

Tuesday, December 21, 2021, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION. IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH GUIDELINES, MASKS ARE REQUIRED FOR ALL INDIVIDUALS IN INDOOR PUBLIC SETTINGS INCLUDING ALL OF CITY HALL AND THE COUNCIL CHAMBERS.

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the City Council meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "[City Council Meeting Videos](#)" under the "City Council" section.

If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming City Council meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number:** 2556 373 6503 and **Event Password:** TracyCC
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing** +1-408-418-9388, enter 25563736503#8722922# Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar", "Items from the Audience/Public Comment" or "Regular Agenda" portions of the agenda:*
 - *Listen for the Mayor to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*

- *Comments for the “Consent Calendar” “Items from the Agenda/Public Comment” or “Regular Agenda” portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Council to conduct its business as efficiently as possible, members of the public wishing to address the Council are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the City Council begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Council. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous City Council direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the City Council, City staff or the public request discussion on a specific item.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agenda items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agenda items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

PRESENTATIONS

National Slavery and Human Trafficking Prevention Month Proclamation

1. CONSENT CALENDAR

- 1.A. ADOPTION OF DECEMBER 7, 2021 CLOSED SESSION AND REGULAR MEETING MINUTES
- 1.B. APPROVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES, EXPENDITURES AND FINDINGS REGARDING UNEXPENDED FUNDS FOR FISCAL YEAR 2020-2021 IN ACCORDANCE WITH THE MITIGATION FEE ACT (AB 1600)
- 1.C. ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM DECEMBER 22, 2021 THROUGH JANUARY 20, 2022 PURSUANT TO THE BROWN ACT
- 1.D. AUTHORIZE THE PURCHASE OF CRADLEPOINT WIRELESS ROUTER EQUIPMENT, INSTALLATION AND ON-GOING MONTHLY DATA FEE TO PROVIDE WIRELESS DATA SUPPORT FOR TRACY POLICE DEPARTMENT'S FLEET OF MOBILE DATA COMPUTERS (MDCs) AND APPROPRIATE \$285,550 FROM THE EQUIPMENT FUND FOR THIS PURCHASE
- 1.E. WAIVE SECOND READING AND ADOPT ORDINANCE 1323, AN ORDINANCE OF THE CITY OF TRACY LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2021-2 (MAINTENANCE AND PUBLIC SERVICES)
- 1.F. WAIVE SECOND READING AND ADOPT ORDINANCE 1324, AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 5.20 "INTEGRATED SOLID WASTE REGULATIONS" OF THE TRACY MUNICIPAL CODE REGARDING THE HANDLING AND DISPOSAL OF REFUSE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS
- 1.G. WAIVE SECOND READING AND ADOPT ORDINANCE 1325, AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 2.04 (CITY COUNCIL ORGANIZATION AND PROCEDURE) OF TITLE 2 (ADMINISTRATION) OF THE TRACY MUNICIPAL CODE TO AMEND SECTION 2.04.060 "COUNCIL MEMBER AND ELECTED MAYOR COMPENSATION"
- 1.H. AUTHORIZE THE APPOINTMENT OF SIX YOUTH COMMISSIONERS TO THE YOUTH ADVISORY COMMISSION

- 1.I. APPROVE A RESOLUTION EXPRESSING SUPPORT FOR LEGISLATION TO FURTHER STRENGTHEN LOCAL AUTHORITY AND CONTROL RELATED TO LOCAL ZONING AND HOUSING POLICY
 - 1.J. APPROVING SIDE LETTERS BETWEEN THE CITY OF TRACY AND THE TRACY MID-MANAGERS BARGAINING UNIT AND GENERAL TEAMSTERS LOCAL NO. 439, I.B.T.; REVISING COMPENSATION AND BENEFIT PLANS FOR THE CONFIDENTIAL EMPLOYEE UNIT, LIMITED SERVICE EMPLOYEES AND DEPARTMENT HEADS; AUTHORIZING THE CITY MANAGER TO APPROVE SIDE LETTER AGREEMENTS; AND AUTHORIZING AN AMENDMENT TO THE POSITION CONTROL ROSTER AND THE CITY MASTER SALARY SCHEDULES TO REFLECT THE ELIMINATION OF SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY POSITIONS AND COMPLY WITH STATE OF CALIFORNIA MINIMUM WAGE ORDER
 - 1.K. AUTHORIZE THE USE OF THE UNITED STATES GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASE AGREEMENT WITH SPRUNG INSTANT STRUCTURES, INC. (CONTRACT NO. 47QSWA19D005G) FOR THE PURCHASE OF A SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG HIGH TENSION MEMBRANE STRUCTURE, DELIVERY, AND ASSOCIATED TECHNICAL CONSULTANT FEE, FOR A NOT-TO-EXCEED AMOUNT OF \$455,000, TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE
 - 1.L. AUTHORIZE THE PURCHASE OF PRE-MANUFACTURED COMMERCIAL KITCHEN STRUCTURE, FROM KITCHENS TO GO, BY MOBILE MODULAR, FOR AN AMOUNT NOT-TO-EXCEED \$673,000, TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE
 - 1.M. AUTHORIZE THE PURCHASE OF PRE-MANUFACTURED RESTROOM, SHOWER, LAUNDRY, STORAGE AND MECHANICAL BUILDING STRUCTURES IN THE AMOUNT OF \$530,500 FROM LINKED EQUIPMENT, INC. TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE
 - 1.N. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TRACY COMMUNITY CONNECTIONS CENTER (TCCC) TO OPERATE A TEMPORARY SEASONAL WARMING CENTER IN THE AMOUNT NOT TO EXCEED \$187,000 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT, AND AUTHORIZE THE DONATION OF A CITY SURPLUS VEHICLE VALUED AT \$4,000 TO TCCC TO ASSIST WITH TRANSPORTATION SERVICES TO AND FROM THE WARMING CENTER
2. ITEMS FROM THE AUDIENCE

3. REGULAR AGENDA

- 3.A. DISCUSS CITY'S RESPONSE TO COVID-19 (VERBAL REPORT)
- 3.B. PUBLIC HEARING TO CONSIDER A PROPOSED INCREASE TO SOLID WASTE RATES AND ADOPT THE PROPOSED SOLID WASTE RATES AT THE CONCLUSION OF THE PUBLIC HEARING
- 3.C. PUBLIC HEARING TO CONSIDER AMENDING THE ZONE DISTRICT OF TWO SITES: (1) APPROXIMATELY 35 ACRES LOCATED ON THE NORTH SIDE OF VALPICO ROAD, APPROXIMATELY ONE-QUARTER MILE EAST OF TRACY BOULEVARD; AND (2) APPROXIMATELY 4.6 ACRES NORTHWEST OF THE INTERSECTION OF THIRD STREET AND EVANS STREET – APPLICANTS ARE JUAN BAUTISTA AND THE CITY OF TRACY – APPLICATION NUMBERS R21-0005 AND R21-0002
- 3.D. PUBLIC HEARING TO CONSIDER ADOPTION OF THE CORE FEES DEVELOPMENT IMPACT FEE STUDY AND DEVELOPMENT IMPACT FEES FOR NEW DEVELOPMENT PROJECTS WITHIN THE CORE FEES AREA AND AUTHORIZE THE DEVELOPMENT SERVICES DIRECTOR TO ANNUALLY ADJUST THE CORE FEES ON JULY 1ST OF EACH YEAR USING THE ENGINEERING NEWS RECORD CONSTRUCTION COST INDEX
- 3.E. RECEIVE REPORT ON IHUB SAN JOAQUIN INNOVATION AND TECHNOLOGY ECONOMIC DEVELOPMENT ACTIVITIES AND PROVIDE A STATUS UPDATE FOR THE INCLUSIVE INNOVATION IHUB PROGRAM (IHUB2) GRANT APPLICATION
- 3.F. PROVIDE DIRECTION ON DIGITAL BILLBOARD FOR ECONOMIC DEVELOPMENT PURPOSES
- 3.G. APPOINT THREE APPLICANTS TO SERVE ON THE CITY OF TRACY ARTS COMMISSION AND ONE APPLICANT TO THE PARKS AND COMMUNITY SERVICES COMMISSION
- 3.H. APPOINTMENT OF AN ALTERNATE COUNCIL SUBCOMMITTEE MEMBER TO INTERVIEW APPLICANTS TO FILL ONE VACANCY AND TWO TERM EXPIRATIONS ON THE MEASURE V RESIDENTS' OVERSIGHT COMMITTEE AND DISCUSS AMENDING THE COUNCIL POLICY REGARDING SELECTION PROCESS FOR COUNCIL APPOINTEE BODIES SUCH AS BOARDS AND COMMISSIONS

4. ITEMS FROM THE AUDIENCE

5. STAFF ITEMS

6. COUNCIL ITEMS

7. ADJOURNMENT

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

December 7, 2021, 5:30 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Mayor Young called the meeting to order at 5:33 p.m. for the purpose of a closed session to discuss the items outlined below.
2. ROLL CALL – Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.
3. ITEMS FROM THE AUDIENCE – None.

Mayor Young called a recess at 5:39 p.m. due to technical issues.

Mayor Young reconvened the meeting at 5:50 p.m.

4. Request to Conduct Closed Session
 - A. Conference with Legal Counsel – Anticipated Litigation (Gov. Code § 54956.9)
 - i. Significant exposure to litigation pursuant to § 54956.9(d)(2)(4). (One case).
 - B. Conference with Legal Counsel – Existing Litigation (Gov. Code Section 54956.9(d)(1))
 - i. Case Title: MARY MITRACOS, v. CITY OF TRACY, and SURLAND COMMUNITIES, LLC, CASE NO. C093383; COURT OF APPEAL, STATE OF CALIFORNIA THIRD APPELLATE DISTRICT
 - C. Conference with Legal Counsel – Existing Litigation (Gov. Code Section 54956.9(d)(1))
 - i. Case Title: CITY OF TRACY v. BBS ADVENTURES, LLC (San Joaquin County Superior Court Case No. STK-CV-URP-2018-0009827)

Brandon Perry, co-owner of the Great Plate acknowledged they have not acted as quickly as should have but have made efforts and commitment to making the building safe. Mr. Perry provided a brief history of the Great Plate, stated they are two weeks from completing the project and asked for an opportunity to complete the repairs, and hire someone to get a report.

Brad Albom, owner of Great Plate stated 95% of the work has been done and requested Council let them complete the last 5%. Mr. Albom referred to a handout provided to Council which indicated the list of corrections required and the progress made. Mr. Albom proposed ideas stating the best outcome is to preserve this building.

Melissa Lea stated the current owners brought life to downtown years ago, it is important to preserve history downtown, and Council cannot keep destroying history.

Michael Poso spoke about the Feed the Need serving people in need at the Great Plate, stated the Perry's were a positive influence on Tracy, and asked Council to give them more time to finish the work and keep the historical gem.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to recess to closed session. Roll call found all in favor; passed and so ordered. Time: 6:07 p.m.

5. Mayor Young reconvened the meeting to open session at 7:37 p.m.

6. REPORT OF FINAL ACTION – There was no action taken. Council requested an inspection of the property in item 4.C for the purpose of finding the information by the defendant in the case.

Items 4.A and 4.B will be continued to a later date.

7. COUNCIL ITEMS AND COMMENTS – None

8. ADJOURNMENT- Time: 7:39 p.m.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adjourn. Roll call found all in favor; passed and so ordered.

The agenda was posted at City Hall on December 2, 2021. The above are action minutes.

Mayor

ATTEST:

City Clerk

December 7, 2021, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

Mayor Young called the meeting to order at 7:39 p.m.

Mayor Young led the Pledge of Allegiance.

Pastor Doug Diestler, Mission City Church offered the invocation.

Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.

Bob Adams, Interim City Manager presented the Employee of the Month Award for December 2021 to Don Higgins, Finance Department.

Sekou Millington, Police Chief swore in new Police Officers Joel Chavez, Julian Alejo, Andrew Glover, Matthew Hohn and Guillermo Zuniga.

1. CONSENT CALENDAR – Following the removal of consent item 1.G by Bob Adams, Interim City Manager, motion was made by Council Member Davis and seconded by Council Member Bedolla to adopt the consent calendar. Roll call found all in favor, passed and so ordered. Mayor Pro Tem Vargas abstained from voting on consent items 1.J, 1.K, 1.L and 1.M due to the possibility of being a conflict of interest.
 - 1.A ADOPTION OF NOVEMBER 10, 2021 CLOSED SESSION MINUTES, AND NOVEMBER 16, 2021, CLOSED SESSION AND REGULAR MEETING MINUTES – **Minutes were adopted.**
 - 1.B APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND THE SOUTH SIDE COMMUNITY ORGANIZATION OF TRACY, CALIFORNIA, AND AUTHORIZE THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING – **Resolution 2021-173** approved the Memorandum of Understanding with South Side Community Organization.
 - 1.C ESTABLISH A 2022 CALENDAR OF REGULAR CITY COUNCIL MEETINGS – **Resolution 2021-174** adopted the 2022 calendar of regular City Council meetings.
 - 1.D APPROVE GRANTING A RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT TO CITY OF TRACY ON HOLLY DRIVE AND ARBOR ROAD – **Resolution 2021-175** approved granting a Right-of-Way Dedication and Public Utility Easement.

- 1.E AUTHORIZE THE ACCEPTANCE OF A \$706,680 GRANT FROM STATE WATER RESOURCES CONTROL BOARD FOR THE CALIFORNIA WATER ARREARAGE PAYMENT PROGRAM FOR RESIDENTIAL AND COMMERCIAL DRINKING WATER ARREARAGES – **Resolution 2021-176** authorized the acceptance of a grant from the State Water Resources Control Board.
- 1.F APPROVE SIDE LETTER AGREEMENTS BETWEEN THE CITY OF TRACY AND THE TRACY POLICE OFFICERS ASSOCIATION (TPOA) FOR A LATERAL OFFICER REFERRAL PROGRAM AND SPECIAL ASSIGNMENTS; APPROVE SIDE LETTER AGREEMENT BETWEEN CITY OF TRACY AND THE TRACY POLICE MANAGEMENT ASSOCIATION (TPMA) FOR A LATERAL OFFICER REFERRAL PROGRAM; AND AUTHORIZE THE INTERIM CITY MANAGER TO APPROVE SIDE LETTER AGREEMENTS – **Resolution 2021-177** approved Side Letter Agreements between with TPOA, and TPMA.
- 1.G APPROVE SIDE LETTERS BETWEEN THE CITY OF TRACY AND THE TRACY MID-MANAGERS BARGAINING UNIT AND GENERAL TEAMSTERS LOCAL NO. 439, I.B.T.; REVISED COMPENSATION AND BENEFIT PLANS FOR THE CONFIDENTIAL EMPLOYEE UNIT, LIMITED SERVICES EMPLOYEES AND DEPARTMENT HEADS; AND AUTHORIZE AN AMENDMENT TO THE POSITION CONTROL ROSTER AND THE CITY MASTER SALARY SCHEDULE TO REFLECT THE ELIMINATION OF SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY POSITIONS – **Item was pulled.**
- 1.H AUTHORIZE APPLICATION(S) FOR THE LOCAL ASSISTANCE SPECIFIED GRANT FROM THE STATE OF CALIFORNIA IN THE AMOUNT OF \$5,000,000 AND AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO EXECUTE CONTRACTS TO ACCEPT THE GRANT FUNDS – **Resolution 2021-178** authorized applications for the Local Assistance Specified Grant from the State of California.
- 1.I AUTHORIZE THE DIRECTOR OF UTILITIES TO SUBMIT APPLICATIONS FOR URBAN AND MULTIBENEFIT DROUGHT RELIEF GRANT FUNDING WITH THE DEPARTMENT OF WATER RESOURCES FOR THREE PROJECTS AND EXECUTE THE GRANT RELATED FUNDING AGREEMENTS AND OTHER DOCUMENTS – **Resolution 2021-179** authorized the Director of Utilities to submit applications for Urban and Multibenefit Drought Relief Funding with the Department of Water Resources.
- 1.J ADOPT A RESOLUTION AMENDING THE CITY'S OPERATING AND CAPITAL IMPROVEMENT PROJECTS (CIP) BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2022, AS PROPOSED, AND AUTHORIZE THE BUDGET OFFICER TO AMEND THE CITY'S POSITION CONTROL ROSTER FOR FY2021-22 – **Resolution 2021-180** amended the City's CIP Budget for Fiscal Year ending June 30, 2022, as proposed. Mayor Pro Tem Vargas abstained.
- 1.K APPROVE LEASE AGREEMENT BETWEEN THE CITY OF TRACY AND THE SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY FOR USE OF FIRE STATIONS, ADMINISTRATION FACILITY, SUPPORT SERVICES FACILITY, APPARATUS AND EQUIPMENT – **Resolution 2021-181** approved Lease Agreement with South San Joaquin County Fire Authority. Mayor Pro Tem Vargas abstained.

- 1.L APPROVE PROFESSIONAL SERVICE AGREEMENTS TO PROVIDE PAYROLL AND HUMAN RESOURCES SERVICES TO THE SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY – **Resolution 2021-182** approved a Professional Services Agreement to provide payroll and Human Resources Services to South San Joaquin County Fire Authority. Mayor Pro Tem Vargas abstained.
- 1.M AUTHORIZE THE PURCHASE OF ONE NEW FIRE ENGINE FOR STATION 96 FROM PIERCE MANUFACTURING, INC. PURSUANT TO SECTION 2.20.220 OF THE TRACY MUNICIPAL CODE; APPROPRIATE \$801,774 FROM VEHICLE REPLACEMENT FUND 606 AND \$140,300 FROM THE EQUIPMENT REPLACEMENT FUND 605 FOR THE PURCHASES FROM FUND BALANCE FOR THE PURCHASE; AMEND RESOLUTION 2020-006 TO REFLECT THE PURCHASE OF APPARATUS FOR FIRE STATION 95 AND APPROPRIATE FUNDS FROM TRACY FIRE DEVELOPMENT IMPACT FEES – **Resolution 2021-183** authorized the purchase of one new fire engine for Station 96 from Pierce Manufacturing. Mayor Pro Tem Vargas abstained.
- 1.N ADOPTION OF A VALPICO ROAD PRECISE PLAN LINE FROM LAMMERS ROAD TO CAGNEY WAY (ALIGNMENT) – **Resolution 2021-184** adopted a Valpico Road Precise Plan for Lammers Road to Cagney Way.
2. ITEMS FROM THE AUDIENCE – Dan Evans requested Council adopt a policy of transparency to go towards public trust and provided suggestions for the transparency policy. Mr. Evans stated he has requested status on homelessness twice, also warming shelter project, the community should know the status, and would like to see regular updates.

Alice English spoke about misconduct and abuse of power by Mayor Young and Mayor Pro Tem Vargas and shared her views and provided examples, adding Council was voted to be voice of the community.

Mayor Pro Tem Vargas responded to Ms. English's comments stating there is misinformation out there and divisiveness is unwelcome.

Mayor Young objected to the mischaracterization that Ms. English put forward.

Conrad Levoit, President of Southside Community Organization thanked staff and Council for their support in assisting with the MOU. Mr. Levoit announced the current and new members of the organization.

Wes Huffman reminded Council again about consideration of Tracy trees. Mr. Huffman spoke about the American Legion and stated he was shocked that the City does not give free business licenses for non-profits, stating there is a \$3 service charge to process.

Robert Tanner spoke about the upcoming garbage rate increase discussion, and requested staff provide the loss of recyclable dollar amount that Delta says they are losing and will have to charge for the blue can and added heavy trucks will beat up the streets. Mr. Tanner shared his concerns regarding Council increasing cannabis business licenses from four to ten.

Mayor Young responded to Mr. Tanner's comment regarding cannabis stating it does not represent any of Council individually or collectively.

Burnell Shull thanked the water department for the work they did to correct her water issues. Ms. Shull asked what Tracy wants to be known for and shared her concerns about being on front page of the San Francisco Chronicle for the peacock issue, and spending 2.5 hours discussing peacocks.

Adrienne Richardson, City Clerk announced there was an email submitted by Andy Flores regarding fluoride in the water which was emailed to City Council and a copy provided on the dais.

3. REGULAR AGENDA

3.A APPROVAL OF ACTIONS NECESSARY TO FORM COMMUNITY FACILITIES DISTRICT NO. 2021-2 (MAINTENANCE AND PUBLIC SERVICES) (CFD) AND A RELATED FUTURE ANNEXATION AREA: (1) CONDUCT A PUBLIC HEARING TO CONSIDER THE QUESTION OF ESTABLISHING THE CFD AND THE FUTURE ANNEXATION AREA; (2) ACCEPT THE COMMUNITY FACILITIES DISTRICT REPORT; (3) CONDUCT PROPERTY OWNER ELECTION; AND (4) INTRODUCE ORDINANCE ORDERING THE LEVY OF SPECIAL TAXES

Mayor Young opened the public hearing.

