

CITY of TRACY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	47,550
Annual Single-Family Units Permitted (1996-98, Avg.):	650
Annual Multi-Family Units Permitted (1996-98, Avg.):	24
Total Annual Residential Units Permitted (1996-98, Avg.):	674

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input type="checkbox"/> N	-	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	25 - 50%
multi-family	not used

v. Nexus Reports

-City Council Fee Update (1999) - departmental fees
 -large new projects are required to provide financial and nexus analysis

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes - but the model is smaller than those typically constructed here

ii. Expected Location of New Subdivision in this Jurisdiction: South Tracy
Northwest Corner of Tracy Boulevard @ Linne Road

iii. Expected Environmental Assessment Determination: Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, median strip, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landsc'g
-Common Amenities / Open Space:	-land dedication + fees
-Project Management Requirements:	-Conditions of Approval; Devt Agreement; participation in Landscape, Lighting and Maint. Dist; Subdivision Improvement Agreement
-Typical Reporting:	-geotechnical, traffic, noise, hydrology; possible archaeological & biological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	59.30
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	156,850
Total Valuation per 25 Unit Subdivision Model	3,921,250

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	40 hrs @ 60/hr (estimated fpr reimbursement)		2,400
Zone Change Application Fee ¹	flat		2,400
Planned Unit Development Fee ¹	flat		6,500
Tentative Map Fee	flat		8,600
Final Map Fee (Public Works)	flat		1,115
Parcel Map Fee (Public Works)	flat		1,375
Development Review	flat		3,630
Development Agreement ²	estimate based on typ range of 10,000 - 30,000		20,000
Environmental Assessment	flat		75
Environmental Assessment / Neg Dec Fee ²	1260 flat + 10,000 estimated sub-contracting costs		11,260
Subtotal Planning Fees			57,355

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	1312.95	32,824
Architectural Plan Check Fee	65% of Bldg Permit	853.42	21,336
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	15.69	392
Public Improvement Plan Check Fee	3.5% of improvement val'n		17,500
Public Improvement Inspection Fee	350 flat + 3.5% of improvement val'n + 160 hrs @ 40/hr estimate		24,250
Subdivision Improvement Agreement Fee	flat		3,790
Inspection Improvement Agreement Fee	flat		3,790
Grading Plan Check Fee	flat based on CY		1,485
Grading Inspection Fee	flat based on lot count		3,000
Electrical Permit Fee	23.50 flat + 30.50 new service + .056/sf (2900 sf) = 216/unit		5,400
Plumbing Permit Fee	23.50 flat + fixture count = 213.80/unit		5,345
Mechanical Permit Fee	23.50 flat + fixture count = 77.80/unit		1,945
Certificate of Compliance	flat		1,665

Fire Dept New Address Mapping	flat per new address	64	1,600
Subtotal Plan Check, Permit & Inspection Fees			124,322

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
98-1 Mello Roos CFD - Water/Sewer Zone 2	flat per unit	1,080	27,000
School District Fee	1.93 / sf	4,825	120,625
City - Sanitary Sewer Connection Fee	included in impact fee below		-
City - Storm Drainage Connection Fee	included in impact fee below		-
City - Water Connection Fee	included in impact fee below		-
City - Water Distribution & Plant Fees	flat per unit	667	16,675
City - Sanitary Sewer Plant & Trunk Fee	flat per unit	510	12,750
City - Drainage System Fee	flat per unit	1,111	27,775
City - Arterial Streets Fee	flat per unit	1,670	41,750
City - Parks Fee	flat per unit	4,958	123,950
City - Public Building Fee	flat per unit	1,616	40,400
Subtotal Infrastructure, Impact & District Fees			410,925

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	592,602
Total Fees per Unit (total from above / 25 units)	23,704

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** No - individual houses infrequent in Tracy
- ii. Expected Location of Model in this Jurisdiction:** Central Tracy
Central Avenue @ Fourth Street
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructure standards; install missing infrastr.
- Typical Reporting -none req'd

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	59.30
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Model	156,850

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	1312.95	1,313
Architectural Plan Check Fee	65% of Bldg Permit	853.42	853
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	15.69	16
Grading Plan Check Fee	flat based on CY		1,485
Grading Inspection Fee	flat based on lot count		1,185
Electrical Permit Fee	23.50 flat + 30.50 new service + .056/sf (2900 sf) = 216/unit		216
Plumbing Permit Fee	23.50 flat + fixture count = 213.80/unit		214
Mechanical Permit Fee	23.50 flat + fixture count = 77.80/unit		78
Fire Dept New Address Mapping	flat per new address	64	64
Subtotal Plan Check, Permit & Inspection Fees			5,424

