

ATTACHMENT A

City of Tracy
Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Impact Fees
FY 25/26 Annual ENR Adjustment ¹
Effective: July 1, 2025

Land Use	Transportation	Water			Recycled Water	Wastewater			Parks		Public Safety Fee ²				Public Facilities	NEI Future Area Additional Fees ³		
		Distribution	Supply	Treatment		Treatment Plant	East Conveyance	West Conveyance	Neighborhood Parks	Community Parks	Fire	Police	Communication Facilities	Program Administration		Water Conveyance	Wastewater Conveyance	Program Administration
	Per Unit										Per Unit							
Residential-Very Low Density	\$ 7,271.00	\$ 5,939.00	\$ 2,541.00	\$ 4,620.00	\$ 3,721.00	\$ 9,430.00	\$ 3,371.00	\$ 2,256.00	\$ 8,050.00	\$ 2,545.00	\$ 793.00	\$ 960.00	\$ 323.00	\$ 104.00	\$ 4,140.00	NA	NA	NA
Residential-Low Density	\$ 7,271.00	\$ 5,939.00	\$ 2,541.00	\$ 4,620.00	\$ 3,721.00	\$ 9,430.00	\$ 3,371.00	\$ 2,256.00	\$ 8,050.00	\$ 2,545.00	\$ 793.00	\$ 960.00	\$ 323.00	\$ 104.00	\$ 4,140.00	NA	NA	NA
Residential-Medium Density (attached 2-4)	\$ 4,436.00	\$ 4,275.00	\$ 1,830.00	\$ 3,325.00	\$ 3,199.00	\$ 7,716.00	\$ 2,760.00	\$ 1,847.00	\$ 6,587.00	\$ 2,081.00	\$ 646.00	\$ 784.00	\$ 267.00	\$ 86.00	\$ 3,386.00	NA	NA	NA
Residential-High Density (attached 4+)	\$ 4,436.00	\$ 3,027.00	\$ 1,297.00	\$ 2,355.00	\$ 2,159.00	\$ 6,288.00	\$ 2,247.00	\$ 1,505.00	\$ 5,367.00	\$ 1,697.00	\$ 528.00	\$ 638.00	\$ 216.00	\$ 70.00	\$ 2,761.00	NA	NA	NA
	Per Acre										Per 1,000 SF					Per Acre		
Commercial/Retail	\$ 222,036.00	\$ 24,703.00	\$ 10,574.00	\$ 19,215.00	\$ 20,946.00	\$ 40,723.00	\$ 14,560.00	\$ 9,747.00	\$ -	\$ -	\$ 239.88	\$ 290.69	\$ 98.28	\$ 31.43	\$ 107.51	NA	NA	NA
Office	\$ 177,105.00	\$ 18,527.00	\$ 7,929.00	\$ 14,412.00	\$ 17,078.00	\$ 40,723.00	\$ 14,560.00	\$ 9,747.00	\$ -	\$ -	\$ 399.81	\$ 484.46	\$ 163.80	\$ 52.42	\$ 179.20	NA	NA	NA
Industrial	\$ 101,275.00	\$ 18,527.00	\$ 7,929.00	\$ 14,412.00	\$ 17,078.00	\$ 37,721.00	\$ 13,487.00	\$ 9,029.00	\$ -	\$ -	\$ 79.96	\$ 96.91	\$ 32.76	\$ 10.48	\$ 35.85	\$ 352.00	\$ 10,343.00	\$ 534.00

Land Use	Storm Drainage ⁴									
	Keenan	Westside Residential	NW WSO	Larch Clover	Eastside Industrial ⁵	Northeast Area ^{5, 6}	South MacArthur and Rocha	Mountain House ⁷	Lammers Watershed ⁷	Kagehiro and West Larch Clover ⁸
	Per Unit									
Residential-Very Low Density	NA	NA	NA	NA	NA	\$ 3,786.00	\$ 6,822.00	NA	\$ 2,060.00	\$ 861.00
Residential-Low Density	\$ 3,002.00	\$ 6,407.00	NA	NA	NA	\$ 2,616.00	\$ 6,265.00	NA	\$ 1,891.00	\$ 747.00
Residential-Medium Density (attached 2-4)	\$ 2,028.00	\$ 4,293.00	NA	NA	NA	\$ 1,616.00	\$ 4,166.00	NA	\$ 1,258.00	\$ 525.00
Residential-High Density (attached 4+)	\$ 1,812.00	\$ 3,829.00	NA	NA	NA	\$ 1,488.00	\$ 3,728.00	NA	\$ 1,127.00	\$ 467.00
	Per Acre									
Commercial/Retail	NA	NA	\$ 22,968.00	\$ 14,096.00	\$ 55,394.00	\$ 44,334.00	\$ 114,255.00	\$ 22,666.00	\$ 34,538.00	NA
Office	NA	NA	\$ 22,968.00	NA	NA	\$ 44,334.00	NA	\$ 22,666.00	\$ 34,538.00	NA
Industrial	NA	NA	\$ 22,968.00	NA	\$ 55,394.00	\$ 44,334.00	NA	\$ 22,666.00	\$ 34,538.00	NA

Notes:

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

2) Updated Public Safety Fees were adopted on October 1, 2019 through Resolution No. 2019-196. Fees have been adjusted by ENR in 2020, 2021, 2022, 2023, 2024, and 2025.

3) 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 in 2020, 2021, 2022, 2023, 2024, and 2025.

4) Please see the storm drainage shed fee studies for the split between outfall versus program infrastructure.

5) 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, 2020, 2021, 2022, 2023, 2024, and 2025.

6) Chrisman & East UR-1 areas has been revised to be incorporated into the expanded Northeast Industrial Storm Drainage Area.

7) 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 in 2020, 2021, 2022, 2023, 2024, and 2025.

8) 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.