Karin Schnaider, Finance Director presented the staff report.

There was no public comment.

A letter was submitted by Surland Companies stating in light of the understanding of the resolution they would not comment on this item as it has no effect on their property.

Mayor Young closed the public hearing.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Davis to adopt **Resolution 2021-185** a Resolution of Formation of Community Facilities District – City of Tracy Community Facilities District No. 2021-2 (Maintenance and Public Services). Roll call found all in favor; passed and so ordered.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Davis to adopt **Resolution 2021-186** calling for a special landowner election for City of Tracy Community Facilities District No. 2021-2 (Maintenance and Public Services). Roll call found all in favor; passed and so ordered.

Adrienne Richardson, City Clerk opened the ballot and announced she was in receipt of one ballot from the only property owner in the District. The ballot shows that 27 votes were cast, and all 27 are in favor of the ballot measure.

Mayor Young announced the record shows that at least 2/3rds of the property owner votes are in favor of the levy of the special taxes.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adopt **Resolution 2021-187** declaring results of special landowner election and directing recording of Notice of Special Tax Lien – City of Tracy Community Facilities District No. 2021-2 (Maintenance and Public Services). Roll call found all in favor; passed and so ordered.

Adrienne Richardson, City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Arriola to waive the reading of the full text and introduce **Ordinance 1323**, an ordinance of the City Council of the City of Tracy levying special taxes within City of Tracy Community Facilities District No. 2021-2 (Maintenance and Public Services). Roll call all in favor; passed and so ordered.

3.B INTRODUCE AN ORDINANCE AMENDING CHAPTER 5.20 “INTEGRATED SOLID WASTE REGULATIONS” OF THE TRACY MUNICIPAL CODE REGARDING THE HANDLING AND DISPOSAL OF REFUSE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS

Connie Vieira, Management Analyst provided the staff report. Ms. Vieira stated there is a small change to section 5.20.260 (c)(3). The following language was removed from the first part of the sentence - *With the exception of generator contamination of container contents.*

Council questions and comments followed.

Robert Tanner asked what the cost would be for a violation, and when trash automatically goes into a container, would it be a violation if put into trash bag.

Mary Mitracos asked if shredded paper is still supposed to be in bags also.

Council comments followed. Council strongly encouraged aggressive messaging and education for the public.

Adrienne Richardson, City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to waive the reading of the full text and introduce **Ordinance 1324** an ordinance of the City of Tracy amending Chapter 5.20 “Integrated Solid Waste Regulations” of the Tracy Municipal Code regarding the handling and disposal of refuse, recyclable materials, and organic materials. Roll call found all in favor; passed and so ordered.

3.C RECEIVE A QUARTERLY UPDATE FROM THE SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY (SSJCFA) ON THE IMPLEMENTATION OF THE EMPLOYEE TRANSITION PLAN AND THE REVIEW AND DEVELOPMENT OF FINANCIAL POLICIES AND PRACTICES

Mayor Pro Tem Vargas recused herself from the item due to a potential conflict of interest.

Randall Bradley, Fire Chief presented the staff report.

Council questions and comments followed.

ACTION: Motion was made by Council Member Davis and seconded by Council Member Arriola. It was Council's consensus to receive the quarterly update from the South San Joaquin County Fire Authority.

3.D APPROVE AN EMPLOYMENT AGREEMENT BETWEEN MICHAEL ROGERS AND THE CITY OF TRACY TO SERVE AS CITY MANAGER

Kimberly Murdaugh, Human Resources Director provided the staff report.

There was no public comment.

Council welcomed the new City Manager Michael Rogers and acknowledged Bob Adams, Interim City Manager for his service.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt **Resolution 2021-188** approving an employment agreement between Michael Rogers and the City of Tracy to serve as City Manager. Roll call found all in favor; passed and so ordered.

Michael Rogers made comments about his upcoming tenure with the City of Tracy as City Manager.

Bob Adams made comments regarding his time with the City of Tracy as Interim City Manager.

3.E EXTEND COUNCIL AD-HOC FISCAL SUSTAINABILITY COMMITTEE; CONSIDER FISCAL SUSTAINABILITY STRATEGIES PROPOSED BY THE AD-HOC COMMITTEE; AND PROVIDE DIRECTION TO STAFF

Karin Schnaider, Finance Director provided the staff report.

Council Member Arriola, and Mayor Pro Tem Vargas, Ad Hoc Fiscal Sustainability Committee members provided comments regarding the budget increases and fiscal strategy recommendations and responded to Council questions.

There was no public comment.

Council questions and comments followed.

Council supported the proposed fiscal sustainability strategies with an emphasis to look at sidewalk and street deferred maintenance projects.

Bob Adams, Interim City Manager suggested a Pavement Management Program workshop prior to a Council meeting.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Bedolla to adopt **Resolution 2021-189** extending the Council Ad Hoc Fiscal Sustainability Subcommittee for a one-year term. Roll call found all in favor; passed and so ordered.

3.F DISCUSS IMPLEMENTING A CRIMINAL BACKGROUND CHECK PROCESS FOR COUNCIL APPOINTEES TO CITY BOARDS AND COMMISSIONS AND PROVIDE DIRECTION TO STAFF

Kimberly Murdaugh, Human Resources Director provided the staff report.

Council Member Arriola clarified his request to bring the item before Council was not to ask to increase any law or barriers but to do what is necessary to comply with the current law.

Robert Tanner stated it would be a waste of time, and if the City is going to require it for commissioners, may as well do it for City Council.

Council questions and comments followed.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to take no action on the item. Roll call found all in favor; passed and so ordered.

3.G CONSIDER AN ORDINANCE AMENDING THE COMPENSATION FOR THE COUNCIL AND MAYOR IN ACCORDANCE WITH STATE LAW

Midori Lichtwardt, Assistant City Manager provided the staff report.

Mayor Young clarified her request to have this item come back routinely.

Robert Tanner stated Council is being paid \$336.00 more than what the code says and suggested their salary should remain the same for another two years.

Council questions and comments followed.

Adrienne Richardson, City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Bedolla to waive the reading of the full text and introduce **Ordinance 1325** an ordinance of the City of Tracy amending Chapter 2.04 (City Council Organization and Procedure) of Title 2 (Administration) of the Tracy Municipal Code to amend 2.04.060 "Council Member and Elected Mayor Compensation". Roll call found Council Members Arriola, Bedolla, Mayor Pro Tem Vargas and Mayor Young in favor; passed and so ordered. Council Member Davis opposed.

4. ITEMS FROM THE AUDIENCE – Bobby Garrity referred to Item 3A Table 1 on Exhibit B – all residents are being charged same taxes and per unit fees. AB 602 will require development and impact fees on a per square foot as opposed to a per unit basis and asked where it is not required by the state would the City be willing to go with per foot fees instead of per unit fees to incentivize more affordable homes.

Alice English shared concerns regarding Council conduct at meetings, interruptions, changing order of business on the agenda, late start of regular meetings, disregard of the public and requested Council be mindful of the audience.

Mayor Young responded to Ms. English's comments made during both Items from the Audience.

Mayor Pro Tem Vargas stated Ms. English has received a letter from Valley Link in response to her letter to them.

5. STAFF ITEMS – None
6. COUNCIL ITEMS – Mayor Pro Tem Vargas stated she has had support from previous Council Members and requested support for discussion of upgrades to lights and the fields at Ritter Park. Mayor Young supported the request. Council Member Bedolla supported it being a special agenda item at a future Council meeting.

Mayor Pro Tem Vargas shared a brief history about her time on Council and spoke about members of the public that have their personal agenda.

Council Member Arriola reported on his trip to Washington D.C. to attend the International LGBTQ Leaders Conference.

Council Member Bedolla stated the Christmas light parade turnout was great and asked if there is anything the City can do to encourage participation of food and beverage vendors for future parades.

Bob Adams, Interim City Manager responded it is a TCCA event, and can recommend to TCCA to help with that. Staff will look into permits that may be needed.

Council Member Bedolla spoke about a culture amongst a group of people in this City that is not productive to getting things done.

Council Member Bedolla spoke about a funding opportunity called California Violence Intervention and Prevention Fund. Tracy is one of 53 cities in the State that met one of three requirements to be able to access this funding and was looking for support to apply by the January deadline. Council Member Davis supported the request.

Bob Adams, Interim City Manager responded the Police Chief is watching that closely and has people monitoring that event and we plan on making an application.

Council Member Davis thanked the Police Chief and staff for continuing to grow the Police force, welcomed new officers and stated Council is committed to public safety. Council Member Davis asked about the status of the faded signs (Live, Work and Play),

and what is being done to replace the signs and be cognizant of the US flags and what people are seeing when they come here. Council Member Arriola seconded the request. Council Member Davis stated a memo would be sufficient for the update.

Council Member Davis stated due to some of the unfunded CIP's she asked about the status of her recent request for a grant writer. Mayor Pro Tem Vargas supported the request. Council Member Davis added someone wrote that other cities took advantage of grants for the recycle refuse requirements and would love to see if this is something we can do.

Council Member Davis stated the Rad Card is back and the first time the County matched funds up to \$100 but this time they are matching up to \$200 and encouraged everyone to go for it while funds last.

Council Member Davis congratulated Rabbi Meijers and the Jewish Chabad of Tracy for their first public gathering at City Hall for the lighting of the Menorah.

Council Member Davis stated Council recently had meetings with Economic Development to get an understanding of the progress the City is making with opportunities for businesses that are desired by the City to come here. Council Member Davis requested support to be more transparent about what we are doing with Economic Development, our strengths and challenges and address the public why somethings went the way they did with some of the recent concerns. Hoping for a community workshop or social media to be more transparent about what is happening as the public deserves to know. Council Member Bedolla supported the request.

Bob Adams, Interim City Manager responded we are not planning on a workshop but will be coming back during the budget process to review what we are doing in Economic Development and what the needs are. We can review at that time or schedule something special.

Council Member Davis suggested more of a town hall so the community can be engaged, and Economic Development can respond to questions.

Council Member Davis requested an update on what the Police Department and Code Enforcement are doing at El Pescadero Park to appease the needs of our house community and what they are doing to address the concerns the public is repeatedly stating about the unsheltered community. Council Member Davis also requested an update online from our PIO about what the City is doing with homelessness. Council Member Arriola seconded that request.

Council Member Davis clarified to bring back what the City is doing at El Pescadero Park, and has previously brought up about looking into the cinder block wall and have not heard about that and various other things she brought up and would love for the Police Department to talk about all the efforts they are making that the public does not see.

Mayor Young asked whether Council Member Davis was asking about just El Pescadero Park around the City because we are getting calls and emails about all around Tracy. Council Member Davis responded all around Tracy and was flexible and open to having a whole conversation but that specific community she felt they needed to know what we

are doing. Mayor Young and Mayor Pro Tem Vargas stated she has the support. Mayor Pro Tem Vargas suggested a separate meeting, a workshop or special meeting. Council Member Davis agreed with that.

Council Member Davis stated the Christmas parade was amazing and thanked TCCA and all the volunteers.

Mayor Young reported on meetings and events she has attended and announced upcoming events.

7. ADJOURNMENT – Time: 11.35 p.m.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on December 2, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.B

REQUEST

APPROVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES, EXPENDITURES AND FINDINGS REGARDING UNEXPENDED FUNDS FOR FISCAL YEAR 2020-2021 IN ACCORDANCE WITH THE MITIGATION FEE ACT (AB 1600)

EXECUTIVE SUMMARY

Development impact fees are established by the City and imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the City's ability to provide specified public facilities. Development impact fees are one-time fees that are generally collected at building permit issuance and vary based on the fee area and the development type. The development impact fee studies identify projects that are eligible for funding from each fund. The City is required by state law to issue an annual fiscal report identifying the information required in Government Code Section 66006(b)(1).

The City maintains 42 different development impact fee funds, with combined collected revenues of \$36,954,395, in Fiscal Year 2020-2021. Development impact capital expenditures for Fiscal Year 2020-2021 totaled \$7,721,837. For Council consideration is the resolution approving the annual report on development impact fee revenues and expenditures and the findings as to the unexpended development impact fees.

DISCUSSION

The Mitigation Fee Act, commonly referred to as AB 1600 and codified as Government Code sections 66000-66006, imposes requirements for the collection and expenditure of development impact fees. Section 66006(b)(1) requires the City to prepare and make available to the public information for each separate account or fund, including:

- (a) a brief description of the fee;
- (b) the amount of the fee;
- (c) the beginning and ending balance;
- (d) the amount of the fees collected and interest earned;
- (e) an identification of each public improvement on which fees were expended, the amount of expenditures on each improvement including the total percentage of the cost that was funded with fees;
- (f) an identification of an approximate date by which the construction of the public improvement will begin if the city determines sufficient funds have been collected;
- (g) a description of each interfund transfer or loan, including the public improvements on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest; and
- (h) the amount of refunds made, if any.

The report must be made available to the public within 180 days after the end of each fiscal year.

Historically, the City has complied with this requirement through the City Council's acceptance of the Development Impact Fee Annual Report containing the required information and adopting a resolution confirming acceptance of the report. This report and the information attached to the proposed Resolution satisfy the statutory requirements for the account of development impact fees.

STRATEGIC PLAN

The agenda item is mandated by state law and does not have bearing on the City Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact related to approving the report.

RECOMMENDATION

That the City Council adopt the attached resolution approving the annual report on development impact fee revenues, expenditures and findings as to unexpended funds for Fiscal Year 2020-2021.

Prepared by: Veronica Child, Management Analyst II
Alison Bouley, Harris and Associates

Reviewed by: Robert Armijo, PE, City Engineer/Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Development Services Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

- Exhibit A – Summary of Fund Balances, Fees Collected, Interest Earned and Project Expenditures
- Exhibit B – Brief Description of Fees and Amounts of Fees
(Including Exhibits B-1 through B-16)
- Exhibit C – FY 20-21 Project Expenditures
- Exhibit D – Fee-funded Capital Improvement Projects
- Exhibit E – Report of Findings for Development Fee Funds

EXHIBIT A
Fund Balances, Fees Collected, Interest Earned, and Project Expenditures
for Fiscal Year Ended June 30, 2020
(Government Code Subsection 66006(b) (1) (C) (D) (G) and (H))

New Rev Total (E-H)	Fund	Fund Description	Beginning Fund Balance 07/01/2020	Capital Development Fees Collected ¹	Interest / Investment Earnings ²	Fiscal Agent Earnings ³	Other Revenues ⁴	CIP Expenditures ⁵	Project Reimbs &/or Interfund Transfers ⁶	Other Expenditures ⁷	Ending Fund Balance 06/30/2021
\$ 539,894	311	Infill, Parks	\$ 2,299,636	\$ 539,026	\$ 868	\$ -	\$ -	\$ (8,965)	\$ -	\$ -	\$ 2,830,566
\$ 15,296	312	Infill, Strm Drn	(35,424)	15,296	-	-	-	(132,391)	-	-	\$ (152,519)
\$ 242,660	313	Infill, Arterials	1,019,951	233,720	(4,577)	-	13,517	(452,285)	-	-	\$ 810,326
\$ 354,174	314	Infill, Bldg & Eqpt	1,662,502	353,833	341	-	-	-	-	-	\$ 2,016,676
\$ -	315	Infill, Prgrm Mgmt	1,231	-	-	-	-	-	-	-	\$ 1,231
\$ (138)	316	Infill, Parking	90,997	-	(138)	-	-	-	-	-	\$ 90,859
\$ 122,959	321	Plan C, Parks	1,437,313	126,400	(3,441)	-	-	(193,934)	-	-	\$ 1,366,338
\$ 232,058	322	Plan C, Strm Drn	7,302,783	243,089	(11,031)	-	-	(373,915)	-	-	\$ 7,160,926
\$ 125,941	323	Plan C, Arterials	3,823,432	133,954	(8,013)	-	-	(339,313)	-	-	\$ 3,610,060
\$ 105,676	324	Plan C, Gen Fac	6,773,784	114,652	(8,976)	-	-	-	-	-	\$ 6,879,460
\$ 272,815	325	Plan C, Utilities	5,139,873	277,526	(4,711)	-	-	-	-	-	\$ 5,412,688
\$ 315,684	331	Ellis Area Traffic	1,319,817	315,663	21	-	-	(12,054)	-	-	\$ 1,623,447
\$ 604,406	332	Ellis Area Drainage	1,546,782	607,454	(3,048)	-	-	(1,035)	-	(765,046)	\$ 1,385,107
\$ 1,035,914	333	Ellis Area Parks	284,889	1,029,176	6,738	-	-	-	-	-	\$ 1,320,803
\$ 457,395	334	Ellis Area Public Bldgs	1,338,872	456,246	1,149	-	-	-	-	-	\$ 1,796,267
\$ 294,358	335	Ellis Area Water	23,943	292,655	1,703	-	-	-	-	-	\$ 318,301
\$ 108,544	336	Ellis Area Recycled Water	38,339	110,046	(1,502)	-	-	-	-	-	\$ 146,883
\$ 1,097,196	337	Ellis Area Wastewater	2,479,998	1,093,338	3,858	-	-	-	-	-	\$ 3,577,194
\$ 51,517	345	RSP, Prgrm Mgt	2,907,334	-	(4,395)	-	55,912	-	-	(55,912)	\$ 2,902,939
\$ 226,394	350	NEI Storm Drain	2,412,814	228,535	(2,141)	-	-	-	-	-	\$ 2,639,208
\$ (17,569)	351	NEI, Ph 1	11,620,767	-	(17,569)	-	-	-	-	(1,025)	\$ 11,602,173
\$ 50,208	352	S MacArthur Area	11,738,511	67,120	(16,912)	-	-	-	-	(83)	\$ 11,788,637
\$ 115,769	353	I-205 Corridor	11,439,808	133,457	(17,688)	-	-	-	-	-	\$ 11,555,577
\$ 914,829	354	ISP, South	2,490,908	673,684	(10,881)	-	252,026	(111,424)	-	(1,204,690)	\$ 2,089,623
\$ (15,256)	355	Presidio	5,604,011	-	(15,256)	-	-	-	-	-	\$ 5,588,755
\$ (3,345)	356	Gateway	2,142,764	-	(3,345)	-	-	(12,546)	-	-	\$ 2,126,873
\$ -	357	NEI, Ph 2	(2,174,474)	-	-	-	-	-	-	(1,300)	\$ (2,175,774)
\$ 72,198	358	Ellis Area Prgrm Mgmt	52,253	72,673	(475)	-	-	-	-	(72,673)	\$ 51,778
\$ 111,919	360	TIMP, Pub Safety Comm	674,385	111,919	-	-	-	-	-	-	\$ 786,304
\$ 1,062,768	361	TIMP, Parks	7,439,644	1,057,782	(2,227)	-	7,213	(93,909)	-	-	\$ 8,408,503
\$ 851,589	362	TIMP, Strm Drn	1,128,114	846,962	4,627	-	-	(12,260)	-	-	\$ 1,967,443
\$ 9,561,455	363	TIMP, Traffic	8,579,469	7,537,045	34,584	-	1,989,826	(2,398,866)	-	-	\$ 15,742,058
\$ 6,924,098	364	TIMP, Wastewater	7,375,041	6,888,067	36,031	-	-	(345,466)	-	-	\$ 13,953,673
\$ 4,556,922	365	TIMP, Water	7,844,762	4,537,413	19,509	-	-	(181,391)	-	-	\$ 12,220,293
\$ 1,228,872	366	TIMP, Public Fac	1,561,025	1,220,449	8,423	-	-	-	-	-	\$ 2,789,897
\$ 187,302	367	TIMP, Public Safety PD	821,013	187,158	144	-	-	(130,658)	-	-	\$ 877,658
\$ 1,869,811	368	TIMP, Recycled Water	(987,581)	1,875,287	(5,476)	-	-	-	-	-	\$ 882,230
\$ 145,379	369	TIMP, Public Safety Fire	551,691	145,379	-	-	-	-	-	-	\$ 697,070
\$ 1,257,767	391	Urban Mgt Plan-PM	4,741,886	1,256,709	1,058	-	-	(870,089)	-	(540,120)	\$ 4,589,444
\$ 504,789	511	Infill, Water	1,973,028	504,789	-	-	-	-	-	-	\$ 2,477,817
\$ 948,047	521	Infill, Wastewater	2,970,071	948,047	-	-	-	-	-	-	\$ 3,918,118
\$ 2,811,591	392	Reg Transp Imp	10,419,760	2,719,848	91,743	-	-	(2,051,337)	(926,623)	-	\$ 10,253,391
\$ 39,341,884		TOTALS	\$ 139,875,726	\$ 36,954,395	\$ 68,995	\$ -	\$ 2,318,494	\$ (7,721,837)	\$ (926,623)	\$ (2,640,848)	\$ 167,928,302