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Fee	1.93 / sf	4,825	4,825
City - Sanitary Sewer Connection Fee	included in impact fee below		-
City - Storm Drainage Connection Fee	included in impact fee below		-
City - Water Connection Fee	included in impact fee below		-
City - Public Works / Safety Fee	flat per building	75	75
City - Water Plant Fee	flat per unit	1,794	1,794
City - Water Distribution Fee - Zone 1	flat per unit	192	192
City - Sanitary Sewer Plant Fee	flat per unit	1,169	1,169
City - Sanitary Sewer Trunk Fee - Central A	flat per unit	156	156
City - Drainage System Fee	1629 / acre		212
City - Arterial Streets Fee	flat per unit	4,563	4,563
City - Parks Fee	646 / bdrm	2,584	2,584
City - Public Building Fee	flat per unit	1,308	1,308
Subtotal Infrastructure, Impact & District Fees			16,878

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	22,302
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No - multi-family rare in Tracy

ii. Expected Location of New Subdivision in this Jurisdiction:

Southwest Tracy
Northwest Corner of Corral Hollow Road and Linne Road

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, median strip, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; full street and infrastr. dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, landscaping
-Common Amenities / Open Space:	-fees; discretionary negotiation for common amenities, typ including: tot lot, open space
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-geotechnical, traffic, noise, hydrology; possible archaeological & biological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.90
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	62,200
Total Valuation per 45 Unit Multi-Family Development Model	2,799,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	40 hrs @ 60/hr (estimated fpr reimbursement)	2,400
Zone Change Application Fee ¹	flat	2,400
Planned Unit Development Fee ¹	flat	6,500
Tentative Map Fee	flat	8,600
Final Map Fee (Public Works)	flat	1,115
Parcel Map Fee (Public Works)	flat	1,375

Development Review	flat	3,630
Development Agreement ²	estimate based on typ range of 10,000 - 30,000	20,000
Environmental Assessment	flat	75
Environmental Assessment / Neg Dec Fee ²	1260 flat + 10,000 estimated sub-contracting costs	11,260
Subtotal Planning Fees		57,355

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	per building	17,304
Architectural Plan Check Fee	65% of Bldg Permit	per building	11,248
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.22	280
Public Improvement Plan Check Fee	3.5% of improvement val'n		17,500
Public Improvement Inspection Fee	350 flat + 3.5% of improvement val'n + 160 hrs @ 40/hr estimate		24,250
Improvement Agreement Fee	flat		3,790
Inspection Improvement Agreement Fee	flat		3,790
Grading Plan Check Fee	flat based on CY		1,485
Grading Inspection Fee	flat based on lot count		3,000
Electrical Permit Fee	43.86 flat + .05/sf (2900 sf) + fixture count = 158.15/unit		7,117
Plumbing Permit Fee	43.86 flat + fixture count = 124.24/unit		5,591
Mechanical Permit Fee	43.86 flat + fixture count = 83.64/unit		3,764
Fire Dept New Address Mapping	flat per new address	64	2,880
Subtotal Plan Check, Permit & Inspection Fees			101,999

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
98-1 Mello Roos CFD - Water/Sewer Zone 2	flat per unit	330	14,850
School District Fee	1.93 / sf	1,930	86,850
City - Sanitary Sewer Connection Fee	included in impact fee below		-
City - Storm Drainage Connection Fee	included in impact fee below		-
City - Water Connection Fee	included in impact fee below		-
City - Water Distribution & Plant Fees	flat per unit	445	20,025
City - Sanitary Sewer Plant & Trunk Fee	flat per unit	340	15,300
City - Drainage System Fee	flat per unit	563	25,335
City - Arterial Streets Fee	flat per unit	796	35,820
City - Parks Fee	flat per unit	3,305	148,725
City - Public Building Fee	flat per unit	1,072	48,240
Subtotal Infrastructure, Impact & District Fees			395,145

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	554,499
Total Fees per Unit (total from above / 45 units)	12,322

Notes: ¹These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions.

²These fees are estimates only, and may change depending on the circumstances of the proposal & requirements for the site.