	\$ 15,595
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$ 35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141
Subtotal	\$19,794	\$14,408	\$11,707	\$105,437	\$117,831	\$148,352
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$28,491	\$21,367	\$17,761	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building fees for non-residential are collected per 1000 sf of building space.

Table E
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
Eastside Sewer & Zone 1, South ISP Drainage Zone
Properties: 4, 31, 32, 33

Public Facility	Fees per Dwelling Unit			Fees per 1,000 sq ft of building		
	SFD	2-4	5+	Industrial ²	Office ¹	Retail ¹
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,959	\$48,323
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage***	See appropriate FIP					
Subtotal	TBD	TBD	TBD	TBD	TBD	TBD
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	TBD	TBD	TBD	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are per 1000 sf of building.

*** To Pay Fees for South ISP, Zone 1.

Table F
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
Eastside Sewer & Orange Zone, Plan "C" Drainage
Properties: 20

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,959	\$48,323
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage***	See appropriate FIP					
Subtotal	TBD	TBD	TBE	TBD	TBD	TBD
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	TBD	TBD	TBD	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are per 1000 sf of building.

*** To Pay Fees for Plan C Orange Zone.

Table G
City of Tracy Infill

March 2012 IMPACT FEES BY PROPERTIES
Eastside Sewer & No Storm Drainage Fees
Properties: 40

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,960	\$48,324
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage**	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$17,842	\$13,035	\$10,506	\$81,204	\$93,440	\$123,492
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$26,539	\$19,995	\$16,561	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are collected per 1000 sf of building.

** Will be discharged to adjacent gravel extraction site or to onsite retention facility.

**Table H
City of Tracy Infill**

**March 2012 IMPACT FEES BY PROPERTIES
Eastside Sewer & Zone 2, South ISP Drainage Zone
Properties: 43**

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,959	\$48,323
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage***	See appropriate FIP					
Subtotal	TBD	TBD	TBD	TBD	TBD	TBD
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	TBD	TBD	TBD	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall bear the full cost of the studies and all improvements required by the study in addition to the development impact

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building fees for non-residential are collected per 1000 sf of building.

*** To Pay Fees for South ISP, Zone 2.

**Table I
City of Tracy Infill**

**Eastside Sewer & No Storm Drainage Fees
Properties: 29**

Public Facility	Fees per Dwelling Unit			Fees per Acre		
	SFD	2-4	5+	Industrial	Office	Retail
<u>Backbone Facilities</u>						
Water***	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$24,334
Supply and Treatment	\$3,950	\$2,844	\$2,015	\$12,324	\$12,324	\$16,432
Water Distribution Upgrade	\$1,900	\$1,368	\$969	\$5,927	\$5,927	\$7,902
Wastewater Collection Systems	\$9,293	\$7,527	\$6,226	\$37,172	\$39,960	\$48,324
Conveyance Upgrade	\$2,476	\$2,006	\$1,659	\$9,904	\$10,647	\$12,875
WWTP Upgrade	\$6,817	\$5,522	\$4,567	\$27,268	\$29,313	\$35,448
Roadways	\$2,700	\$1,296	\$1,296	\$25,781	\$35,230	\$50,834
Storm Drainage**	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$17,842	\$13,035	\$10,506	\$81,204	\$93,440	\$123,492
				per 1000 SF		
<u>Other Public Facilities and Services</u>						
Parks	\$5,429	\$4,524	\$3,619	NAP	NAP	NAP
Public Buildings*	\$3,268	\$2,435	\$2,435	\$156	\$781	\$469
Subtotal	\$8,697	\$6,959	\$6,054	TBD	TBD	TBD
Total	\$26,539	\$19,995	\$16,561	TBD	TBD	TBD

Depending on the geographical location of the site, additional technical studies may be required and developer shall

NAP = Not Applicable

This table does not include school fees, habitat mitigation fees, or other impact fees that may be levied.

* Public Building Fees for non-residential are collected per 1000 sf of building.

** Will be discharged to adjacent gravel extraction site or to onsite retention facility.

*** Water Fee based on the "Draft Water System Evaluation for the City of Tracy's Initial Pressure Zone 3 Area prepared by West Yost, Dated March 2012. Fee will need to be updated when report is finalized.

APPENDIX E

TECHNICAL REPORTS