Footnotes:

- ¹ No Capital Development Fees collected were refunded in FY20-21
- ² Investment Earnings total includes cash-fair market value offsets.
- ³ Fiscal Agent Earnings are cash reserves held by bond Trustees.
- ⁴ Other Revenues: FD313 Refund of funds, FD345 Tracy Mall Partners Loan, FD354 Transfer expenses charged for CIPS 72073/73126 (project completed) FD361 Transfer expenses charged for CIP7870, FD363 CIP72068, RTIF Transfers
- ⁵ Capital Improvement Project (CIP) Expenditures: See Exhibit C for more detail;
- ⁶ FD392 Transfers
- ⁷ Other Expenditures: FD332 Land Acquisition, FD345 Tracy Mall Partners Loan, FD351 Construction Materials, FD354 Land Acquisition, FD357 Professional Services, FD358 Program Management, FD391 Program Management

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2021
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
311	¹ Infill Area, Parks	Mini/Neighborhood and Community Parks	2012-060	13.12.010	\$5,429.00	\$4,524.00	\$3,619.00	N/A	N/A	N/A	N/A	N/A
312	¹ Infill Area, Strm Drn	Storm Drainage	2012-060	13.04.010	\$1,429.00	\$949.00	\$850.00	N/A	\$22,141	\$22,141	N/A	\$22,141
313	¹ Infill Area, Arterials	Traffic Safety, Streets & Highways	2012-060	13.04.010	\$2,700.00	\$1,296.00	\$1,296.00	N/A	\$25,781	\$35,230	N/A	\$50,834
314	^{1a,18} Infill Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,335.81	\$2,490.48	\$2,480.21	N/A	\$162.85 ^{1a}	\$815.25 ^{1a}	N/A	\$489.55 ^{1a}
513	¹ Infill Area, Water	Water Supply, Treatment, Storage and Distribution	2012-060	13.04.010	\$5,850.00	\$4,212.00	\$2,984.00	N/A	\$18,251.00	\$18,251.00	N/A	\$24,334.00
523	¹ Infill Area, Wastewater	Wastewater Treatment and Conveyance	2012-060	13.04.010	Exh B-1	Exh B-1	Exh B-1	Exh B-1	Exh B-1	Exh B-1	N/A	Exh B-1
316	² Infill Area, Downtown Imprvs Parking	Downtown Incentive Area Parking Fee	2015-168	10.08.3470	N/A	N/A	N/A	N/A	N/A	Exh B-2	N/A	Exh B-2
321	³ Plan C Area, Parks	Mini/Neighborhood and Community Parks	2007-133	13.12.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
322	³ Plan C Area, Strm Drn	Storm Drainage	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
323	^{3,17} Plan C Area, Arterials	Traffic Safety, Streets & Highways	2014-070	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
324	¹⁸ Plan C Area, General Facilities	General Government & Public Safety Facilities	2014-158	13.04.010	\$5,661.81	\$5,649.48	\$2,589.21	N/A	N/A	N/A	N/A	\$10,903.55
325	³ Plan C Area, Utilities - Water	Water Supply, Treatment, Storage and Conveyance	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
325	³ Plan C Area, Utilities - Wastewater	Wastewater Treatment and Conveyance	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	N/A	Exh B-3
341	⁴ Residential Specific Plan Area, Parks	Mini/Neighborhood and Community Parks	2003-266	13.12.010	Exh B-4	Exh B-4	Exh B-4	N/A	N/A	N/A	N/A	N/A
342	⁴ Residential Specific Plan Area, Strm Drn	Storm Drainage	2003-266	13.20.010	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	N/A	Exh B-4
344	⁴ Residential Specific Plan Area, Pub Bldgs	General Government & Public Safety Facilities	2003-266	13.20.010	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	Exh B-4	N/A	Exh B-4
351	⁵ Northeast Industrial Area, Ph 1, Arterials	Traffic Safety, Streets & Highways	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	^{5,21} Northeast Industrial Area, Ph 1, Strm Drn	Storm Drainage	2018-204	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	Northeast Industrial Area, Ph 1, Water	Water Supply, Treatment, Storage and Distribution	2008-065	13.04.010	N/A	N/A	N/A	N/A	\$5,228.00	N/A	N/A	N/A
351	⁵ Northeast Industrial Area, Ph 1, Wastewater	Wastewater Treatment and Conveyance	2008-065	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A	N/A
351	¹⁸ Northeast Industrial Area, Ph 1, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	N/A	\$3,708.19	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Arterials	Traffic Safety, Streets & Highways	2011-227	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Strm Drn	Storm Drainage	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Parks	Mini/Neighborhood and Community Parks	2005-253	13.12.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	South MacArthur Plan Area, Water	Water Supply, Treatment, Storage and Distribution	2005-253	13.04.010	\$4,646.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Wastewater	Wastewater Treatment and Conveyance	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A	N/A
352	¹⁸ South MacArthur Plan Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,322.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
354	Industrial Specific Plan South Area, Arterials	Traffic Safety, Streets & Highways	2009-048	13.04.010	\$6,645.00	\$3,189.00	\$3,189.00	N/A	\$74,620.00	\$86,714.00	N/A	\$125,120.00
354	⁷ Industrial Specific Plan South Area, Strm Drn	Storm Drainage	2009-048	13.04.010	Exh B-7	Exh B-7	Exh B-7	N/A	Exh B-7	Exh B-7	N/A	Exh B-7
354	Industrial Specific Plan South Area, Parks	Mini/Neighborhood and Community Parks	2009-048	13.12.010	\$7,309.00	\$6,091.00	\$4,872.00	N/A	N/A	N/A	N/A	N/A
354	¹⁸ Industrial Specific Plan South Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	\$2,779.81	\$2,315.48	\$1,853.21	N/A	\$4,318.19	\$18,371.37	N/A	\$17,968.55
354	Industrial Specific Plan South Area, Water	Water Supply, Treatment, Storage and Distribution	2009-048	13.04.010	\$4,613.00	\$3,829.00	\$3,091.00	N/A	\$8,448.00	\$8,448.00	N/A	\$8,448.00
354	⁷ Industrial Specific Plan South Area, Wastewater	Wastewater Treatment and Conveyance	2009-048	13.04.010	Exh B-7	Exh B-7	Exh B-7	N/A	Exh B-7	Exh B-7	N/A	Exh B-7
355	⁸ Presidio Area, Arterials	Traffic Safety, Streets & Highways	2001-351	13.04.010	\$6,736.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	Presidio Area, Arterials-Regional Fee	Regional Traffic Fee	2000-265	13.04.010	\$1,500.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	⁸ Presidio Area, Strm Drn	Storm Drainage	2000-265	13.04.010	Exh B-8	Exh B-8	Exh B-8	Exh B-8	Exh B-8	Exh B-8	N/A	Exh B-8
355	¹⁸ Presidio Area, Pub Bldgs	General Government & Public Safety Facilities	2000-265	13.04.010	\$1,620.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	⁸ Presidio Area, Water	Water Supply, Treatment, Storage and Distribution	2001-351	13.04.010	\$555.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A
355	Presidio Area, Wastewater	Wastewater Treatment and Conveyance	2000-265	13.04.010	\$1,105.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2021
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
356	^{9,17} Tracy Gateway Area, Arterials	Traffic Safety, Streets & Highways	2011-227	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Strm Dm	Storm Drainage	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	^{9,18} Tracy Gateway Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Water	Water Supply, Treatment, Storage and Distribution	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
356	⁹ Tracy Gateway Area, Wastewater	Wastewater Treatment and Conveyance	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	N/A	Exh B-9
357	^{10,17} Northeast Industrial Area, Ph 2, Arterials	Traffic Safety, Streets & Highways	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	^{10,21} Northeast Industrial Area, Ph 2, Strm Dm	Storm Drainage	2018-204	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	¹⁰ Northeast Industrial Area, Ph 2, Water	Water Supply, Treatment, Storage and Distribution	2008-010	13.04.010	N/A	N/A	N/A	N/A	\$17,639.00	N/A	N/A	N/A
357	¹⁰ Northeast Industrial Area, Ph 2, Wastewater	Wastewater Treatment and Conveyance	2008-010	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A	N/A
357	¹⁸ Northeast Industrial Area, Ph 2, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	N/A	N/A	N/A	N/A	\$2,953.19	N/A	N/A	N/A
353	¹¹ I-205 Corridor Area, Arterials	Traffic Safety, Streets & Highways	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Strm Dm	Storm Drainage	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Parks	Mini/Neighborhood and Community Parks	2007-136	13.12.010	11	11	11	11	11	11	N/A	11
353	^{11,18} I-205 Corridor Area, Pub Bldgs	General Government & Public Safety Facilities	2014-158	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Water	Water Supply, Treatment, Storage and Distribution	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
353	¹¹ I-205 Corridor Area, Sewer Treatment	Wastewater Treatment and Conveyance	2007-136	13.04.010	11	11	11	11	11	11	N/A	11
391	¹² Habitat Mitigation Fees	Multi-Species Habitat Conservation & Open Space	2017-222	13.04.010	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	N/A	Exh B-12
207	¹³ Agricultural Mitigation Fees	Agricultural Land Mitigation/Farmland Preservation	2005-278	13.28.010	Exh B-13	Exh B-13	Exh B-13	Exh B-13	Exh B-13	Exh B-13	N/A	Exh B-13
391	¹⁴ County Facilities Fees (CFF)	San Joaquin County Public Facilities	2005-142	13.24.010	Exh B-14	Exh B-14	Exh B-14	Exh B-14	Exh B-14	Exh B-14	N/A	Exh B-14
392	¹⁵ Regional Transportation Fees (RTIF)	Regional Transportation Impact Fees (RTIF)	Ord 1087	13.32.010	Exh B-15	Exh B-15	Exh B-15	Exh B-15	Exh B-15	Exh B-15	N/A	Exh B-15
391	¹⁶ Infill Area, Prgm Mgmt	Specific Plan Area Program Management	2012-060	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Plan C Area, Prgm Mgmt	Specific Plan Area Program Management	2007-133	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Residential Specific Plan Area, Prgm Mgmt	Specific Plan Area Program Management	2003-266	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Northeast Industrial Area, Ph 1, Prgm Mgmt	Specific Plan Area Program Management	2008-065	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ South MacArthur Plan Area, Prgm Mgmt	Specific Plan Area Program Management	2005-253	13.04.010	16	16	16	16	16	16	16	16
353	¹⁶ I-205 Corridor Area, Prgm Mgmt	Specific Plan Area Program Management	2007-136	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Industrial Specific Plan South Area, Prgm Mgmt	Specific Plan Area Program Management	2009-048	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Presidio Area, Prgm Mgmt	Specific Plan Area Program Management	2000-265	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Tracy Gateway Area, Prgm Mgmt	Specific Plan Area Program Management	2007-175	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Northeast Industrial Area, Ph 2, Prgm Mgmt	Specific Plan Area Program Management	2008-010	13.04.010	16	16	16	16	16	16	16	16
358	¹⁶ Ellis Program Area, Prgm Mgmt	Specific Plan Area Program Management	2013-136	13.04.010	16	16	16	16	16	16	16	16
391	¹⁶ Citywide Master Plan Prgm Area, Prgm Mgmt	Specific Plan Area Program Management	2014-10	13.04.010	16	16	16	16	16	16	16	16
333	¹⁹ Ellis Program Area	Parks and Recreation	2013-136	13.04.010	\$ 8,128.00	\$ 6,651.00	\$ 5,419.00	N/A	N/A	N/A	N/A	N/A
332	¹⁹ Ellis Program Area	Storm Drainage	2013-136	13.04.010	\$ 1,797.00	\$ 981.00	\$ 2,229.00	N/A	N/A	N/A	\$ 6,691.00	\$ 23,836.00
331	¹⁹ Ellis Program Area	Traffic	2013-136	13.04.010	\$ 2,693.00	\$ 2,693.00	\$ 1,293.00	N/A	N/A	N/A	\$ 2,693.00	\$ 42,825.00
331	¹⁹ Ellis Program Area	County Traffic	2013-136	13.04.010	\$ 1,500.00	\$ 1,500.00	\$ 720.00	N/A	N/A	N/A	\$ -	\$ -
334	¹⁸ Ellis Program Area	Public Buildings	2014-158	13.04.010	\$ 3,479.00	\$ 2,846.00	\$ 2,319.00	N/A	N/A	N/A	\$ 2,369.00	\$ 2,369.00
335	¹⁹ Ellis Program Area	Water Supply, Treatment, Storage and Distribution	2013-136	13.04.010	\$ 7,058.00	\$ 6,070.00	\$ 4,094.00	N/A	N/A	N/A	\$ 39,736.00	\$ 39,736.00
337	¹⁹ Ellis Program Area	Wastewater Treatment and Conveyance	2013-136	13.04.010	\$ 8,337.00	\$ 6,753.00	\$ 5,586.00	N/A	N/A	N/A	\$ 3,168.00	\$ 43,352.00
336	¹⁹ Ellis Program Area	Recycled Water	2013-136	13.04.010	\$ 2,654.00	\$ 2,282.00	\$ 1,539.00	N/A	N/A	N/A	\$ 14,942.00	\$ 14,942.00

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2021
(Government Code §66006(b)(1)(A) and (B).)

Fund	Fund Description	Finance and Implementation Plan (FIP) Fee Descriptions	Resolution Number	Tracy Municipal Code §	Residential Fees Per Dwelling Unit (Except as indicated)			Non-Residential Fees Per Gross Acre (Except as indicated)				
					SFDU	2 - 4	≥ 5	Institution	Industrial	Office	Storage	Retail
361	^{21, 23} Citywide Master Plan Fees	Parks	2014-10	13.04.010	\$ 9,028.00	\$ 7,387.00	\$ 6,019.00	N/A	N/A	N/A	N/A	N/A
362	^{1, 22, 25} Citywide Master Plan Fees	Storm Drainage	2014-10	13.04.010	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	N/A	Exh B-16
363	^{21, 23} Citywide Master Plan Fees	Transportation	2014-10	13.04.010	\$ 6,196.00	\$ 3,780.00	\$ 3,780.00	N/A	\$ 86,302.00	\$ 150,921.00	N/A	\$ 189,209.00
369	²⁴ Citywide Master Plan Fees	Public Safety Facilities - Fire	2019-196	13.04.010	\$ 675.00	\$ 552.00	\$ 450.00	N/A	\$68.14 ²⁰	\$340.70 ²⁰	N/A	\$204.42 ²⁰
367	²⁴ Citywide Master Plan Fees	Public Safety Facilities - Police	2019-196	13.04.010	\$ 818.00	\$ 668.00	\$ 545.00	N/A	\$82.58 ²⁰	\$412.84 ²⁰	N/A	\$247.71 ²⁰
360	²⁴ Citywide Master Plan Fees	Public Safety Facilities - Communication Facilities	2019-196	13.04.010	\$ 276.00	\$ 227.00	\$ 184.00	N/A	\$27.91 ²⁰	\$139.58 ²⁰	N/A	\$83.75 ²⁰
391	²⁴ Citywide Master Plan Fees	Public Safety Program Management	2019-196	13.04.010	\$ 89.00	\$ 73.00	\$ 59.00	N/A	\$8.93 ²⁰	\$44.66 ²⁰	N/A	\$26.79 ²⁰
366	^{21, 23} Citywide Master Plan Fees	Public Facilities	2014-10	13.04.010	\$ 3,528.00	\$ 2,886.00	\$ 2,352.00	N/A	\$30.55 ²⁰	\$152.70 ²⁰	N/A	\$91.61 ²⁰
365	^{21, 23} Citywide Master Plan Fees	Water Supply, Treatment, Storage and Distribution	2014-10	13.04.010	\$ 11,163.00	\$ 8,037.00	\$ 5,692.00	N/A	\$ 34,826.00	\$ 34,826.00	N/A	\$ 46,435.00
364	^{21, 23} Citywide Master Plan Fees	Wastewater Treatment and Conveyance (East Conveyance)	2014-10	13.04.010	\$ 10,909.00	\$ 8,926.00	\$ 7,273.00	N/A	\$ 43,638.00	\$ 47,109.00	N/A	\$ 47,109.00
364	^{21, 23} Citywide Master Plan Fees	Wastewater Treatment and Conveyance (West Conveyance)	2014-10	13.04.010	\$ 9,959.00	\$ 8,149.00	\$ 6,640.00	N/A	\$ 39,839.00	\$ 43,008.00	N/A	\$ 43,008.00
368	^{21, 23} Citywide Master Plan Fees	Recycled Water	2014-10	13.04.010	\$ 3,171.00	\$ 2,727.00	\$ 1,839.00	N/A	\$ 14,553.00	\$ 14,553.00	N/A	\$ 17,850.00
391	^{21, 23} Citywide Master Plan Fees	Program Management	2014-10	13.04.010	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	N/A	¹⁶
391	²⁶ Northeast Industrial Future Area	Water Conveyance	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 300.00	N/A	N/A	N/A
391	²⁶ Northeast Industrial Future Area	Wastewater Conveyance	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 8,815.00	N/A	N/A	N/A
391	²⁶ Northeast Industrial Future Area	Program Management	2019-211	13.04.010	N/A	N/A	N/A	N/A	\$ 456.00	N/A	N/A	N/A

Footnotes:

- 1 Infill Area - Parks, Storm Drain, Arterials, Water and Program Management fees adopted April 2012. Wastewater fees: See Exhibit B-1; Public Building Fee Updated 9/16/14.
- 1a Infill Area - Pub Bldgs fees for non-residential development are per 1,000 Sq Ft of building area: Public Building Fees Updated 9/16/14.
- 2 Infill Area - Downtown Improvements is for a Downtown Incentive Area Parking Fee. Fee was updated and adopted on 10/6/16. See Exhibit B-2 for fee schedule.
- 3 Plan C Area - Parks, Storm Drain, Water and Wastewater fees: See Exhibit B-3. Adopted 6/19/07. Arterials fees: See Exhibit B-3.
- 4 Residential Specific Plan Area - Arterial fees were no longer applicable after the July 2003 FIP Update.
- 5 Northeast Industrial Area, Ph 1 - Arterials, Storm Drain and Wastewater fees: See Exhibit B-5: Roadway Fees update adopted 5/1/12. Storm Drainage Fees update adopted 10/2/18 by Resolution 2018-204 and updated on 7/1/19 and 7/1/20.
- 6 South MacArthur Plan Area - Arterials, Storm Drain, Parks and Wastewater fees: See Exhibit B-6: Roadway Fee Update adopted 12/6/11 by Resolution Number 2011-227.
- 7 Industrial Specific Plan South Area - Storm Drain and Wastewater fees: See Exhibit B-7.
- 8 Presidio Area - Water and Arterial Fees updated October 2, 2001 by Resolution 2001-351. Storm Drain fees: See Exhibit B-8.
- 9 Tracy Gateway Area - Golf Course, Golf Course Club House and Golf Maintenance Facilities fees were spread to other Phase 1 land uses: See Exhibit B-9: Roadway Fee Update adopted 12/6/11 by Resolution Number 2011-227.
- 10 Northeast Industrial Area, Ph 2 - Arterials, Storm Drain and Wastewater fees: See Exhibit B-10: Roadway Fees update adopted 5/1/12. Storm Drainage Fees update adopted 10/2/18 by Resolution 2018-204 and updated on 7/1/19 and 7/1/20.
- 11 I-205 Corridor Area - Obligations vary between parcels: See Exhibit B-17 (Exhibit E titled "Current Approved Finance Plans, June 2007").
- 12 Habitat Mitigation fees are collected to mitigate loss of multi-species habitat. Fees are paid to San Joaquin Council of Governments (SJCOC). See Exhibit B-12.
- 13 Agricultural Mitigation fees are collected to mitigate loss of farmland and open spaces. See Exhibit B-13.
- 14 County Facilities Fees are collected to offset costs associated with County capital facilities. Fees are paid to San Joaquin County. See Exhibit B-14.
- 15 Regional Transportation Impact Fees are collected to finance the regional transportation capital projects. See Exhibit B-15.
- 16 Program management fees are collected as part of the infrastructure fee as a 5% mark-up on construction costs and transferred to this fund.
- 17 As amended on 4/4/14 by Resolution 2014-070.
- 18 As amended on 9/16/14 by Resolution 2014-158.
- 19 Adopted by Resolution Number 2013-136 on 8/20/13.
- 20 Citywide Master Plan Fees - Public Safety and Public Facilities Fees for non-residential development are per 1,000 Sq Ft of building area.
- 21 Adopted by Resolution Number 2014-10 on 1/7/14. Storm Drainage fees: see Exh B-16.
- 22 Citywide Master Plan Storm Drainage Fees: Northeast Industrial Area and Eastside Industrial Fees adopted on 10/2/18 by Resolution 2018-204 and updated on 7/1/2019 and 7/1/20.
- 23 Citywide Master Plan Fees updated on 7/1/2018 by the City and updated on 7/1/2019 and 7/1/20.
- 24 Updated Public Safety Impact Fees for Fire, Police, Communication Facilities, and Program Management adopted on 10/1/19 by Resolution 2019-196 and updated on 7/1/20.
- 25 Updated Lammers and Mountain House Watershed Storm Drainage Fees adopted on 11/5/19 by Resolution No. 2019-217 and updated on 7/1/20.
- 26 Northeast Industrial Area Future Phases Water, Wastewater and Program Management Fees adopted on 11/5/19 by Resolution 2019-211 and updated on 7/1/20.

