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DEVELOPMENT SERVICES
DEPARTMENT

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Memorandum

DATE: June 30, 2025
TO: Forrest Ebbs, Director of Community and Economic Development
FROM: Veronica Child, Management Analyst II
SUBJECT: City of Tracy Core Fees Annual Engineering News Record (ENR) Adjustment

The following information is provided regarding the annual adjustment of the Core Fees, scheduled to take effect on July 1, 2025.

On January 18, 2022, City Council adopted Resolution 2022-008, approving the “Core Fees Development Impact Fee Study” dated August 2021 by Harris & Associates and the development impact fees for the Core Fees area. The Core Fees consolidated the specific plan areas of the I-205 Development Area, Infill Development Area, Industrial Specific Plan - South Area, Northeast Industrial Area - Phase I, Northeast Industrial Area - Phase II, Plan C Development, Presidio Planning Area, and the South MacArthur Planning Area.

The resolution for the adoption of the Core Fees included the following section for the annual adjustment:

“Authorizes the Development Services Director to annually adjust the Core Fees Development Impact Fees each year on July 1st using the June Engineering News Record Construction Cost Index for San Francisco. The first update will occur on July 1, 2022 using the June 2021 index as the base year. This annual adjustment will offset the effects of inflation-related construction cost increases.”

The Core Fees were adjusted in 2024 by the June ENR CCI for San Francisco. The ENR Construction Cost Index (CCI) for San Francisco has decreased from 15367.38 in June 2024 to 15282.03 in June 2025, resulting in a 0.555% decrease. At this time, the adjusted 2025 fees are calculated by applying this decrease to the 2024 fees.

A worksheet detailing the 2025 adjusted Core Fees (Attachment A), along with a worksheet that compares the 2025 adjusted Core Fees to the prior fees (Attachment B) is attached. The 2025 adjusted fees will be used for Core Fees collection effective July 1, 2025. This memorandum will

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serve as official documentation that you have authorized the Core Fees update for 2025.

Approved By: *Forrest Ebbs* _____ Date: Jun 30, 2025 _____
Forrest Ebbs (Jun 30, 2025 15:26 PDT)

Attachment A – City of Tracy Core Fees Effective July 1, 2025

Attachment B – City of Tracy Core Fees Comparison 2024 to 2025

Memo - 2025 Core Fees Annual Adjustment - 06.20.25

Final Audit Report

2025-06-30

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