



Memorandum

DATE: June 30, 2025

TO: Forrest Ebbs, Director of Community and Economic Development

FROM: Veronica Child, Management Analyst II

SUBJECT: Tracy Infrastructure Master Plans Development Impact Fees and NEI Area Future Phases Water and Wastewater Impact Fees, Annual Engineering News Record (ENR) Adjustment

The following information is provided regarding the annual adjustment of the Tracy Infrastructure Master Plans Development Impact Fees and Northeast Industrial (NEI) Area Future Phases Water and Wastewater Development Impact Fees, scheduled to take effect on July 1, 2025.

On January 7, 2014, City Council adopted Resolution 2014-010, approving the establishment of development impact fees for all new developments, commonly known as Tracy Infrastructure Master Plan Development Impact (TIMP or "Master Plan") Fees.

The resolution for the adoption and establishment of the TIMP fees included the following section for the annual adjustment:

"The Development Services Director is authorized to update the development impact fees with the Engineering News Record (ENR) Construction Cost Index (CCI) for San Francisco on an annual basis using the November 2013 index as the initial index, pursuant to Section 13.04.070(a) of the Tracy Municipal Code."

The TIMP Fees were adjusted in 2018, 2019, 2020, 2021, 2022, 2023, and 2024 by the June ENR CCI for San Francisco.

On October 2, 2018, City Council adopted Resolution 2018-204, approving the update for the expanded NEI and Eastside Industrial Area Development Impact Fees to update the required infrastructure and consolidate the drainage basins. The fees were adjusted in 2019, 2020, 2021, 2022, 2023, and 2024 by the June ENR CCI for San Francisco with the TIMP Fees.

In addition, several fee updates and the establishment of new fees occurred as follows:

- NEI Area Future Phases Water and Wastewater Development Impact Fees were established on November 5, 2019 through Resolution No. 2019-211 to fund the remaining water distribution and wastewater conveyance facilities required to serve the buildout of NEI. The fees were adjusted in 2020, 2021, 2022, 2023, and 2024 by the June ENR CCI for San Francisco with the TIMP Fees.
- Lammers and Mountain House Watershed Storm Drainage Fees were updated on November 5, 2019 through Resolution No. 2019-217 to re-define the master plan storm drainage infrastructure for the Lammers and Mountain House Watershed and adjust the drainage sub-basin boundaries. The fees were adjusted in 2020, 2021, 2022, 2023, and 2024 by the June ENR CCI for San Francisco with the TIMP Fees.
- Public Safety Impact Fees were updated on October 1, 2019 through Resolution 2019-196 to account for revisions to the fire master plan. The fees were adjusted in 2020, 2021, 2022, 2023, and 2024 by the June ENR CCI for San Francisco with the TIMP Fees.

The resolutions mentioned above included a clause that gave the Development Services Director the authority to annually adjust the fees starting on July 1, 2020.

The ENR Index 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 fees (Attachment A), along with a worksheet that compares the 2025 adjusted fees to the prior fees (Attachment B) is attached. The 2025 adjusted fees will be used for TIMP fee collection effective July 1, 2025. This memorandum will serve as official documentation that you have authorized the TIMP fee update for 2025.

Approved By: Forrest Ebbs
Forrest Ebbs (Jun 30, 2025 15:27 PDT) Date: Jun 30, 2025

Attachment A – City of Tracy Citywide Master Plan Fees and NEI Area Future Phases Water and Wastewater Development Impact Fees, Effective July 1, 2025

Attachment B – City of Tracy Citywide Master Plan and NEI Area Future Phases Water and Wastewater Development Impact Fees Comparison 2024 to 2025





Memo - 2025 TIMP Annual Adjustment - 06.20.25

Final Audit Report

2025-06-30

Created:	2025-06-30
By:	Veronica Child (veronica.child@cityoftracy.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAph4Bt4Qkcpnu2tUJHv5_4tH8P1LZk_at

"Memo - 2025 TIMP Annual Adjustment - 06.20.25" History

-  Document created by Veronica Child (veronica.child@cityoftracy.org)
2025-06-30 - 9:15:18 PM GMT
-  Document emailed to Forrest Ebbs (forrest.ebbs@cityoftracy.org) for signature
2025-06-30 - 9:15:38 PM GMT
-  Email viewed by Forrest Ebbs (forrest.ebbs@cityoftracy.org)
2025-06-30 - 10:26:25 PM GMT
-  Document e-signed by Forrest Ebbs (forrest.ebbs@cityoftracy.org)
Signature Date: 2025-06-30 - 10:27:01 PM GMT - Time Source: server
-  Agreement completed.
2025-06-30 - 10:27:01 PM GMT