EXHIBITS B-1 THROUGH B-17
 SUPPLEMENTAL DATA TO EXHIBIT B
 Amounts and Descriptions of Fees
 For Fiscal Year Ended June 30, 2021
 (Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-1: INFILL AREA - WATER, WASTEWATER, STORM DRAINAGE FEES							
Public Facilities	Residential Fees Per Unit			Non-Residential Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
WW Conveyance-Corral Hollow Sewer	\$9,394.00	\$7,609.00	\$6,294.00	\$37,576.00	\$37,576.00	\$40,394.00	\$48,849.00
WW Conveyance-Eastside Sewer	\$9,293.00	\$7,527.00	\$6,226.00	\$37,172.00	\$37,172.00	\$39,960.00	\$48,324.00
WW Conveyance-City Core Sewer	\$10,125.00	\$8,201.00	\$6,784.00	\$40,500.00	\$40,500.00	\$43,538.00	\$52,650.00
WW Conveyance-MacArthur	\$9,816.00	\$7,951.00	\$6,577.00	\$39,264.00	\$39,264.00	\$42,209.00	\$51,043.00

EXHIBIT B-2: INFILL AREA - DOWNTOWN INCENTIVE AREA PARKING FEE	
Parking Fee	\$0

EXHIBIT B-3: PLAN C AREA - WATER, WASTEWATER, ROADWAYS, STORM DRAINAGE, PARKS							
Public Facilities	Residential Fees Per Unit			Non-Residential (Edgewood Subd Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Mini/Neighborhood Parks	\$4,693.00	\$3,911.00	\$3,129.00	N/A	N/A	N/A	N/A
Community Parks	\$1,549.00	\$1,290.00	\$1,032.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Byron Zone	\$3,953.00	\$2,451.00	\$2,010.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Purple Zone	\$6,642.00	\$4,117.00	\$3,375.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Yellow Zone	\$5,392.00	\$3,343.00	\$2,742.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Orange Zone	\$4,146.00	\$2,571.00	\$2,109.00	N/A	N/A	N/A	\$52,575.00
Storm Drainage-Upgrade-Blue Zone	\$6,593.00	\$4,087.00	\$4,193.00	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Pink Zone	\$4,876.00	\$3,024.00	\$2,486.00	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zn-Huntington Park	\$138.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zone-Lyon Crossroads	\$281.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zone-San Marco	\$346.00	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zone-Westgate	\$334.00	N/A	\$97.00	N/A	N/A	N/A	N/A
Arterials-Upgrade-Northwest	\$9,717.00	\$4,626.00	\$4,626.00	N/A	N/A	N/A	N/A
Arterials-Upgrade-Southwest	\$4,413.00	\$2,103.00	\$2,103.00	N/A	N/A	N/A	\$68,894.00
Arterials-Upgrade-Southeast	\$6,615.00	\$3,150.00	\$3,150.00	N/A	N/A	N/A	N/A
Water Supply-Edgewood	\$1,363.00	\$1,131.00	\$913.00	N/A	N/A	N/A	\$982.00
Water SSJID-Edgewood	\$746.00	\$621.00	\$497.00	N/A	N/A	N/A	\$1,123.00
Wastewater Conveyance	\$328.00	\$272.00	\$220.00	N/A	N/A	N/A	\$1,749.00
Wastewater Collection-Corral Hollow	\$774.00	\$645.00	\$516.00	N/A	N/A	N/A	\$3,546.00
Wastewater Collection-East Side	\$570.00	\$475.00	\$379.00	N/A	N/A	N/A	\$2,610.00
WW Treatment Plant Expansion	\$12,807.00	\$10,677.00	\$8,539.00	N/A	N/A	N/A	\$29,280.00

EXHIBIT B-4: RESIDENTIAL SPECIFIC PLAN AREA - STORM DRAINAGE, PUBLIC BUILDINGS, PARKS		
Public Facilities	Fees based on number of Project Equivalent Consumer Units	
	All Residential Projects	All Non-Residential Projects
Parks	\$523	N/A
Storm Drainage	\$9,105	\$9,105
Public Buildings	\$19,672	N/A

EXHIBIT B-5: NORTHEAST INDUSTRIAL AREA, PH 1 - WASTEWATER, ARTERIALS, STORM DRAINAGE							
Public Facilities	Residential Fees Per Unit			Non-Residential (Industrial Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Arterials Upgrades	N/A	N/A	N/A	\$65,609.00	N/A	N/A	N/A
Arterials CFD 89-1 Reimb	N/A	N/A	N/A	\$382.00	N/A	N/A	N/A
Arterials RSP Reimb	N/A	N/A	N/A	\$1,484.00	N/A	N/A	N/A
Storm Drainage - Watershed	N/A	N/A	N/A	\$33,542.00	N/A	N/A	N/A
Storm Drainage - Eastside Channel Fee	N/A	N/A	N/A	\$4,237.00	N/A	N/A	N/A
Wastewater Conveyance Upgrade	N/A	N/A	N/A	\$8,428.00	N/A	N/A	N/A
Wastewater Treatment Plant Upgrade	N/A	N/A	N/A	\$28,617.00	N/A	N/A	N/A
Wastewater CFD 89-1 Reimb	N/A	N/A	N/A	\$1,405.00	N/A	N/A	N/A

EXHIBITS B-1 THROUGH B-17
 SUPPLEMENTAL DATA TO EXHIBIT B
 Amounts and Descriptions of Fees
 For Fiscal Year Ended June 30, 2021
 (Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-6: SOUTH MACARTHUR PLAN AREA - ALL FEES						
Public Facilities (Residential Projects Only)	Yosemite Vista Subdivision			Elissagaray Ranch Subdivision		
	Fees Per Unit			Fees Per Unit		
	SFD	2 - 4	≥ 5	SFD	2 - 4	≥ 5
Arterials - Upgrades	\$7,858.00	N/A	N/A	\$7,858.00	N/A	N/A
Arterials - CFD 89-1 Reimb	\$89.00	N/A	N/A	\$89.00	N/A	N/A
Arterials - RSP Reimb	\$664.00	N/A	N/A	\$664.00	N/A	N/A
Storm Drainage - Upgrade	\$3,855.00	N/A	N/A	\$3,855.00	N/A	N/A
Mini/Neighborhood and Community Parks	\$5,636.00	N/A	N/A	\$5,636.00	N/A	N/A
Wastewater-Eastside Sewer System Connection	\$543.00	N/A	N/A	\$27.00	N/A	N/A
Wastewater-Gravity Sewer Improvements	\$406.00	N/A	N/A	\$58.00	N/A	N/A
Wastewater Treatment Plant Upgrade	\$10,436.00	N/A	N/A	\$7,405.00	N/A	N/A

EXHIBIT B-7: INDUSTRIAL SPECIFIC PLAN SOUTH AREA - STORM DRAINAGE, WASTEWATER							
Public Facilities	Residential			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Storm Drainage - Upgrades - Zone 1	\$3,654.00	\$2,265.00	\$1,847.00	\$46,037.00	N/A	\$46,037.00	\$46,037.00
Storm Drainage - Westside Outfall - Zone 1	\$449.00	\$220.00	\$227.00	\$5,662.00	N/A	\$5,662.00	\$5,662.00
Storm Drainage - Upgrades - Zone 2	\$1,311.00	\$642.00	\$526.00	\$16,519.00	N/A	\$16,519.00	\$16,519.00
Storm Drainage - Westside Outfall - Zone 2	\$449.00	\$220.00	\$227.00	\$5,662.00	N/A	\$5,662.00	\$5,662.00
Wastewater Treatment Plant Upgrade	\$1,943.00	\$1,620.00	\$1,295.00	\$10,356.00	N/A	\$8,938.00	\$8,938.00
Wastewater - Sewer Collection Conveyance	\$3,237.00	\$2,676.00	\$2,158.00	\$1,995.00	N/A	\$1,995.00	\$1,995.00
Wastewater - Cheng Diversion Reimb	\$208.00	\$173.00	\$139.00	\$1,108.00	N/A	\$970.00	\$970.00

EXHIBIT B-8: PRESIDIO AREA - STORM DRAINAGE							
Public Facilities Single Family Dwelling Units	Residential Only			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	Pink Zone	Purple Zone	Yellow Zone	Industrial	Institutional	Office	Retail
Storm Drainage - Westside Channel Reimb	\$963	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drainage - Upgrades	N/A	\$336.00	\$691.00	N/A	N/A	N/A	N/A
Storm Drainage - RSP Reimb	N/A	\$1,153.00	\$1,112.00	N/A	N/A	N/A	N/A

EXHIBIT B-9: TRACY GATEWAY AREA - ALL FEES							
Public Facilities	Residential			Non-Residential			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Retail	Ofc w/o Def	Ofc w/ Def	Hotel (200 Room)
Arterials - Streets & Highways	N/A	N/A	N/A	\$36,952.00	\$25,610.00	\$1,626.00	\$34,606.00
Storm Drainage	N/A	N/A	N/A	\$9,549.00	\$9,549.00	\$4,350.00	\$5,199.00
Public Buildings	N/A	N/A	N/A	\$7,385.00	\$17,806.00	\$17,806.00	\$15,307.00
Water & Non-Potable Water	N/A	N/A	N/A	\$80,459.00	\$116,237.00	\$72,302.00	\$352,851.00
Wastewater-Conveyance & WRF	N/A	N/A	N/A	\$28,176.00	\$40,706.00	\$1,106.00	\$123,567.00

EXHIBIT B-10: NORTHEAST INDUSTRIAL AREA, PH 2 - WASTEWATER, ARTERIALS, STORM DRAINAGE							
Public Facilities	Residential			Non-Residential (Industrial Only)			
	Fees Per Unit			Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Arterials - Upgrades	N/A	N/A	N/A	\$44,059.00	N/A	N/A	N/A
Arterials - RSP Reimb	N/A	N/A	N/A	\$416.00	N/A	N/A	N/A
Arterials - Traffic Signals	N/A	N/A	N/A	\$1,412.00	N/A	N/A	N/A
Arterials - Land/Easement Acquisitions	N/A	N/A	N/A	\$18,721.00	N/A	N/A	N/A
Storm Drainage - Watershed	N/A	N/A	N/A	\$33,542.00	N/A	N/A	N/A
Storm Drainage - Eastside Channel Fee	N/A	N/A	N/A	\$4,237.00	N/A	N/A	N/A
Wastewater - Collections System Improvements	N/A	N/A	N/A	\$16,494.00	N/A	N/A	N/A
Wastewater - Treatment Plant Upgrade	N/A	N/A	N/A	\$16,786.00	N/A	N/A	N/A
Wastewater - CFD 89-1 Reimb	N/A	N/A	N/A	\$1,431.00	N/A	N/A	N/A

EXHIBITS B-1 THROUGH B-17
 SUPPLEMENTAL DATA TO EXHIBIT B
 Amounts and Descriptions of Fees
 For Fiscal Year Ended June 30, 2021
 (Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-12: HABITAT MITIGATION FEES				
Land Use	Multi-Purpose Open Space	Natural and Agricultural Lands	Vernal Pool - Uplands	Vernal Pool - Wetted
Fee Per Gross Acre (EFFECTIVE 1/5/20-12/31/20)	\$6,412	\$12,822	\$52,833	\$100,788
Fee Per Gross Acre (EFFECTIVE 1/1/21-12/31/21)	\$8,682	\$17,363	\$71,544	\$161,286

EXHIBIT B-13: AGRICULTURAL MITIGATION FEES	
Description	Fee Per Gross Acre
Agricultural Mitigation-Ag Land Purchase (EFFECTIVE 3/1/20-2/28/21)	\$2,977.52
Agricultural Mitigation-Ag Land Purchase (EFFECTIVE 3/1/21-2/28/22)	\$3,037.08

EXHIBIT B-14: COUNTY FACILITIES FEES (EFFECTIVE 7/1/20)						
Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot		
	SFDU	2 - 4	≥ 5	Industrial	Office	Retail
County Facilities Fee	\$ 2,626.00	\$ 1,947.00	\$ 1,947.00	\$ 0.12	\$ 0.65	\$ 0.43

EXHIBIT B-15: REGIONAL TRANSPORTATION IMPACT FEES (EFFECTIVE 7/1/20 to 6/30/21)							
Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot			
	SFDU	2 - 4	≥ 5	Warehouse	Industrial	Office	Retail
Regional Transportation Impact Fee	\$ 3,598.34	\$ 2,159.00	\$ 2,159.00	\$ 0.45	\$ 1.09	\$ 1.80	\$ 1.43

EXHIBIT B-16: CITYWIDE MASTERPLANS- STORM DRAINAGE (EFFECTIVE 7/1/20 to 6/30/21)							
Fee Category	Residential Fees Per Unit			Non-Residential (Industrial Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Storm Drainage - Keenan	\$ 2,558.00	\$ 1,728.00	\$ 1,544.00	N/A	N/A	N/A	N/A
Storm Drainage - Westside Residential	\$ 5,460.00	\$ 3,658.00	\$ 3,263.00	N/A	N/A	N/A	N/A
Storm Drainage - NW WSO	N/A	N/A	N/A	\$ 19,573.00	N/A	\$ 19,573.00	\$ 19,573.00
Storm Drainage - Larch Clover	N/A	N/A	N/A	N/A	N/A	N/A	\$ 12,012
Storm Drainage - Eastside Industrial	N/A	N/A	N/A	\$ 47,203.00	N/A	N/A	\$ 47,203.00
Storm Drainage - Northeast Industrial Area	\$ 2,229.00	\$ 1,377.00	\$ 1,268.00	\$ 37,779.00	N/A	\$ 37,779.00	\$ 37,779.00
Storm Drainage - South MacArthur & Rocha	\$ 5,339.00	\$ 3,550.00	\$ 3,177.00	N/A	N/A	N/A	\$ 97,363.00
Storm Drainage - Mtn. House	N/A	N/A	N/A	\$ 19,315.00	N/A	\$ 19,315.00	\$ 19,315.00
Storm Drainage - Lammers Watershed	\$ 1,612.00	\$ 1,072.00	\$ 960.00	\$ 29,432.00	N/A	\$ 29,432.00	\$ 29,432.00
Storm Drainage - Kagehiro & West Larch Clover	\$ 636.00	\$ 448.00	\$ 399.00	N/A	N/A	N/A	N/A

EXHIBITS B-1 THROUGH B-17
 SUPPLEMENTAL DATA TO EXHIBIT B
 Amounts and Descriptions of Fees
 For Fiscal Year Ended June 30, 2021
 (Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-17: I-205 AREA - ROAD, WATER, WASTEWATER, ROADWAYS, STORM DRAINAGE, PARKS									
	Total	Total	Total	Total	Total	Total	Total	Total	Total
	PCL GL-2B (7)	PCL GL-6	PCL GL-8	PCL GL-15 1(A)	PCL GL-15-1(B)	PCL GL-16	PCL GL-24c	PCL M1	PCL M2
	(SC)	(GC)	(FC)	(GC)	(GC)	(SC)	(GC)	(LI)	(LI)
Cost Allocations									
1. Road Circulation	\$889,337	\$68,349	\$226,508	\$136,699	\$182,265	\$254,905	\$2,415,008	\$0	\$0
2. Freeway Interchange	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Signals	\$46,764	\$3,594	\$11,910	\$7,188	\$9,584	\$13,404	\$126,987	\$0	\$0
3a. Intersection Mitigation	\$80,876	\$6,216	\$20,598	\$12,431	\$16,575	\$23,181	\$219,619	\$0	\$0
4. Sub-Total Road Costs	\$1,016,976	\$78,159	\$259,017	\$156,318	\$208,424	\$291,490	\$2,761,615	\$0	\$0
5A. Sanitary Sewer Treatment	\$184,868	\$10,125	\$66,181	\$20,250	\$26,999	\$52,988	\$357,743	\$151,113	\$419,976
5B. Sanitary Sewer Collection	\$37,261	\$2,041	\$13,339	\$4,081	\$5,442	\$10,680	\$72,104	\$0	\$0
6A. Water Distribution (on-site)	\$26,813	\$1,518	\$8,421	\$3,037	\$4,049	\$7,685	\$53,653	\$0	\$0
6B. Water Distribution (off-site)	\$237,559	\$13,454	\$74,607	\$26,908	\$35,877	\$68,090	\$475,367	\$186,111	\$517,243
6C. Water Supply (9)	-\$134,513	-\$7,618	-\$42,245	-\$15,236	-\$20,315	-\$38,555	-\$269,167	-\$105,381	-\$292,878
6D. Water Treatment / Storage	\$273,603	\$15,495	\$85,927	\$30,990	\$41,320	\$78,421	\$547,493	\$214,349	\$595,722
7. Storm Drains	\$5,456	\$347	\$811	\$695	\$927	\$1,564	\$12,278	\$0	\$0
8. Irrigation (NBID)	\$43,426	\$2,766	\$6,454	\$5,532	\$7,376	\$12,447	\$97,731	\$0	\$0
9. Entries & Gateways (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11. Downtown Assistance	\$6,314	\$402	\$938	\$804	\$1,072	\$1,810	\$14,209	\$5,161	\$14,343
12. Park & Ride	\$9,445	\$602	\$1,404	\$1,203	\$1,604	\$2,707	\$21,257	\$0	\$0
13. Air Quality	\$538	\$34	\$80	\$69	\$91	\$154	\$1,210	\$440	\$1,222
14. Swainson Hawk	\$18,442	\$1,175	\$2,741	\$2,349	\$3,132	\$5,286	\$41,504	\$15,075	\$41,896
15A. Fire / Public Works Capital	\$102,856	\$6,551	\$15,286	\$13,103	\$17,470	\$29,481	\$231,481	\$84,075	\$233,664
15B. Agricultural Conversion Fee	\$1,758	\$112	\$261	\$224	\$299	\$504	\$3,957	\$1,437	\$3,994
16A. Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23. Communication Tower (10)	\$ 2,529.72	\$ 161.13	\$ 375.97	\$ 322.26	\$ 429.68	\$ 725.08	\$ 5,693.20	\$ 1,148.79	\$ -
24. TOTAL DISTRICT DIRECT COSTS	\$1,833,330	\$125,324	\$493,598	\$250,649	\$334,198	\$525,477	\$4,428,128	\$553,527	\$1,535,182
25. Contingency (15%) *	\$278,608	\$18,726	\$76,627	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
26. Design & Construction Fees (15%) *	\$278,608	\$18,726	\$76,627	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
27. TOTAL CONST., DESIGN & CONTING **	\$2,390,545	\$162,777	\$646,852	\$325,554	\$434,072	\$685,188	\$5,751,459	\$744,222	\$2,065,164
28. Credit from CFD 91-1 Overlap (3)	-\$30,359								
29. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30. Program Management	\$78,045	\$4,971	\$11,599	\$9,942	\$13,256	\$22,370	\$175,643	\$63,795	\$177,300
31. Credit for Land Dedication for well (8)									
32. TOTAL NET COST	\$2,438,231	\$167,748	\$658,451	\$335,496	\$447,328	\$707,558	\$5,927,101	\$808,016	\$2,242,463
33. TOTAL COST/NET ACRE	\$258,836	\$279,580	\$470,322	\$279,580	\$279,580	\$262,058	\$279,580	\$104,937	\$104,788
34. TOTAL COST/SQ. FT. OF LAND	\$5.94	\$6.42	\$10.80	\$6.42	\$6.42	\$6.02	\$6.42	\$2.41	\$2.41

* Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).

** Includes no District formation or Bond financing costs.

(1) Item 9 funds transferred to water treatment / storage per City Council direction.

(2) AD 84-1 & 87-3 are for sewer collection fees and water distribution fees and does not include wastewater or water treatment cost participation.

(3) Credit from CFD 91-1 overlap.

