

City of Tracy
 Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Impact Fees
 2021 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										Per Unit			
Residential-Very Low Density	\$ 6,404.00	\$ 5,231.00	\$ 2,238.00	\$ 4,069.00	\$ 3,277.00	\$ 8,305.00	\$ 2,969.00	\$ 1,987.00	\$ 9,331.00	\$ 698.00	\$ 845.00	\$ 285.00	\$ 92.00	\$ 3,646.00
Residential-Low Density	\$ 6,404.00	\$ 5,231.00	\$ 2,238.00	\$ 4,069.00	\$ 3,277.00	\$ 8,305.00	\$ 2,969.00	\$ 1,987.00	\$ 9,331.00	\$ 698.00	\$ 845.00	\$ 285.00	\$ 92.00	\$ 3,646.00
Residential-Medium Density (attached 2-4)	\$ 3,907.00	\$ 3,765.00	\$ 1,612.00	\$ 2,929.00	\$ 2,818.00	\$ 6,795.00	\$ 2,430.00	\$ 1,627.00	\$ 7,635.00	\$ 570.00	\$ 690.00	\$ 235.00	\$ 75.00	\$ 2,983.00
Residential-High Density (attached 4+)	\$ 3,907.00	\$ 2,666.00	\$ 1,142.00	\$ 2,074.00	\$ 1,901.00	\$ 5,538.00	\$ 1,979.00	\$ 1,325.00	\$ 6,221.00	\$ 465.00	\$ 563.00	\$ 190.00	\$ 61.00	\$ 2,431.00
	Per Acre										Per 1,000 SF			
Commercial/Retail	\$ 195,550.00	\$ 21,756.00	\$ 9,312.00	\$ 16,923.00	\$ 18,448.00	\$ 35,865.00	\$ 12,823.00	\$ 8,584.00	\$ -	\$ 211.27	\$ 256.01	\$ 86.56	\$ 27.69	\$ 94.68
Office	\$ 155,978.00	\$ 16,317.00	\$ 6,983.00	\$ 12,693.00	\$ 15,041.00	\$ 35,865.00	\$ 12,823.00	\$ 8,584.00	\$ -	\$ 352.12	\$ 426.67	\$ 144.26	\$ 46.16	\$ 157.82
Industrial	\$ 89,194.00	\$ 16,317.00	\$ 6,983.00	\$ 12,693.00	\$ 15,041.00	\$ 33,222.00	\$ 11,878.00	\$ 7,952.00	\$ -	\$ 70.42	\$ 85.35	\$ 28.85	\$ 9.23	\$ 31.57

NEI Future Area Additional Fees ³		
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
\$ 310.00	\$ 9,110.00	\$ 471.00

Land Use	Storm Drainage ⁴									
	Keenan	Westside Residential	NW WSO	Larch Clover	Eastside Industrial ⁵	Northeast Area 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	\$ 3,334.00	\$ 6,008.00	NA	\$ 1,814.00	\$ 758.00
Residential-Low Density	\$ 2,644.00	\$ 5,643.00	NA	NA	NA	\$ 2,304.00	\$ 5,518.00	NA	\$ 1,666.00	\$ 657.00
Residential-Medium Density (attached 2-4)	\$ 1,786.00	\$ 3,781.00	NA	NA	NA	\$ 1,423.00	\$ 3,669.00	NA	\$ 1,108.00	\$ 463.00
Residential-High Density (attached 4+)	\$ 1,596.00	\$ 3,372.00	NA	NA	NA	\$ 1,310.00	\$ 3,283.00	NA	\$ 992.00	\$ 412.00
	Per Acre									
Commercial/Retail	NA	NA	\$ 20,229.00	\$ 12,415.00	\$ 48,785.00	\$ 39,045.00	\$ 100,626.00	\$ 19,962.00	\$ 30,418.00	NA
Office	NA	NA	\$ 20,229.00	NA	NA	\$ 39,045.00	NA	\$ 19,962.00	\$ 30,418.00	NA
Industrial	NA	NA	\$ 20,229.00	NA	\$ 48,785.00	\$ 39,045.00	NA	\$ 19,962.00	\$ 30,418.00	NA

- Notes:
- 1) All fees have been adjusted from 2020 to 2021 by the Engineering News Record Construction Cost Index for San Francisco (ENR), an increase of 3.351%.
 - 2) Updated Public Safety Fees were adopted on October 1, 2019 through Resolution No. 2019-196. Fees have been adjusted by ENR in 2020 and 2021.
 - 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 and 2021.
 - 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 and 2021.
 - 6) Chrisman & East UR-1 area 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 and 2021.
 - 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.

ENR San Fran CCI Factors:
Base (June 2020): 13022.7
Current Index (June 2021): 13459.1
Increase: 3.351%