

ATTACHMENT A

City of Tracy

Core Fees

FY 25/26 Annual ENR Adjustment¹

Effective: July 1, 2025

Land Use Type ^(2,3,4)	Public Facilities	Public Safety - Fire	Public Safety - Police	Public Safety - Communication Facilities	Traffic		Wastewater Treatment Plant		Wastewater Conveyance Fee			Water				Neighborhood Park	Community Park	Storm Drainage			Program Management	
	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	1/2 Mile from Transit Center ⁽⁵⁾	Core Fees	ISP South ⁽⁶⁾	Core Fees	ISP South ⁽⁷⁾	NEI I ⁽⁸⁾	Core Fees	NEI I ⁽⁹⁾	NEI II ⁽¹⁰⁾	Plan C Except Edgewood ⁽¹¹⁾	ISP South ⁽¹²⁾	Core Fees	Core Fees	Core Fees	NEI I & II ⁽¹³⁾ (Master Plan)	SMPA ⁽¹⁴⁾ (Master Plan)	Core Fees
<u>Residential</u>	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)	(Per DU)
SFR	\$ 3,310	\$ 1,512	\$ 340	\$ 33	\$ 6,726	\$ 5,381	\$ 4,452	NA	\$ 4,417	NA	\$ 6,866	NA	\$ 6,926	\$ 1,316	\$ 2,570	\$ 2,616	\$ 6,265	\$ 1,923				
MFR (attached 2-4)	\$ 2,708	\$ 1,237	\$ 279	\$ 27	\$ 3,229	\$ 2,584	\$ 3,651	NA	\$ 3,624	NA	\$ 4,944	NA	\$ 5,667	\$ 1,078	\$ 1,706	\$ 1,616	\$ 4,166	\$ 1,408				
HDR (attached 4+)	\$ 2,209	\$ 1,008	\$ 227	\$ 22	\$ 3,229	\$ 2,584	\$ 2,982	\$ 1,955	\$ 2,959	\$ 2,516	NA	\$ 3,501	NA	\$ 3,501	\$ 4,617	\$ 878	\$ 1,528	\$ 1,488	\$ 3,728	\$ 1,156		
<u>Non-Residential</u>	(Per 1,000 SF)	(Per 1,000 SF)	(Per 1,000 SF)	(Per 1,000 SF)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)	(Per Ac)
Office	\$ 132.19	\$ 763.29	\$ 172.13	\$ 16.75	\$ 87,783	\$ 87,783	\$ 22,616	\$ 13,500	\$ 22,447	\$ 3,366	NA	\$ 21,421	NA	NA	\$ 9,854	\$ -	\$ -	\$ 39,811	\$ 44,334	NA	\$ 10,767	
Commercial / Retail	\$ 79.21	\$ 457.96	\$ 103.27	\$ 10.05	\$ 126,662	\$ 126,662	\$ 22,616	\$ 13,500	\$ 22,447	\$ 3,366	NA	\$ 28,563	NA	NA	\$ -	\$ 13,139	\$ -	\$ -	\$ 39,811	\$ 44,334	\$ 114,255	\$ 12,431
Industrial	\$ 26.21	\$ 152.66	\$ 34.42	\$ 3.35	\$ 69,891	\$ 69,891	\$ 20,968	\$ 15,640	\$ 20,812	\$ 3,121	\$ 15,817	\$ 21,421	\$ 3,213	\$ 9,640	NA	\$ 9,854	\$ -	\$ -	\$ 39,811	\$ 44,334	NA	\$ 8,879

Notes:

1) All 2025 fees have been adjusted from 2024 to 2025 by the June 2025 Engineering News Record (ENR) Construction Cost Index (CCI) for San Francisco, a decrease of 0.555%.

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

3) NA means there are no land use remaining for that fee program area.

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

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

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

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

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

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

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

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

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

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

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