(4) GL-5B is the remnant of GL-5, GL-11, and Old Naglee Road.

(5) GL-27 is the remnant from the following parcels: GL-5, GL-6, GL-7, GL-9, GL-10 & GL-11.

(6) M-1 & M-2 Net Area was calculated to be approximately 55 percent of gross area due to parcels within flood plain.

(7) GL-2b has a finance plan that is subject to update with the latest spreadsheet. Parcel E (3.64 acres) has pulled a permit and was removed from the spread.

(8) \$146,780 will be paid to the redevelopment agency for the cost of the land that was used for the well near the corner of Grant Line and Naglee Road (part of GL-27).

(9) These numbers are negative due to a change between spreadsheet #42 and #43 where project funds from CIP 7514 in Water Supply were shifted to CIP 7533 under Water Distribution off-site and 7532 under Water Treatment/Storage. Remaining parcels therefore are receiving a 'credit' for excess money in water supply but are paying more towards Water Distribution off-site and Water Treatment/Storage.

(10) Communication tower based on building SF. Costs shown here are costs assumed per acre based on estimated FAR. Fee is \$20.55 per 1000 sf of building for commercial/retail, \$34.25 for office, and \$6.85 per 1000 sf of light industrial sf of building.

EXHIBIT C
Summary of Current Year Expenditures
(Government Code §66006(b)(1)(E).)

Funding No.	Funding Source	Project Number	Project Title	Expenditures (FY 2020/21)
311	Infill Parks	78170	Gretchen Tally Park Phase III	\$ 1,751.46
312	Infill Drainage	76066	Detention Basin 2B-Blue Zone	\$ 132,391.08
313	Infill Arterials	73126	AW - MacArthur Dr, Schulte to Valpico	\$ 452,285.00
321	Plan C Parks	78164	Legacy Field Site Phase 1D	\$ 193,934.26
322	Plan C Drainage	76066	Detention Basin 2B-Blue Zone	\$ 373,915.00
323	Arterials Plan "C"	72068	TS - Lammers/West Schulte	\$ 301,209.28
331	Ellis Area Traffic	72104	IS - Corral Hollow & Linne	\$ 12,053.80
352	South MacArthur PA	76059	Dng Imp: SoMacAr, Ph 2	\$ 82.68
354	Industrial SP, South	72074	IS Imp: Tracy & Valpico	\$ 172.76
354	Industrial SP, South	72095	TS: CHR & Valpico	\$ 41,871.74
354	Industrial SP, South	76066	Detention Basin 2B-Blue Zone	\$ 1,205,402.30
354	Industrial SP, South	79911	Arterial CIP IF Reimbursement	\$ 68,667.00
356	Tracy Gateway Area	73084	IC Impvts-I205 & Lammers	\$ 12,545.69
357	NE Indus Area #2	74083	WWRP Expansion 2A	\$ 1,300.31
358	Program Management	79211	Ellis Area Prgm Mgmt	\$ 72,672.50
361	TIMP Parks	78170	Gretchen Tally Park Phase III	\$ 36,900.32
361	TIMP Parks	78179	Parks Master Plan	\$ 57,008.72
362	TIMP Drainage	76086	Storm Drain Master Plan	\$ 12,259.59
363	TIMP Traffic	72068	TS - Lammers/West Schulte	\$ 365,627.52
363	TIMP Traffic	72104	IS - Corral Hollow & Linne	\$ 6,536.00
363	TIMP Traffic	72121	IS - Imp Grant Line & MacArthur	\$ 308.43
363	TIMP Traffic	73109	IC - I-205 & Paradise	\$ 2,497.69
363	TIMP Traffic	73144	AW - Cor Hol Rd, Linne to Old Schult	\$ 363,496.08
363	TIMP Traffic	73146	OC Upgrade-I205 & Mt House Pkwy	\$ 791,857.74
363	TIMP Traffic	73147	OC Upgrade-I205 & Mt House Pkwy	\$ 740,779.40
363	TIMP Traffic	73148	BW - DMC & Mt House Pkwy	\$ 64.39
363	TIMP Traffic	73161	Widening - Corral Hollow I580/Linne	\$ 9,814.76
363	TIMP Traffic	73173	Transportation Master Plan	\$ 117,883.70
364	TIMP Wastewater	74107	WWTP Expan Phase II	\$ 274,844.80
364	TIMP Wastewater	74159	Wastewater Master Plan	\$ 70,621.20
365	TIMP Water	75159	Water Master Plan	\$ 56,763.75
365	TIMP Water	75160	Water Lines Lammers Rd	\$ 124,627.67
367	TIMP Public Safety	71110	Police Department Gun Range	\$ 10,745.44
367	TIMP Public Safety	71114	Police Department Communication Tower Software	\$ 119,912.52
391	Program Management	71107	Public Facilities Master Plan Update	\$ 313,771.83
391	Program Management	71108	Public Safety Master Plan Update	\$ 103,061.33
391	Program Management	73173	Transportation Master Plan	\$ 102,308.41
391	Program Management	76086	Storm Drain Master Plan	\$ 11,019.36
391	Program Management	78179	Parks Master Plan	\$ 20,425.49
391	Program Management	79201	Infill Prgm Mgmt	\$ 24,752.50
391	Program Management	79203	I205 Area Prgm Mgmt	\$ 13,515.00
391	Program Management	79204	Plan C Prgm Mgmt	\$ 12,962.50
391	Program Management	79205	ISP South Prgm Mgmt	\$ 17,823.75
391	Program Management	79206	NE Indus Area #1 Prgrm Mgmt	\$ 17,470.00
391	Program Management	79207	South Mac Area Prgm Mgmt	\$ 7,080.00
391	Program Management	79208	NE Indus Area #2 Prgm Mgmt	\$ 26,940.00
391	Program Management	79210	Presidio Prgm Mgmt	\$ 5,642.50
391	Program Management	79212	TIMP Prgm Mgmt	\$ 413,933.71
TOTAL:				\$ 7,123,510.96

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

INFILL AREA, PARK FEE - FUND 311

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	78PP-066	Infill 2.66 acres of community park	\$ 376,550
Infill	78PP-123	Infill 7.99 acres of neighborhood park	\$ 3,995,000
TOTAL:			\$ 4,371,550

INFILL AREA, STORM DRAINAGE FEE - FUND 312

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	76PP-073	Detention Basin 12	\$ 408,750
Infill	76PP-074	Lowell Detention Basin	\$ 800,500
Infill	76PP-075	Storm Drain Improvement - 18" & 24" (Tracy Blvd and 12th St)	\$ 1,196,250
Infill	76PP-XXX	Larch Road Pump Station Upgrade	\$ 145,000
TOTAL:			\$ 2,550,500

INFILL AREA, ARTERIALS FEE - FUND 313

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	72094	Tracy Boulevard / Gandy Dancer Traffic Signal	\$ 250,000
Infill	72PP-056	Chrisman Road / Valpico Road Traffic Signal	\$ 250,000
Infill	72PP-064	Grant Line Road / Lincoln Boulevard re-stripe	\$ 6,857
Infill	72PP-094	Eleventh Street / Lincoln Boulevard	\$ 791,329
Infill	73PP-042	Grant Line Road upgrade: Lincoln d to Tracy Boulevard	\$ 503,567
Infill	73PP-071	MacArthur Drive: Larch to I-205 WB Ramps	\$ 1,552,964
TOTAL:			\$ 3,354,717

INFILL AREA, PUBLIC BUILDINGS AND EQUIPMENT FEE - FUND 314

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	78088	Fair share of the library facilities expansion	\$ 584,971
Infill	71PP-052	Public Safety Facilities	\$ 1,311,189
Infill	71PP-072	City Hall & Public Works Facility Expansion, Phase 2	\$ 1,585,652
TOTAL:			\$ 3,481,812

INFILL AREA, PROGRAM MANAGEMENT FEE - FUND 315

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	79PP-XXX	Infill - Program Management	\$ 225,248
TOTAL:			\$ 225,248

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

INFILL AREA, WATER FEE - FUND 513

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	75085	Water Transmission Line 20 in (Lammers Rd between Jackson Ave. and Redbridge Rd.)	\$ 79,750
Infill	75PP-095	Emergency Storage - Back-Up Generators	\$ 555,350
Infill	75PP-099	Groundwater Conjunctive Use Study	\$ 66,000
Infill	75PP-XXX	Linne Road Reservoir and Booster Pump Station	\$ 1,099,100
TOTAL:			\$ 1,800,200

INFILL AREA, WASTEWATER FEE - FUND 523

Funding Source	Project Number	Project Title	Project Remaining Cost
Infill	74084	East Side Sewer Upgrades	\$ 2,320,012
Infill	74PP-114	Corral Hollow Sewer Upgrades	\$ 363,357
Infill	74PP-XXX	Contribution to NEI Improvements	\$ 860,713
Infill	74PP-XXX	City Core Sewer Upgrades	\$ 625,212
TOTAL:			\$ 4,169,294

PLAN C, PARKS FEE - FUND 321

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	78069	Community Park-Phase 2, Youth Sports Facility	\$ 1,356,467
TOTAL:			\$ 1,356,467

PLAN C, STORM DRAINAGE FEE - FUND 322

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	76066	Detention Basin 2B (Zone 1)	\$ 163,095
Plan C	76PP-027	48" Storm Drain	\$ 178,500
Plan C	76PP-028	Storm Drainage for San Marco / Gabriel Estates Development	\$ 187,900
Plan C	76PP-029	42" Storm Drain	\$ 212,900
Plan C	76PP-030	36" Storm Drain	\$ 142,500
Plan C	76PP-031	60" Storm Drain Outfall	\$ 79,100
Plan C	76PP-032	54" Storm Drain Outfall	\$ 114,700
Plan C	76PP-033	48" Storm Drain Outfall	\$ 115,100
Plan C	76PP-034	24" Storm Drain Outfall	\$ 67,800
Plan C	76PP-035	Storm Drainage for Eastlake Development	\$ 1,131,200
TOTAL:			\$ 2,392,795

PLAN C, ARTERIALS FEE - FUND 323

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	72014	Update existing traffic improvements at MacArthur Dr. & Pescadero. Add RT and TL on NB and SB lane. Accommodate changes in MacArthur Dr due to widening of I-205 to 6 lanes.	\$ 594,100
Plan C	73103	Widen Corral Hollow Road: 11th Street to Schulte Road	\$ 1,642,948
TOTAL:			\$ 2,237,048

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

PLAN C, GENERAL FACILITIES FEE - FUND 324

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 1,211,693
Plan C	71035	City Hall Vehicles	\$ 29,812
Plan C	78054	Fair share of the new Ellis Aquatic Center	\$ 1,751,410
Plan C	78088	Fair share of the library facilities expansion	\$ 1,306,900
TOTAL:			\$ 4,299,815

PLAN C, UTILITIES FEE - FUND 325

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	74049	WWTP Expansion - Phase 1B	\$ 1,478,708
Plan C	REIMB	Reimbursement to AD 84-1	\$ 1,468,300
Plan C	REIMB	Upgrade to Hansen Sewer- Reimbursement to Hansen Sewer - CFD 98-1	\$ 512,000
Plan C	REIMB	Upgrade to Hansen Sewer - Reimbursement to Hansen Sewer - Dev. Agreement	\$ 397,500
TOTAL:			\$ 3,856,508

NORTH EAST INDUSTRIAL AREA, PHASE 1 FEE - FUND 351

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI Phase 1	74049	WWTP Expansion - Phase 1B	\$ 7,504,452
NEI Phase 1	71PP-060	Police Facility Expansion for Additional Officers	\$ 64,246
TOTAL:			\$ 7,568,698

SOUTH MACARTHUR PLAN AREA FEE - FUND 352

Funding Source	Project Number	Project Title	Project Remaining Cost
SMPA	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 284,000
SMPA	71035	City Hall Vehicles	\$ 7,000
SMPA	72062	MacArthur Drive / I-205 Interchange	\$ 1,081,000
SMPA	73158	Aqueduct Crossing for Corral Hollow Road	\$ 260,595
SMPA	74049	WWTP Expansion - Phase 1B	\$ 112,645
SMPA	78054	Fair share of the new Ellis Aquatic Center	\$ 144,000
SMPA	78088	Fair share of the library facilities expansion	\$ 146,000
SMPA	71PP-035	Police Radio Repeater & Tower	\$ 19,000
SMPA	72PP-030	Corral Hollow Road / I-580 EB and WB	\$ 278,000
SMPA	73PP-041	Widen MacArthur Drive: 11th Street to Schulte Road	\$ 130,000
SMPA	73PP-042	Widen Grant Line Road: Corral Hollow Road to Tracy Boulevard	\$ 161,000
SMPA	73PP-043	Widen Grant Line Road: Byron Road to Street "A"	\$ 86,000
SMPA	73PP-044	Widen 11th Street: MacArthur Drive to Chrisman Road	\$ 232,000
SMPA	73PP-047	Lammers Road: 11th Street to Linne Road	\$ 441,000
SMPA	73PP-048	Widen Schulte Road: New Alignment west of Lammers	\$ 112,000
SMPA	73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	\$ 168,000
SMPA	73PP-050	Widen Schulte Road: Presidio N/S arterial to Sycamore Parkway	\$ 205,000
SMPA	73PP-051	Widen Valpico Road: Lammers Road to Corral Hollow	\$ 323,000
SMPA	73PP-095	Construct Presidio N/S Arterial - Greystone Drive to Schulte Road, Phase 2	\$ 157,727
SMPA	REIMB	Reimbursement to AD 84-1	\$ 326,343
SMPA	75PP-099	Groundwater Conjunctive Use Study	\$ 54,300
SMPA	76PP-039	Drainage Improvements (South MacArthur)	\$ 6,499,931
TOTAL:			\$ 11,228,540

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

INDUSTRIAL SPECIFIC PLAN SOUTH AREA FEE - FUND 354

Funding Source	Project Number	Project Title	Project Remaining Cost
ISP South	71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 1,348,500
ISP South	71035	City Hall Vehicles	\$ 17,000
ISP South	72074	Traffic Signal at Tracy Blvd./Valpico Road	\$ 727,109
ISP South	72082	Valpico Road / Sycamore Parkway	\$ 298,453
ISP South	72095	Corral Hollow Road / Valpico Road	\$ 558,137
ISP South	73061	Valpico Road Extension: Pebblebrook to MacArthur Drive	\$ 2,175,351
ISP South	73095	Valpico Road: Tracy Boulevard to 500' East of Pebblebrook Drive	\$ 8,666,700
ISP South	73126	MacArthur Drive: Schulte Road to Valpico Road Phase II	\$ 2,215,697
ISP South	74049	WWTP Expansion - Phase 1B	\$ 2,352,200
ISP South	74084	East Side Sewer Upgrades	\$ 2,095,162
ISP South	76066	Detention Basin 2B (Zone 1)	\$ 628,335
ISP South	78054	Fair share of the new Ellis Aquatic Center	\$ 240,032
ISP South	78088	Fair share of the library facilities expansion	\$ 255,619
ISP South	71PP-060	Police Facility Expansion for Additional Officers	\$ 376,300
ISP South	REIMB	Cheng Diversion Reimbursement	\$ 341,200
ISP South	75PP-099	Groundwater Conjunctive Use Study	\$ 20,000
ISP South	75PP-XXX	Linne Road Reservoir and Booster Pump Station	\$ 800,800
ISP South	75PP-XXX	Supply Transfer with Storage in Semi Tropic Water Bank	\$ 287,000
ISP South	75PP-XXX	John Jones Water Treatment Plant Expansion	\$ 1,068,200
ISP South	76PP-024	Pump Station & Force Main Det 2B (Zone 1) (was 76PP-047)	\$ 489,355
ISP South	76PP-048	Drainage Improvements (Zone 1), 24", 30", 36", 42", and bore and jack.	\$ 796,505
ISP South	78PP-XXX	ISP South 4.61 acre neighborhood park	\$ 2,570,921
TOTAL:			\$ 28,328,575

PRESIDIO AREA FEE - FUND 355

Funding Source	Project Number	Project Title	Project Remaining Cost
Presidio	71035	City Hall Vehicles	\$ 5,840
Presidio	72062	MacArthur Drive / I-205 Interchange	\$ 867,073
Presidio	74049	WWTP Expansion - Phase 1B	\$ 55,050
Presidio	78054	Fair share of the new Ellis Aquatic Center	\$ 118,998
Presidio	78088	Fair share of the library facilities expansion	\$ 115,693
Presidio	72PP-030	Corral Hollow Road / I-580 EB and WB	\$ 222,770
Presidio	72PP-XXX	Regional Impact Fee	\$ 825,000
Presidio	73PP-040	Corral Hollow Road: I-205 to Larch-Clover	\$ 47,659
Presidio	73PP-041	MacArthur Drive: 11th Street to Schulte Road	\$ 103,846
Presidio	73PP-042	Grant Line Road: Corral Hollow Road to Tracy Boulevard	\$ 128,470
Presidio	73PP-043	Grant Line Road: Byron Road to Street "A"	\$ 69,096
Presidio	73PP-044	Widen 11th Street: MacArthur Drive to Chrisman Road	\$ 185,569
Presidio	73PP-046	Corral Hollow Road: Old Schulte to I-580	\$ 522,969
Presidio	73PP-047	Lammers Road: 11th Street to Linne Road	\$ 352,506
Presidio	73PP-048	Schulte Road: New Alignment west of Lammers	\$ 89,711
Presidio	73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	\$ 134,004
Presidio	73PP-050	Schulte Road: Presidio N/S arterial to Sycamore Parkway	\$ 164,155
Presidio	73PP-051	Valpico Road: Lammers Road to Corral Hollow	\$ 257,919
Presidio	73PP-054	Aqueduct Crossing for Corral Hollow Road	\$ 211,287
Presidio	REIMB	Reimbursement to Byron Road Sewer	\$ 43,890
Presidio	REIMB	Reimbursement to Hansen Sewer	\$ 607,750
Presidio	76PP-XXX	Presidio's share of Purple Zone Drainage Improvements	\$ 160,812
Presidio	76PP-XXX	Presidio's share of Yellow Zone Drainage Improvements	\$ 48,681
Presidio	REIMB	Reimbursement to Westside Outfall	\$ 529,650
TOTAL:			\$ 5,868,398

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

TRACY GATEWAY AREA, WATER FEE - FUND 356

Funding Source	Project Number	Project Title	Project Remaining Cost
Tracy Gateway	75085	Prv Valve Lammers Road Between Zones 1 & 2	\$ 277,200
Tracy Gateway	75085	In tract Program Water Transmission Lines	\$ 701,429
Tracy Gateway	75085	Water Transmission Line- Zone 1 (Lammers & 11th)	\$ 3,528,000
Tracy Gateway	75085	Water Transmission Line- Zone 2 (Lammers Road)	\$ 1,029,000
TOTAL:			\$ 5,535,629

NORTH EAST INDUSTRIAL AREA FEE - FUND 357

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI Phase 2	72062	MacArthur Drive / I-205 Interchange	\$ 14,439,588
NEI Phase 2	73090	Acquire ROW for Chrisman Road Extension: I-205 to Grant Line Road	\$ 3,938,793
NEI Phase 2	73PP-055	Acquire ROW for MacArthur Drive: I-205 to Pescadero Ave	\$ 312,212
NEI Phase 2	73PP-055	MacArthur Drive: I-205 to Pescadero Ave	\$ 846,066
NEI Phase 2	73PP-093	Pescadero Avenue Widening: MacArthur Road to Paradise Road	\$ 2,196,910
NEI Phase 2	74083	WWTP Expansion - Phase 2	\$ 513,994
NEI Phase 2	74PP-XXX	Acquire Easement	\$ 222,176
TOTAL:			\$ 22,469,738

I-205 CORRIDOR AREA FEE - FUND 353

Funding Source	Project Number	Project Title	Project Remaining Cost
I-205	72014	MacArthur Drive & Pescadero / MacArthur Dr & I-205	\$ 261,219
I-205	73035	Grant Line Road: I-205 to Lammers	\$ 2,768,885
I-205	73057	Street "C" east/west: Naglee Road to Corral Hollow Road	\$ 2,050,198
I-205	74049	WWTP Expansion - Phase 1B	\$ 1,265,639
I-205	72PP-028	Grant Line Road / Power Road (Street "A")	\$ 356,548
I-205	72PP-081	Grant Line Road / Lammers Road	\$ 35,156
I-205	72PP-082	Grant Line Road / Naglee Road / I-205 WB ramps	\$ 20,802
I-205	72PP-084	I-205 EB Ramps / Grant Line Road	\$ 382,645
I-205	72PP-087	Corral Hollow Road / Eleventh Street	\$ 12,660
I-205	72PP-089	Auto Plaza Drive / Corral Hollow Road	\$ 95,960
I-205	75PP-861	Reimbursement to King & Lyon & Safeway	\$ 650,800
I-205	78PP-128	Swainson Hawk (I-205 program area)	\$ 669,573
I-205	REIMB	Reimbursement to Sewer Fund 420 (#7420)	\$ 496,000
I-205	REIMB	Reimbursement to AD 84-1 (#7420)	\$ 837,300
I-205	79PP-020	Agricultural Conversion Fee	\$ 83,870
I-205	92PP-863/72PP-029	Naglee Road / Auto Plaza Drive	\$ 316,507
I-205	9600-365	NBID Irrigation Relocation/Improvements	\$ 1,245,272
TOTAL:			\$ 11,549,035

ELLIS PROGRAM AREA, PARKS AND RECREATION FEE - FUND 333

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	78PP-XXX	Neighborhood Park	\$ 12,163,874
Ellis	78PP-XXX	Community Park	\$ 3,496,900
TOTAL:			\$ 15,660,774

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

ELLIS PROGRAM AREA, STORM DRAINAGE FEE - FUND 332

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	76PP-XXX	Detention Basin 3A (36 AF plus 36 AF add'l excavation)	\$ 1,786,707
Ellis	76PP-XXX	Detention Basin SL (17 AF plus 8 AF add'l excavation)	\$ 683,083
Ellis	76PP-XXX	6,100 LF of 12" SD including 100 LF of Jack and Bore under RR from DET SL	\$ 422,026
Ellis	76PP-XXX	4,200 LF of 18" SD including 100 LF Jack and Bore under RR from DET 3A North	\$ 455,587
Ellis	76PP-XXX	200 LF of 48" SD to DET 3A	\$ 58,211
Ellis	76PP-XXX	Dewatering	\$ 166,316
Ellis	76PP-XXX	UPTC/WPRR Crossing Agreements	\$ 8,316
Ellis	76PP-XXX	WSID Crossing Agreement	\$ 4,158
TOTAL:			\$ 3,584,404

ELLIS PROGRAM AREA, TRAFFIC FEE - FUND 331

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	72038	Tracy Blvd/Valpico Rd - Widen EB approach to add 1 thru lane, widen WB approach to provide 1 LT, 2 thru and 1 RT lane, Widen NB approach to provide 1 LT, 2 Thru, and 1 RT lane, Widen SB approach to provide 2 LT, 1 thru, and 1 RT lane. Modify Signal.	\$ 59,513
Ellis	72068	Lammers Rd./Schulte Rd. - Signalize. Widen EB approach to provide 1 LT and 1 TR lane, add WB approach to 1 LT and 1 TR lane, widen NB approach to add 1 thru lane and 1 TR lane, widen SB approach to add 1 TL and 1 Thru lane.	\$ 700,036
Ellis	72024 & 72056	Lammers Road/Eleventh St - Total Intersections:	\$ 8,214
Ellis	72095	Corral Hollow/Valpico Rd - Signalize & widen SB approach to provide 1 TL and 1 TR Lane	\$ 419,462
Ellis	72104	Corral Hollow/ Linne Rd - Signalize. Convert intersection to T with no EB Approach, widen WB approach to add 1 LT and 1 TR lane, widen NB approach to provide 2 Thru lanes and 1 RT lane, Widen SB approach to provide 1 LT and 2 Thru lanes.	\$ 418,632
Ellis	73093	11th Street - Widen to 6 lanes	\$ 458,425
Ellis	73095	Valpico Road - Rural to 4 lane Arterial	\$ 153,468
Ellis	73144	Corral Hollow Road - 2 lanes to 4 lane arterial	\$ 448,022
Ellis	73144	Corral Hollow Road - Rural to 4 lane arterial	\$ 692,144
Ellis	73161	Corral Hollow Road - Rural to 4 lane Arterial	\$ 851,677
Ellis	73170	MacArthur Drive - 2 lanes to 4 lane arterial	\$ 74,927
Ellis	72PP-021	Widen EB approach to add 1 LT and 1 Thru, Widen WB approach to provide 1 LT, 3 Thru and 1 RT lane, Widen NB approach to provide 2 LT, 3 Thru, and RT lane, Widen SB approach to provide 2 LT, 3 Thru, and 1 RT lane. Convert EB RT from permitted to free, modify signal and adjust phasing.	\$ 174,603
Ellis	72PP-030	Corral Hollow/I-580 EB - Signalize. Widen EB approach to provide 1 LT and 1 TR lane. Widen NB approach to provide 1 thru lane and 1 RT lane, Widen SB approach to provide 1 LT lane and 2 Thru lanes.	\$ 54,556
Ellis	72PP-030	Corral Hollow/I-580 WB - Signalize. Widen WB approach to provide 1 TL and 1 RT lane, Widen NB approach to add 1 Thru lane, widen SB approach to provide 2 thru lanes and 1 RT lane.	\$ 60,618
Ellis	72PP-054	Tracy Blvd/Linne Rd - Signalize. Widen EB approach to provide 2 LT and 3 Thru Lanes, Widen WB approach to provide 1 TL and 1 TR lane, Widen SB approach to provide 1 LT, 2 Thru, and 1 RT lane.	\$ 183,647
Ellis	72PP-056	Chrisman/Valpico - Re-stripe to modify NB approach to provide 1 LT and 1 thru lane. Re-stripe to modify SB approach to provide 1 Thur and 1 RT.	\$ 1,186
Ellis	72PP-XXX	Widen NB approach to add 1 thru Lane, Widen SB approach to add 1 thru lane, Convert EB and WB RT lanes from permitted to free. Modify Signal.	\$ 125,168
Ellis	72PP-XXX	Signalize. Widen EB approach to provide 1 LT, 1 Thru and 1 TR lanes, widen WB approach to provide 1 TL and 1 TR lane.	\$ 255,615
Ellis	72PP-XXX	Modify NB approach to add 1 Thru lane.	\$ 384,536
Ellis	72PP-XXX	Lammers Rd./Valpico - Signalize, Widen WB approach to provide 1 LT and 1 RT lane, Widen NB approach to add 2 thru lanes, widen SB approach to provide 1 SB LT and 3 thru lanes.	\$ 325,649
Ellis	72PP-XXX	Chrisman/Linne - Widen EB approach to provide 1 TL and 1 TR lane, widen SB approach to provide 1 TL and 1 TR lane.	\$ 46,370
Ellis	72PP-XXX	Chrisman/11th - Convert SB RT from permitted + overlap phasing to permitted.	\$ 525

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

CONTINUED - ELLIS PROGRAM AREA, TRAFFIC FEE - FUND 331

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	72PP-XXX	Lammers/I-580 EB - Intersection Improvements	\$ 197,979
Ellis	72PP-XXX	Lammers/I-580 WB - Intersection Improvements	\$ 344,921
Ellis	72PP-XXX	Patterson Pass/I-580 EB - Signalize. Widen EB approach to provide 1 LT and 1 TR lane, Widen NB approach to provide 1 Thru and 1 RT lane, Widen SB approach to provide 2 LT and 1 Thru lane	\$ 24,247
Ellis	72PP-XXX	Patterson Pass/I-580 WB - Signalize. Widen WB approach to provide 1 TL and 1 RT lane. Widen SB approach to provide 1 thru lane and 1 RT lane.	\$ 59,279
Ellis	73PP-047	Lammers Road - 2 lane rural to 4 lane parkway	\$ 1,350,278
Ellis	73PP-XXX	Valpico Road - Rural to 4 lane Arterial	\$ 462,281
Ellis	73PP-XXX	Schulte Road - New 6 lane roadway	\$ 1,691,533
Ellis	73PP-XXX	Grant Line Road - Widen to 6 lanes	\$ 428,553
Ellis	73PP-XXX	Lammers Road - New 6 lanes expressway	\$ 466,011
Ellis	73PP-XXX	Lammers Road - 2 lane rural to 4 lane parkway	\$ 890,562
Ellis	73PP-XXX	Lammers Road - 2 lane rural to 4 lane parkway	\$ 908,003
Ellis	73PP-XXX	Corral Hollow - Rural to 4 lane arterial	\$ 421,523
TOTAL:			\$ 13,142,163

ELLIS PROGRAM AREA, PUBLIC BUILDINGS FEE - FUND 334

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	71PP-XXX	City Hall & Public Work Facilities	\$ 2,557,784
Ellis	71PP-XXX	Community Center	\$ 1,251,509
Ellis	71PP-XXX	Library	\$ 1,159,826
Ellis	71PP-XXX	Public Safety Facilities	\$ 1,818,154
TOTAL:			\$ 6,787,273

ELLIS PROGRAM AREA, WATER SUPPLY, TREATMENT AND CONVEYANCE FEE - FUND 335

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	75118	Cleanwell at JJWTP 2.0 MG	\$ 2,863,000
Ellis	75PP-109	John Jones Water Treatment Plant Expansion 15.0 mgd	\$ 6,769,000
Ellis	75PP-XXX	City - Side Booster Pump Station Pressure Zone 3 - 6.48 MGD (JJWTP)	\$ 960,400
Ellis	75PP-XXX	Long-term Emergency Groundwater Storage 2,500 gpm	\$ 926,800
Ellis	75PP-XXX	Land Acquisition	\$ 46,000
Ellis	75PP-XXX	Water Transmission Line 12" (ESP backbone Phase 1)	\$ 947,800
Ellis	75PP-XXX	Water Transmission Line 12" (ESP backbone Buildout)	\$ 476,000
Ellis	75PP-XXX	Water Transmission Line 12"(ESP Backbone - Phase 1 to Valpico Rd)	\$ 284,200
Ellis	75PP-XXX	Water Transmission Line 24"(JJTP Cleanwell to PBS3)	\$ 6,800
Ellis	75PP-XXX	Water Transmission Line 20"(ESP-JJWTP BPS3 to Corral Hollow Rd and Linne Rd. Phase 1)	\$ 1,542,800
Ellis	75PP-XXX	Water Transmission Line 20"(Corral Hollow Rd and Linne Rd to Middlefield Rd. - buildout)	\$ 1,318,800
Ellis	75PP-XXX	Water Transmission Line 18"(ESP Corral Hollow Rd and Linne Rd to Middlefield Rd - buildout)	\$ 109,200
Ellis	75PP-XXX	Water Transmission Line 18"(ESP-Linne Rd. to Corral hollow Rd. Phase 1 - PZ2 Bypass)	\$ 18,200
Ellis	75PP-XXX	Water Transmission Line 16"(from existing Cleanwell No. 2 to English Oaks)	\$ 918,400
Ellis	75PP-XXX	Water Transmission 20" Jack and Bore under Delta Mendota Canal	\$ 238,000
Ellis	75PP-XXX	Water Transmission 20" Jack and Bore (CH and Linne under Railroad)	\$ 130,200
Ellis	75PP-XXX	Water Transmission Line 12" (Whirlaway Ln. to Linne Rd.)	\$ 61,600
Ellis	75PP-XXX	12" Jack and Bore (SW Portion of Plan C under RR to Linne Rd.)	\$ 53,000
Ellis	75PP-XXX	Water Valve - 18" Check Valve Connection at Middlefield Dr.	\$ 43,400
Ellis	75PP-XXX	Connection at Middlefield Drive 12" Diameter bypass PZ2 on Corral Hollow, Jack and Bore (SW portion of the Plan C under Corral Hollow	\$ 21,400
Ellis	75PP-XXX	Pressure Reducing Valve ESP - Phase 1 to Valpico Rd (12-inch Diameter)	\$ 53,200
TOTAL:			\$ 17,788,200

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

ELLIS PROGRAM AREA, WASTEWATER TREATMENT AND CONVEYANCE FEE - FUND 337

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	74PP-XXX	Corral Hollow Sewer System Improvement	\$ 2,843,123
Ellis	74PP-XXX	Tracy WWTP Expansion Fee	\$ 12,385,752
TOTAL:			\$ 15,228,875

ELLIS PROGRAM AREA, RECYCLED WATER FEE - FUND 336

Funding Source	Project Number	Project Title	Project Remaining Cost
Ellis	75PP-XXX	Citywide Recycled Water Contribution	\$ 5,825,339
TOTAL:			\$ 5,825,339

NORTHEAST INDUSTRIAL SHED & EAST SIDE INDUSTRIAL SHED, STORM DRAINAGE FEE - FUND 350

Funding Source	Project Number	Project Title	Project Remaining Cost
NEI - Storm Drainage	76PP-XXX	DET NEI (128 AF, plus 22 AF add'l excavation)	\$ 3,360,000
NEI - Storm Drainage	76PP-XXX	DET 16 (38 AF, plus 10 AF add'l excavation)	\$ 1,075,200
NEI - Storm Drainage	76PP-XXX	DET E55 (49 AF, plus 15 AF add'l excavation)	\$ 1,433,600
NEI - Storm Drainage	76PP-XXX	DET NEI Pump Station (16.0 cfs capacity)	\$ 2,100,000
NEI - Storm Drainage	76PP-XXX	DET 16 Pump Station (1.0 cfs capacity)	\$ 490,000
NEI - Storm Drainage	76PP-XXX	10" SDFM (Outfall DET 16 to DET NEI)	\$ 350,000
NEI - Storm Drainage	76PP-XXX	24" SDFM (Outfall DET NEI to Eastside Channel)	\$ 861,000
NEI - Storm Drainage	76PP-XXX	18" SD (DET 55 to Grant Line Road)	\$ 378,000
NEI - Storm Drainage	76PP-XXX	18" SD (Bore & Jack, Crossing of UPRR North of DET E55)	\$ 168,000
NEI - Storm Drainage	76PP-XXX	30" SD (South Side of Home Depot, deep trenching required)	\$ 277,200
NEI - Storm Drainage	76PP-XXX	36" SD (South Side of Home Depot, deep trenching required)	\$ 462,000
NEI - Storm Drainage	76PP-XXX	36" SD (South Side of I-205, Paradise Road to DET 16)	\$ 714,000
NEI - Storm Drainage	76PP-XXX	36" SD (Chrisman Road, South of UPRR)	\$ 1,176,000
NEI - Storm Drainage	76PP-XXX	48" SD (South Side of UPRR, Chrisman to DET E55)	\$ 1,176,000
NEI - Storm Drainage	76PP-XXX	54" SD (Pescadero Ave., East Side Home Depot to DET NEI)	\$ 945,000
NEI - Storm Drainage	76PP-XXX	60" SD (Chrisman Road, Paradise Road to Grant Line Road)	\$ 1,001,000
NEI - Storm Drainage	76PP-XXX	Dewatering	\$ 2,100,000
NEI - Storm Drainage	76PP-XXX	Access Roadways (30"/36" SDs South Side Home Depot)	\$ 203,280
NEI - Storm Drainage	76PP-XXX	UPTC Crossing Agreement	\$ 7,000
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET NEI 33 AC	\$ 4,950,000
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET NEI (possible future expansion) 7 AC	\$ 1,050,000
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET 16 12 AC	\$ 1,800,000
NEI - Storm Drainage	76PP-XXX	Land Acquisition - DET E55 12 AC	\$ 1,800,000
NEI - Storm Drainage	76PP-XXX	10" SDFM/36" SD Easement (Paradise Rd to DET 16) 0.7 SC	\$ 35,000
NEI - Storm Drainage	76PP-XXX	18" SD Easement (DET E55 to Grant Line Rd) 1.2 AC	\$ 60,000
NEI - Storm Drainage	76PP-XXX	30" SD Easement (South Side Home Depot) 0.3 AC	\$ 15,000
NEI - Storm Drainage	76PP-XXX	36" SD Easement (South Side Home Dept) 0.3 AC	\$ 15,000
New East Side Industrial	76PP-XXX	DET 13 Expansion (4 add'l AF, plus AF add'l excavation)	\$ 112,000
New East Side Industrial	76PP-XXX	DET 14 (16 AF, plus 6 AF add'l excavation)	\$ 492,800
New East Side Industrial	76PP-XXX	DET 15 (13 AF, plus 5 AF add'l excavation)	\$ 403,200
New East Side Industrial	76PP-XXX	DET 14 Pump Station (1.0 cfs capacity)	\$ 490,000
New East Side Industrial	76PP-XXX	DET 15 Pump Station (1.0 cfs capacity)	\$ 490,000
New East Side Industrial	76PP-XXX	10" SDFM (Arbor Ave., DET 15 to Existing Stub at DET 13)	\$ 980,000
New East Side Industrial	76PP-XXX	Dewatering	\$ 1,400,000
New East Side Industrial	76PP-XXX	Land Acquisition - DET 13 Expansion 2.2 AC	\$ 330,000
New East Side Industrial	76PP-XXX	Land Acquisition - DET 14 7 AC	\$ 1,050,000
New East Side Industrial	76PP-XXX	Land Acquisition - DET 15 6 AC	\$ 900,000
TOTAL:			\$ 34,650,280

EXHIBIT D
Summary of Future Expenditures
(Government Code §66006(b)(1)(F).)

PROGRAM MANAGEMENT FEE - FUND 391

Funding Source	Project Number	Project Title	Project Remaining Cost
Plan C	79PP-XXX	Plan C - Program Management	\$ 237,038
NEI Phase 1	79PP-XXX	NEI Phase 1 - Program Management	\$ 232,530
NEI Phase 2	79PP-XXX	NEI Phase 2 - Program Management	\$ 223,060
ISP South	79PP-XXX	ISP South - Program Management	\$ 232,176
I-205	79PP-XXX	I-205 - Program Management	\$ 86,485
Ellis	79PP-XXX	Ellis - Program Management	\$ 177,328
SMPA	79PP-XXX	SMPA - Program Management	\$ 92,920
Presidio	79PP-XXX	Presidio - Program Management	\$ 94,358
TOTAL:			\$ 1,375,894

CITYWIDE PUBLIC SAFETY, TOWER FEES¹

Funding Source	Project Number	Project Title	Project Remaining Cost
Multiple Fee Program ¹	71PP-XXX	Public Safety - Radio communications tower and equipment	\$ 3,905,000
TOTAL:			\$ 3,905,000

¹ The Citywide Safety Master Plan, Tower Fees was adopted by Resolution 2014-158 on September 2014 and will be funded by North East Industrial Area Phase 1, North East Industrial Area Phase 2, Plan C Development Area, Gateway Phase 1, Infill, Ellis, I-205, ISP South, and South MacArthur Planning Area development areas.

EXHIBIT E
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2021
(Government Code §66001(d).)

<p><u>INFILL AREA, PARK FEE- FUND 311</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 311.</p>
<p><u>INFILL AREA, STORM DRAINAGE FEE - FUND 312</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 312.</p>
<p><u>INFILL AREA, ARTERIALS FEE - FUND 313</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 313.</p>
<p><u>INFILL AREA, PUBLIC BUILDINGS AND EQUIPMENT FEE - FUND 314</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158 and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 314.</p>
<p><u>INFILL AREA, DOWNTOWN IMPROVEMENTS PARKING FEE - FUND 316</u></p> <p>In conjunction with the adoption of Tracy Municipal Code chapter 6.20 regarding the Downtown Incentive Program, and TMC section 10.08.3470(d)(3), regarding off-street parking requirements within the Downtown Incentive Area, development impact fees were established to offset a portion of the City's costs in upgrading parking and streetscape improvements in the Downtown Incentive Area. To spur revitalization of the Downtown, the Downtown Improvements Parking Fee has been updated to \$0 and adopted on October 6, 2015 and ending October 6, 2020 with a check-in point with City Council at 3 years, by Resolution 2015-168.</p>
<p><u>INFILL AREA, WATER FEE - FUND 513</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 513.</p>
<p><u>INFILL AREA, WASTEWATER FEE - FUND 523</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 523.</p>
<p><u>INFILL AREA, PROGRAM MANAGEMENT FEE - FUND 315</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Infill April 2012 Update Finance and Implementation Plan and dated April 3, 2012, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 315.</p>
<p><u>PLAN C AREA, PARKS FEE - FUND 321</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 321.</p>

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PLAN C AREA, STORM DRAINAGE FEE - FUND 322

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 322.

PLAN C AREA, ARTERIALS FEE - FUND 323

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the latest Roadway Development Impact Fee Update adopted on May 6, 2014 and adopted by Resolution 2014-070, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 323.

PLAN C AREA, GENERAL FACILITIES FEE - FUND 324

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 324.

PLAN C AREA, UTILITIES FEE - FUND 325

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 325.

PLAN C AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Plan C June 2007 Update Finance and Implementation Plan and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.

RESIDENTIAL SPECIFIC PLAN AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Residential Specific Plan (RSP) 2003 Update Finance and Implementation Plan and dated July 15, 2003, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.

NORTHEAST INDUSTRIAL AREA, PHASE 1, ARTERIALS FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April, 15 2008, (2) the latest Roadway Development Impact Fee Update adopted on May 1, 2012 by Resolution 2012-077, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, STORM DRAINAGE FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the latest storm drainage impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and updated on July 1, 2019 and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 351.

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NORTHEAST INDUSTRIAL AREA, PHASE 1, WATER FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, WASTEWATER FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, PUBLIC BUILDINGS FEE - FUND 351

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 351.

NORTHEAST INDUSTRIAL AREA, PHASE 1, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.

SOUTH MACARTHUR PLAN AREA, ARTERIALS FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the latest Roadway Development Impact Fee update adopted on December 6, 2011 by Resolution 2011-227, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

SOUTH MACARTHUR PLAN AREA, STORM DRAINAGE FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

SOUTH MACARTHUR PLAN AREA, PARKS FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

SOUTH MACARTHUR PLAN AREA, WATER FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

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SOUTH MACARTHUR PLAN AREA, WASTEWATER FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

SOUTH MACARTHUR PLAN AREA, PUBLIC BUILDINGS AND SERVICES FEE - FUND 352

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 352.

SOUTH MACARTHUR PLAN AREA, PROGRAM MANAGEMENT FEE - FUND 391

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, ARTERIALS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, STORM DRAINAGE FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PARKS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PUBLIC BUILDINGS FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, WATER FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, WASTEWATER FEE - FUND 354

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 354.

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<p><u>INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PROGRAM MANAGEMENT FEE - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Updated ISP South Finance and Implementation Plan and dated March 17, 2009, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>PRESIDIO AREA, ARTERIALS FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) the latest Roadway Development Impact Fee Update adopted on October 2, 2001 by Resolution 2001-351, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, ARTERIALS - REGIONAL FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, STORM DRAINAGE FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, PUBLIC BUILDINGS FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, WATER FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) the latest Water Fee Update adopted on October 2, 2001 by Resolution 2001-351, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, WASTEWATER FEE - FUND 355</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 355.</p>
<p><u>PRESIDIO AREA, PROGRAM MANAGEMENT FEE - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Presidio Planning Area Finance and Implementation Plan and dated June 30, 2000, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>TRACY GATEWAY AREA, ARTERIALS FEE - FUND 356</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the latest Roadway Development Impact Fee Update adopted on December 6, 2011 by Resolution 2011-227, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 356.</p>

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TRACY GATEWAY AREA, STORM DRAINAGE FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 356.

TRACY GATEWAY AREA, PUBLIC BUILDINGS FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 356.

TRACY GATEWAY AREA, WATER FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 356.

TRACY GATEWAY AREA, WASTEWATER FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 356.

TRACY GATEWAY AREA, PROGRAM MANAGEMENT FEE - FUND 356

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Tracy Gateway Project Infrastructure Cost Obligations and Phase 1 Finance and Implementation Plan Update and dated July 17, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 356.

NORTHEAST INDUSTRIAL AREA, PHASE 2, ARTERIALS FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, (2) in the arterial fees adopted on May 1, 2012, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 357.

NORTHEAST INDUSTRIAL AREA, PHASE 2, STORM DRAINAGE FEE - FUND 357

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the latest storm drainage impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and updated on July 1, 2019 and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 357.

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<p><u>NORTHEAST INDUSTRIAL AREA, PHASE 2, WATER FEE - FUND 357</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 357.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, PHASE 2, WASTEWATER FEE - FUND 357</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 357.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, PHASE 2, PUBLIC BUILDINGS FEE - FUND 357</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 357.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, PHASE 2, PROGRAM MANAGEMENT FEE - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>I-205 CORRIDOR AREA, ARTERIALS FEE - FUND 353</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.</p>
<p><u>I-205 CORRIDOR AREA, STORM DRAINAGE FEE - FUND 353</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.</p>
<p><u>I-205 CORRIDOR AREA, PARKS FEE - FUND 353</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.</p>
<p><u>I-205 CORRIDOR AREA, PUBLIC BUILDINGS FEE - FUND 353</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, (2) in the latest Public Safety Development Impact Fee Update adopted on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 353.</p>
<p><u>I-205 CORRIDOR AREA, WATER FEE - FUND 353</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.</p>

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I-205 CORRIDOR AREA, SEWER TREATMENT FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.

I-205 CORRIDOR AREA, PROGRAM MANAGEMENT FEE - FUND 353

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest Cost Allocation Distribution Spreadsheet, called I-205 Corridor Specific Plan Spreadsheet #47 and dated June 19, 2007, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 353.

HABITAT MITIGATION FEES - FUND 391

The purpose of the fee is to mitigate the cumulative impacts to threatened, endangered, rare, and unlisted SJMSCP covered species and other wildlife and other impacts to recreation, agriculture, scenic values, and other beneficial open space uses of new development on undeveloped lands. The relationship between the fee and the purpose for which the fee is imposed is set forth in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan prepared by San Joaquin Council of Governments (SJCOG) on July 25, 2001 and updated in 2011 and 2016. The fees are updated annually. The fees collected are remitted to SJCOG pursuant to the Plan.

AGRICULTURAL MITIGATION FEES - FUND 207

The purpose of the fee is to mitigate the loss of productive agricultural lands converted for urban uses within the City by permanently protecting agricultural lands planned for agricultural use and by working with farmers who voluntarily wish to sell or restrict their land in exchange for fair compensation. The relationship between the fee and the purpose is set forth in Tracy Municipal Code Chapter 13.28 and in the South San Joaquin County Farmland Conversion Fee Nexus Study, dated July 18, 2005 and prepared by ESA, including any amendments to it. The fees are updated annually. Pursuant to Tracy Municipal Code section 13.28.080(b) and an agreement entered into, the monies in the fund are forwarded to the Central Valley Farmland Trust, Inc., a California non-profit public benefit corporation, a qualified entry under Chapter 13.28.

COUNTY FACILITIES FEE - FUND 391

The purpose of the fee is to finance the construction of region-serving capital facilities located throughout San Joaquin County to reduce the impacts caused by future development in San Joaquin County. The funds derived from County Facilities Fees will be used to finance the facilities identified in the San Joaquin Countywide Capital Facilities Fees Nexus Report dated October 12, 2017 and prepared by Economic & Planning Systems, Inc. Pursuant to Tracy Municipal Code Chapter 13.24.020(b) and an agreement entered into, the monies in the fund are remitted to the County of San Joaquin, who is responsible for administering the fee funds and constructing the capital facilities.

REGIONAL TRANSPORTATION IMPACT FEE - FUND 392

The purpose of the fee is to finance the construction of transportation and transit improvements that help mitigate impacts to the San Joaquin County regional transportation network. Pursuant to Tracy Municipal Code Chapter 13.32.020(b)(2), the fees collected shall be used to finance Regional Transportation Impact Fee capital projects identified in the San Joaquin County Regional Transportation Impact Fee Technical Report dated October 2015 and adopted in April 2015, prepared by the San Joaquin Council of Governments (SJCOG). The fees are updated annually. The monies in the fund are remitted to SJCOG, who has the responsibility as the region's designated Metropolitan Planning Organization and through its powers as specified in its joint powers agreement to maintain and improve the Regional Transportation Network, as per the Regional Transportation Impact Fee Operating Agreement, dated October 27, 2005.

ELLIS PROGRAM AREA PARKS AND RECREATION FEE - FUND 333

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 333.

ELLIS PROGRAM AREA STORM DRAINAGE FEE - FUND 332

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 332.

EXHIBIT E
 Report of Findings for Development Fee Funds
 Collected for the Fiscal Year Ended June 30, 2021
 (Government Code §66001(d).)

<p><u>ELLIS PROGRAM AREA TRAFFIC FEE - FUND 331</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 331.</p>
<p><u>ELLIS PROGRAM AREA PUBLIC BUILDINGS FEE - FUND 334</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the latest Public Safety Development Fee Update on September 16, 2014 by Resolution 2014-158, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 334.</p>
<p><u>ELLIS PROGRAM AREA WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION FEE - FUND 335</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 335.</p>
<p><u>ELLIS PROGRAM AREA WASTEWATER TREATMENT AND CONVEYANCE FEE - FUND 337</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 337.</p>
<p><u>ELLIS PROGRAM AREA RECYCLED WATER FEE - FUND 336</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 336.</p>
<p><u>ELLIS PROGRAM AREA PROGRAM MANAGEMENT FEE - FUND 358</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 358.</p>
<p><u>CITYWIDE MASTER PLAN PARKS FEE - FUND 361</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Parks AB1600 Development Impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Parks Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 361.</p>
<p><u>CITYWIDE MASTER PLAN STORM DRAINAGE FEE - FUND 362</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Storm Drainage Master Plan Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) in the latest Citywide Master Plan Storm Drainage Fee update on July 1, 2018, July 1, 2019, and the latest update on July 1, 2020, and (3) in the latest impact fee study, Storm Drainage Northeast Industrial Area (NEI) Fee and Eastside Industrial Fee Update adopted on October 2, 2018 by Resolution 2018-204 and the latest annual update on July 1, 2020, and (4) in the latest impact fee study, Lammers and Mountain House Watershed Storm Drainage Fees adopted on November 5, 2019 through Resolution No. 2019-217, and (5) in the City's Capital Improvement Plan and Exhibit D, Fund 362.</p>
<p><u>CITYWIDE MASTER PLAN TRANSPORTATION FEE - FUND 363</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Roadway and Transportation Master Plan Traffic Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Transportation Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 363.</p>

EXHIBIT E
 Report of Findings for Development Fee Funds
 Collected for the Fiscal Year Ended June 30, 2021
 (Government Code §66001(d))

<p><u>CITYWIDE MASTER PLAN PUBLIC SAFETY FACILITIES FEE - FUND 360, 367, and 369</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Safety AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) in the latest Public Safety Development Fee Update on September 16, 2014 by Resolution 2014-158, (3) Citywide Master Plan Public Safety Facilities Fee update on July 1, 2018 and July 1, 2019 (4) in the latest fee update, called Public Safety Impact Fee Update dated August 2019 and adopted on October 1, 2019 through Resolution No. 2019-196 and updated on July 1, 2020 and (5) in the City's Capital Improvement Plan and Exhibit D, Fund 360, 367, and 369.</p>
<p><u>CITYWIDE MASTER PLAN PUBLIC FACILITIES FEE - FUND 366</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Facilities AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Public Facilities Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 366.</p>
<p><u>CITYWIDE MASTER PLAN WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION - FUND 365</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Water Supply, Treatment, Storage, and Distribution Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 365.</p>
<p><u>CITYWIDE MASTER PLAN WASTEWATER TREATMENT AND CONVEYANCE - FUND 364</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Tracy Wastewater Conveyance and Treatment Development Impact Fee Study dated January 2013 and adopted on January 7, 2014, (2) in the latest Citywide Master Plan Wastewater Treatment and Conveyance Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 364.</p>
<p><u>CITYWIDE MASTER PLAN RECYCLED WATER - FUND 368</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) Citywide Master Plan Recycled Water Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 368.</p>
<p><u>CITYWIDE MASTER PLAN PROGRAM MANAGEMENT - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the various AB1600 fee studies adopted on January 7, 2014, and (2) Citywide Master Plan Program Management Fee update on July 1, 2018, July 1, 2019, and the latest annual update on July 1, 2020, and (3) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, WATER FEE - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum and dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211 and the latest update on July 1, 2020, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, WASTE WATER FEE - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum, dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211 and the latest update on July 1, 2020, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>
<p><u>NORTHEAST INDUSTRIAL AREA, FUTURE PHASE, PROGRAM MANAGEMENT - FUND 391</u></p> <p>The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest technical memorandum, called City of Tracy's Northeast Industrial Area Future Phases Water and Wastewater Development Impact Fee Technical Memorandum and dated September 4, 2019, and adopted on November 5, 2019 through Resolution No. 2019-211 and the latest update on July 1, 2020, and (2) in the City's Capital Improvement Plan and Exhibit D, Fund 391.</p>

RESOLUTION 2021-_____

APPROVING THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES, EXPENDITURES AND FINDINGS REGARDING UNEXPENDED FUNDS FOR FISCAL YEAR 2020-2021 IN ACCORDANCE WITH AB 1600

WHEREAS, The Mitigation Fee Act, enacted by Assembly Bill 1600 (AB 1600) in 1987 and codified as Government Code sections 66000-66006 imposes requirements for the collection and expenditure of development impact fees, and

WHEREAS, Pursuant to Government Code section 66006(b), the City of Tracy must issue an annual report relating to the development impact fees it imposes, and

WHEREAS, Pursuant to Government Code section 66001(d), the City must make certain findings, at least every five years with respect to that portion of each development fee account remaining unexpended, and

WHEREAS, Pursuant to Government Code section 66006(b)(2), notice of the City Council meeting at which this report was considered was mailed at least 15 days before the meeting to interested parties who requested notice;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby resolves, declares, determines, and orders as follows:

1. Annual Report of Development Impact Fees. The City Council approves the attached annual report of development impact fee revenues and expenditures for the fiscal year ending June 30, 2021, as set forth in Exhibits A, B, C and D.
2. Findings. The City Council hereby adopts the findings contained in the attached report of findings for the fiscal year ending June 30, 2021, as set forth in Exhibit E.

* * * * *

The foregoing Resolution 2021-_____ was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.C

REQUEST

ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM DECEMBER 22, 2021 THROUGH JANUARY 20, 2022 PURSUANT TO THE BROWN ACT

EXECUTIVE SUMMARY

During the City Council meeting on November 16, 2021, Council adopted Resolution No. 2021-168, which made findings and authorized remote teleconference meetings of the City Council and all legislative bodies of the City of Tracy, including Boards and Commissions, for the period from November 20, 2021, to December 20, 2021. In order to maintain compliance with Section 54953(e) of the Ralph M. Brown Act (Gov. Code section 54950 – 54963) which allows the continued use of teleconferencing, Council must make the required findings and re-authorize remote teleconferencing meetings of the legislative bodies for the City of Tracy.

This item requests that the City Council approve this proposed action for continued compliance with the Brown Act.

DISCUSSION

On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which among other things rescinded his prior Executive Order N-29-20 and set a date of October 1, 2021, for public agencies to transition back to public meetings held in full compliance with the Brown Act.

As the Delta variant has surged in California, the Legislature took action to extend the COVID-19 exceptions to the Brown Act's teleconference requirements, subject to some additional safeguards. On September 16, 2021, Governor Newsom signed Assembly Bill 361, to allow a local agency to use teleconferencing if certain circumstances exist without complying with the Brown Act's traditional agenda posting, physical access, and quorum requirements for teleconferencing provisions (Attachment A).

The goal of AB 361 is "to improve and enhance public access to local agency meetings during the COVID-19 pandemic and future applicable emergencies, by allowing broader access through teleconferencing options" consistent with Executive Order N-29-20. The bill contains an urgency clause, which made the bill effective upon signing with a sunset date of January 1, 2024.

The new Section 54953(e)(1) of the Brown Act, as amended by AB 361, allows legislative bodies to continue to meet via teleconference without complying with the Brown Act's teleconferencing requirements, but only during a state of emergency

proclaimed by the Governor, in which, 1) state or local health officials have imposed or recommended measures to promote social distancing, or 2) the legislative body has determined by majority vote that meeting in person would present an imminent risk to the health or safety of the attendees.

A local agency that holds a meeting under these circumstances would be required by AB 361 to follow the steps listed below, in addition to giving notice of the meeting and posting agendas as required under the Brown Act. These additional requirements are intended to protect the public's right to participate in the meetings of local agency legislative bodies.

Pursuant to AB 361 local agencies are required to do all of the following in addition to meeting notice requirements under the Brown Act:

- Allow the public to access the meeting and require that the agenda provide an opportunity for the public to directly address the legislative body pursuant to the Brown Act's other teleconferencing provisions.
- In each instance when the local agency provides notice of the teleconferenced meeting or posts its agenda, give notice for how the public can access the meeting and provide public comment.
- Identify and include in the agenda an opportunity for all persons to attend via a call-in or an internet-based service option; the legislative body needs not provide a physical location for the public to attend or provide comments.
- Conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the public.
- Stop the meeting until public access is restored in the event of a service disruption that either prevents the local agency from broadcasting the meeting to the public using the call-in or internet-based service option or is within the local agency's control and prevents the public from submitting public comments (any actions taken during such a service disruption can be challenged under the Brown Act's existing challenge provisions).
- Not require comments be submitted in advance (though the legislative body may provide that as an option) and provide the opportunity to comment in real-time.
- Provide adequate time for public comment, either by establishing a timed public comment period or by allowing a reasonable amount of time to comment.
- If the legislative body uses a third-party website or platform to host the teleconference, and the third-party service requires users to register to participate, the legislative body must provide adequate time during the comment period for users to register and may not close the registration comment period until the comment period has elapsed.

AB 361 also provides that, if the state of emergency remains active for more than 30 days, a local agency must make the following findings by majority vote every 30 days to continue using the bill's exemption to the Brown Act teleconferencing rules.

While the City Council and all of the City's Boards and Commissions are currently meeting in person, making the required findings provides the City Council and Board and Commission members with the flexibility to participate via teleconference in meetings in the event of potential COVID-19 exposure or COVID-19 related concerns. If Council approves the proposed resolution, staff will present a staff report to Council every thirty days to verify that the circumstances continue to exist.

STRATEGIC PLAN

This agenda item relates to the City Council's Strategic Priorities in the area of Public Safety (Goal #1 Support COVID-19 Public Health Recovery).

FISCAL IMPACT

There is no fiscal impact related to this agenda item.

RECOMMENDATION

Staff recommends that Council adopt a resolution making findings and re-authorizing remote teleconference meetings of all legislative bodies of the City of Tracy for the period of December 22, 2021, to January 20, 2022, pursuant to the Brown Act.

Prepared by: Nancy Ashjian, Assistant City Attorney

Reviewed by: Adrienne Richardson, City Clerk
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

A – Assembly Bill 361

Assembly Bill No. 361

CHAPTER 165

An act to add and repeal Section 89305.6 of the Education Code, and to amend, repeal, and add Section 54953 of, and to add and repeal Section 11133 of, the Government Code, relating to open meetings, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 16, 2021. Filed with
Secretary of State September 16, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 361, Robert Rivas. Open meetings: state and local agencies: teleconferences.

(1) Existing law, the Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The act contains specified provisions regarding the timelines for posting an agenda and providing for the ability of the public to directly address the legislative body on any item of interest to the public. The act generally requires all regular and special meetings of the legislative body be held within the boundaries of the territory over which the local agency exercises jurisdiction, subject to certain exceptions. The act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. The act authorizes the district attorney or any interested person, subject to certain provisions, to commence an action by mandamus or injunction for the purpose of obtaining a judicial determination that specified actions taken by a legislative body are null and void.

Existing law, the California Emergency Services Act, authorizes the Governor, or the Director of Emergency Services when the governor is inaccessible, to proclaim a state of emergency under specified circumstances.

Executive Order No. N-29-20 suspends the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly

resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 1, 2024, would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency, as that term is defined, when state or local health officials have imposed or recommended measures to promote social distancing, during a proclaimed state of emergency held for the purpose of determining, by majority vote, whether meeting in person would present imminent risks to the health or safety of attendees, and during a proclaimed state of emergency when the legislative body has determined that meeting in person would present imminent risks to the health or safety of attendees, as provided.

This bill would require legislative bodies that hold teleconferenced meetings under these abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to attend via a call-in option or an internet-based service option, and to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body. The bill would require the legislative body to take no further action on agenda items when there is a disruption which prevents the public agency from broadcasting the meeting, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments, until public access is restored. The bill would specify that actions taken during the disruption are subject to challenge proceedings, as specified.

This bill would prohibit the legislative body from requiring public comments to be submitted in advance of the meeting and would specify that the legislative body must provide an opportunity for the public to address the legislative body and offer comment in real time. The bill would prohibit the legislative body from closing the public comment period and the opportunity to register to provide public comment, until the public comment period has elapsed or until a reasonable amount of time has elapsed, as specified. When there is a continuing state of emergency, or when state or local officials have imposed or recommended measures to promote social distancing, the bill would require a legislative body to make specified findings not later than 30 days after the first teleconferenced meeting pursuant to these provisions, and to make those findings every 30 days thereafter, in order to continue to meet under these abbreviated teleconferencing procedures.

Existing law prohibits a legislative body from requiring, as a condition to attend a meeting, a person to register the person's name, or to provide other information, or to fulfill any condition precedent to the person's attendance.

This bill would exclude from that prohibition, a registration requirement imposed by a third-party internet website or other online platform not under the control of the legislative body.

(2) Existing law, the Bagley-Keene Open Meeting Act, requires, with specified exceptions, that all meetings of a state body be open and public and all persons be permitted to attend any meeting of a state body. The act requires at least one member of the state body to be physically present at the location specified in the notice of the meeting.

The Governor's Executive Order No. N-29-20 suspends the requirements of the Bagley-Keene Open Meeting Act for teleconferencing during the COVID-19 pandemic, provided that notice and accessibility requirements are met, the public members are allowed to observe and address the state body at the meeting, and that a state body has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a state body to hold public meetings through teleconferencing and to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body. With respect to a state body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the state body at each teleconference location. Under the bill, a state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the state body allow members of the public to attend the meeting and offer public comment. The bill would require that each state body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge state bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(3) Existing law establishes the various campuses of the California State University under the administration of the Trustees of the California State University, and authorizes the establishment of student body organizations in connection with the operations of California State University campuses.

The Gloria Romero Open Meetings Act of 2000 generally requires a legislative body, as defined, of a student body organization to conduct its business in a meeting that is open and public. The act authorizes the legislative body to use teleconferencing, as defined, for the benefit of the public and the legislative body in connection with any meeting or proceeding authorized by law.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a legislative body, as defined for purposes of the act, to hold public meetings through teleconferencing and

to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body. With respect to a legislative body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the legislative body at each teleconference location. Under the bill, a legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. The bill would require that each legislative body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge legislative bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(4) This bill would declare the Legislature's intent, consistent with the Governor's Executive Order No. N-29-20, to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future emergencies by allowing broader access through teleconferencing options.

(5) This bill would incorporate additional changes to Section 54953 of the Government Code proposed by AB 339 to be operative only if this bill and AB 339 are enacted and this bill is enacted last.

(6) The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

(7) Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

(8) This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. Section 89305.6 is added to the Education Code, to read:
89305.6. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a legislative body may hold public meetings through teleconferencing

and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body.

(b) (1) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the legislative body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the legislative body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the legislative body be physically present at the location specified in the notice of the meeting.

(c) A legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. A legislative body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a legislative body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the legislative body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) Advertise that procedure each time notice is given of the means by which members of the public may observe the meeting and offer public comment, pursuant to paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each legislative body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, also give notice of the means by which members of the public may observe the meeting and offer public comment. As to any instance in which there is a change in the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a legislative body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the legislative body's internet website.

(f) All legislative bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to legislative body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 2. Section 11133 is added to the Government Code, to read:

11133. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a state body may hold public meetings through teleconferencing and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body.

(b) (1) For a state body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the state body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a state body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the state body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the state body be physically present at the location specified in the notice of the meeting.

(c) A state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically

or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the state body allow members of the public to attend the meeting and offer public comment. A state body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a state body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the state body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) Advertise that procedure each time notice is given of the means by which members of the public may observe the meeting and offer public comment, pursuant to paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each state body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, also give notice of the means by which members of the public may observe the meeting and offer public comment. As to any instance in which there is a change in the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a state body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the state body's internet website.

(f) All state bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to state body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 3. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, “teleconference” means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public’s right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.

In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, “state of emergency” means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 3.1. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency in person, except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body

shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, “teleconference” means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public’s right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter

2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3. In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for

the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, “state of emergency” means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 4. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting

of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting,

members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 4.1. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, in person except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the

legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint

powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 5. Sections 3.1 and 4.1 of this bill incorporate amendments to Section 54953 of the Government Code proposed by both this bill and Assembly Bill 339. Those sections of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2022, but this bill becomes operative first, (2) each bill amends Section 54953 of the Government Code, and (3) this bill is enacted after Assembly Bill 339, in which case Section 54953 of the Government Code, as amended by Sections 3 and 4 of this bill, shall remain operative only until the operative date of Assembly Bill 339, at which time Sections 3.1 and 4.1 of this bill shall become operative.

SEC. 6. It is the intent of the Legislature in enacting this act to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future applicable emergencies, by allowing broader access through teleconferencing options consistent with the Governor's Executive Order No. N-29-20 dated March 17, 2020, permitting expanded use of teleconferencing during the COVID-19 pandemic.

SEC. 7. The Legislature finds and declares that Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, further, within the meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in teleconference meetings during applicable emergencies.

SEC. 8. (a) The Legislature finds and declares that during the COVID-19 public health emergency, certain requirements of the Bagley-Keene Open Meeting Act (Article 9 (commencing with Section 11120) of Chapter 1 of Part 1 of Division 3 of Title 2 of the Government Code) were suspended by Executive Order N-29-20. Audio and video teleconference were widely used to conduct public meetings in lieu of physical location meetings, and public meetings conducted by teleconference during the COVID-19 public health emergency have been productive, have increased public participation by all members of the public regardless of their location in the state and ability to travel to physical meeting locations, have protected the health and safety of civil servants and the public, and have reduced travel costs incurred by members of state bodies and reduced work hours spent traveling to and from meetings.

(b) The Legislature finds and declares that Section 1 of this act, which adds and repeals Section 89305.6 of the Education Code, Section 2 of this act, which adds and repeals Section 11133 of the Government Code, and Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, all increase and potentially limit the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

(1) By removing the requirement that public meetings be conducted at a primary physical location with a quorum of members present, this act protects the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location.

(2) By removing the requirement for agendas to be placed at the location of each public official participating in a public meeting remotely, including from the member's private home or hotel room, this act protects the personal, private information of public officials and their families while preserving the public's right to access information concerning the conduct of the people's business.

SEC. 9. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to ensure that state and local agencies can continue holding public meetings while providing essential services like water, power, and fire protection to their constituents during public health, wildfire, or other states of emergencies, it is necessary that this act take effect immediately.

RESOLUTION _____

MAKING FINDINGS AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD OF DECEMBER 21, 2021, TO JANUARY 20, 2022, PURSUANT TO THE BROWN ACT

WHEREAS, The City of Tracy is committed to preserving and nurturing public access and participation in meetings of the City Council; and

WHEREAS, All meetings of the City of Tracy's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code section 54950 – 54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

WHEREAS, A required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of a condition of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558, and

WHEREAS, A proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the City's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, Imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, On March 17, 2020, the City Council of the City of Tracy ratified the declaration of an emergency by the City Manager due to COVID-19 in accordance with Chapter 3.26 of the Tracy Municipal Code; and

WHEREAS, As a condition of extending the use of the provisions found in section 54953(e), the City Council must reconsider the circumstances of the state of emergency that exists in the City, every thirty days; and

WHEREAS, The City Council previously adopted a Resolution No. 2021-147 on October 19, 2021, finding that the requisite conditions exist for the legislative bodies of the City of Tracy to conduct remote teleconference meetings without compliance with paragraph (3) of subdivision (b) of section 54953; and

WHEREAS, The City Council does hereby find that COVID-19 has caused, and will continue to cause, conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and desires to affirm a local emergency exists and re-ratify the proclamation of a state of emergency by the Governor of the State of California; and

WHEREAS, As a consequence of the COVID-19 emergency persisting, the City Council does hereby find that all legislative bodies of the City of Tracy, including the City Council, Council ad hoc and subcommittees, and Boards and Commissions, shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall continue to

comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution as findings of this City Council by this reference.

Section 2. Findings. The City Council hereby finds that due to COVID-19, including the Delta variant, holding City Council and other legislative body meetings in person will present imminent risk to the health and safety of attendees.

Section 3. Remote Teleconference Meetings. The City Council, including Council subcommittees, and all Boards and Commissions of the City of Tracy are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act for the period of December 21, 2021 through January 20, 2022.

The foregoing Resolution 2021-_____ was passed and adopted by the City Council of the City of Tracy on the 21st day of December 2021, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.D

REQUEST

AUTHORIZE THE PURCHASE OF CRADLEPOINT WIRELESS ROUTER EQUIPMENT, INSTALLATION AND ON-GOING MONTHLY DATA FEE TO PROVIDE WIRELESS DATA SUPPORT FOR TRACY POLICE DEPARTMENT'S FLEET OF MOBILE DATA COMPUTERS (MDCs) AND APPROPRIATE \$285,550 FROM THE EQUIPMENT FUND FOR THIS PURCHASE

EXECUTIVE SUMMARY

The purchase will provide critical infrastructure to support the Tracy Police Department's public safety Mobile Data Computers (MDCs) and upgrade existing outdated wireless hardware. This purchase will be funded from an appropriation of the replacement reserves in the Equipment Fund.

DISCUSSION

The Police Department is asking Council to approve the purchase of 50 Cradlepoint wireless routers to upgrade the existing wireless infrastructure within the patrol fleet.

Currently, the department is experiencing issues with slow data transmissions resulting in computer applications crashing, inaccurate and slow GPS mapping, and delayed reception of critical or important information from the web-based CAD (Computer aided dispatching) system resulting in potential safety concerns for staff. This upgrade would alleviate data latency issues and will accommodate the increasing bandwidth needs of the mobile computer systems in the patrol vehicles to support systems such as CAD, License Plate Recognition (LPR) software, in-car camera video offloading and provide a more stable and accurate automated vehicle locator (AVL) data for the patrol vehicles.

The benefits of this purchase would upgrade the existing outdated hardware and allow the patrol vehicles access to faster 5G LTE technology providing the necessary bandwidth capacity to accommodate current needs as well as any foreseeable future wireless network demands.

The purchase of this equipment includes five (5) year NetCloud Mobile Essential Plan and all necessary equipment to outfit 50 patrol vehicles. In addition, each Cradlepoint will add the AT&T Firstnet Unlimited Data Plan.

Installation of the AT&T equipment will be installed by the city's current authorized fleet outfitter, Derotic, LLC.

The department sought out three (3) bids and determined AT&T to be the best solution and most cost effective. Their provided rates are based on a "National 4 contract plan."

STRATEGIC PLAN

This agenda item relates to council strategic priority for Public Safety.

FISCAL IMPACT

The total project cost for 5 years is \$285,546.

- AT&T Cradlepoints and equipment - \$132,686 (one-time purchase)
- AT&T Firstnet Unlimited Data Plan (QTY- 50 for 5 years) - \$121,500 (\$24,300 annually)
- Derotic, LLC - \$31,360 (one time installation cost)

Equipment and Installation will be funded through the City's Equipment Fund replacement reserves. The data services plan will be funded through the department's operational budget.

RECOMMENDATION

Staff recommends that Council authorize, by resolution, the purchase of Cradlepoint wireless router equipment, installation, and on-going monthly data fee to provide wireless data support for Tracy Police Department's Mobile Data Computers and appropriate \$285,550 from the replacement reserves from the Equipment Fund for this purchase.

Prepared by: Beth Lyons-McCarthy, Support Operations Manager

Reviewed by: Sekou Millington, Chief of Police
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

RESOLUTION _____

AUTHORIZING THE PURCHASE OF CRADLEPOINT WIRELESS ROUTER EQUIPMENT, INSTALLATION AND ON-GOING MONTHLY DATA FEE TO PROVIDE WIRELESS DATA SUPPORT FOR TRACY POLICE DEPARTMENT'S FLEET OF MOBILE DATA COMPUTERS (MDCs) AND APPROPRIATE \$285,550 FROM THE EQUIPMENT FUND FOR THIS PURCHASE

WHEREAS, The purchase will provide critical infrastructure to support the Tracy Police Department's public safety Mobile Data Computers (MDCs) and upgrade existing outdated wireless hardware; and

WHEREAS, The department is experiencing issues with slow data transmissions resulting in computer applications crashing, inaccurate and slow GPS mapping, and delayed reception of critical or important information from the web-based CAD (Computer aided dispatching) system resulting in potential safety concerns for staff; and

WHEREAS, The purchase would upgrade the existing outdated hardware and allow the patrol vehicles access to faster 5G LTE technology providing the necessary bandwidth capacity to accommodate current needs as well as any foreseeable future wireless network demands; and

WHEREAS, The department sought out three (3) bids and determined AT&T to be the best solution and most cost effective, and installation of the AT&T equipment will be installed by the city's current authorized fleet outfitter, Derotic, LLC; and

WHEREAS, The purchase will require a one-time equipment purchase to AT&T for \$132,686 and for one-time Derotic, LLC installation cost for 31,360.50 to be funded from the equipment replacement fund, and an on-going 5-year cost of \$121,500 (\$24,500) for wireless data service plan to be funded out of the police department's operational budget; and

WHEREAS, The City plans for the replacement of equipment through the Equipment Fund.

NOW, THEREFORE, BE IT RESOLVED, That the City Council does hereby authorize the purchase of Cradlepoint wireless router equipment, installation, and on-going monthly data fee to provide wireless data support for Tracy Police Department's Mobile Data Computers for a project total of \$285,546 and appropriate \$285,550 from replacement reserves in the Equipment Fund for this purchase.

The foregoing Resolution _____ is hereby passed and adopted by the Tracy City Council this 21st day of December, 2021, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.E

REQUEST

WAIVE SECOND READING AND ADOPT ORDINANCE 1323, AN ORDINANCE OF THE CITY OF TRACY LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2021-2 (MAINTENANCE AND PUBLIC SERVICES)

EXECUTIVE SUMMARY

Ordinance 1323 was introduced at the regular Council meeting held on December 7, 2021. Ordinance 1323 is before Council for adoption.

DISCUSSION

The proposed ordinance is for Levying the Special Tax. The Community Facilities District (CFD) will be authorized to finance each of the following services (“services” and “maintenance” shall have the meaning given those terms in the Mello-Roos Act) within the boundaries of, or in the vicinity of the boundaries of, the CFD:

1. Maintenance, operation, repair and replacement of publicly-owned landscaping within and around public arterial roadways and landscaped medians. “Public landscaping” includes but is not limited to the following: public walls, special public amenities, ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, and channel-ways. “Public landscaping” does not include public streets, streetlights or street sweeping.
2. Maintenance, operation, repair and replacement, and lighting of public parks and public open space areas.
3. Maintenance, operation, repair and replacement of public retention basins.
4. Police protection services.
5. Maintenance, operation, repair and replacement, and lighting services provided by the City’s Departments of Public Works, Utilities or Parks.
6. Maintenance, operation, repair and replacement, and lighting of roads, bridges and other infrastructure with a useful life of five years or longer for which the project is conditioned to fund services. For the avoidance of doubt, the costs of operating roads and bridges include but are not limited to the electric utility costs of operating streetlights and traffic signals and the costs of street sweeping.
7. “Contingent Service Costs,” as that term is used in the Rate and Method of Apportionment of Special Tax (RMA) for the CFD, which will be paid with the Contingent Component (as defined in the RMA) upon the occurrence of a Trigger Event (as defined in the RMA). Contingent Service Costs consist of the costs of maintenance, operation, lighting, repair and replacement of the following public real property or improvements (for this purpose, “public”

means publicly owned or subject to a dedication or easement for any public purpose) that were formerly operated or maintained by a Homeowners Association or Property Owners Association (as those terms are defined in the RMA)

- Landscaping as described in paragraph #1 above
- Parks and open space areas
- Roads (including road signage)
- Drainage facilities
- Utility easements
- Clubhouse and Pool

The CFD will also finance the City's administrative expenses related to the CFD.

Proposed Ordinance 1323 was introduced at the regular Council meeting held on December 7, 2021, to levy a special tax within Community Facilities District No. 2021-2 (Maintenance and Public Services). Proposed Ordinance 1323 is before Council for adoption.

STRATEGIC PLAN

This action to form the CFD to finance Services for the Project and a Future Annexation Area is related to Council's Governance strategic plan, Goal 2: "Ensure continued fiscal sustainability through financial and budgetary stewardship."

FISCAL IMPACT

There is no cost to the General Fund associated with this request. CFD legal counsel and Tax Consultant/CFD Administrator expenses will be paid through an existing Cost Recovery Agreement with the developer.

RECOMMENDATION

Staff recommends that Council waive the full reading of the text and adopt Ordinance 1323, approving the levy special tax within Community Facilities District No. 2021-2 (Maintenance and Public Services).

Prepared by: Necy Lopez, Deputy City Clerk

Reviewed by: Adrienne Richardson, City Clerk
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS:

Attachment A: Ordinance 1323

ORDINANCE NO. 1323**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRACY LEVYING
SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2021-2
(MAINTENANCE AND PUBLIC SERVICES)**

WHEREAS, on November 2, 2021, this Council adopted a resolution entitled “Resolution of Intention to Establish a Community Facilities District” (the “Resolution of Intention”), and has conducted proceedings (the “Proceedings”) to establish “City of Tracy Community Facilities District No. 2021-2 (Maintenance and Public Services)” (the “CFD”) and a future annexation area (the “Future Annexation Area”) pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to finance certain services (the “Services) as provided in the Act;

WHEREAS, pursuant to notice as specified in the Act, and as part of the Proceedings, the Council has held a public hearing under the Act relative to the determination to proceed with the formation of the CFD and the Future Annexation Area and the rate and method of apportionment of the special tax (“Special Tax”) to be levied within the CFD to finance the Services, and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Council and a full and fair hearing was held;

WHEREAS, upon the conclusion of the hearing, this Council adopted its “Resolution of Formation of Community Facilities District” (the “Resolution of Formation), pursuant to which it completed the Proceedings for the establishment of the CFD and the Future Annexation Area, the authorization of the levy of the Special Tax within the CFD and the calling of an election within the CFD on the propositions of levying the Special Tax and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on December 7, 2021, a special election was held among the landowner voters within the CFD at which election such voters approved such propositions by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRACY as follows:

Section 1. By the passage of this Ordinance, the Council hereby authorizes and levies the Special Tax within the CFD (including any parcel or parcels in the Future Annexation Area that annex into the CFD) pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation which rate and method is by this reference incorporated herein. The Special Tax is hereby levied commencing in fiscal year 2022-23 and in each fiscal year thereafter to pay for the Services for the CFD and all costs of administering the CFD, as contemplated by the Resolution of Formation and the Proceedings.

Section 2. The City’s Finance Director or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD (including any parcel or parcels in the Future Annexation Area that annex into the CFD), in the manner and as provided in the Resolution of Formation.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax specified in the Resolution of Formation.

Section 4. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

Section 5. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent Special Tax payments, to the extent permitted by law. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of San Joaquin in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of San Joaquin for fiscal year 2022-23 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the City.

Section 6. If for any reason any portion of this ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this ordinance and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days of its passage at least once in a newspaper of general circulation circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

* * * * *

The foregoing Ordinance 1323 had its first reading and was introduced during the public meeting of the Tracy City Council on the 7th day of December, 2021, and had its second reading and was adopted and passed during the public meeting of the Tracy City Council on the 21st day of December, 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.F

REQUEST

WAIVE SECOND READING AND ADOPT ORDINANCE 1324, AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 5.20 “INTEGRATED SOLID WASTE REGULATIONS” OF THE TRACY MUNICIPAL CODE REGARDING THE HANDLING AND DISPOSAL OF REFUSE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS

EXECUTIVE SUMMARY

Ordinance 1324 was introduced at the regular Council meeting held on December 7, 2021. Ordinance 1324 is before Council for adoption.

DISCUSSION

The proposed ordinance is in response to State Senate Bill (SB) 1383 and will amend Chapter 5.20 of the Tracy Municipal Code (TMC) to update the requirements for residents and businesses regarding the handling and disposal of refuse, recyclable materials, and organic materials. The proposed ordinance will also provide the City of Tracy with the authority to issue administrative citations for violations of Chapter 5.20 of the TMC. SB 1383 requires jurisdictions to implement an enforceable local ordinance prior to January 1, 2022.

The most recent State Bill regarding recycling and landfill disposal reduction, SB 1383, requires jurisdictions to perform several tasks. Among those requirements are to: (1) provide education to residents and businesses regarding recycling and organic materials; (2) conduct monitoring and enforcement including generating mandated records and reports; and (3) adopt an enforceable local ordinance.

City staff collaborated with HF&H Consultants, Inc. to update Chapter 5.20. The proposed ordinance implements current terminology and the new requirements for solid waste and recycling ordinances. The proposed ordinance meets the requirements imposed by the State for enforcement and is modeled off language established in the model ordinance from Cal Recycle. In addition, this amendment clarifies previous language and addresses the current requirements for residents and businesses in the City.

Proposed Ordinance 1324 was introduced at the regular Council meeting held on December 7, 2021, to amend Chapter 5.20 “Integrated Solid Waste Regulations” of the Tracy Municipal Code regarding the handling and disposal of refuse, recyclable materials, and organic materials. Proposed Ordinance 1324 is before Council for adoption.

STRATEGIC PLAN

This agenda item supports the City Council's 2021-2023 Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services, and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

There is no fiscal impact related to this agenda item.

RECOMMENDATION

Staff recommends that Council waive the full reading of the text and adopt Ordinance 1324, approving an amendment to Chapter 5.20 "Integrated Solid Waste Regulations" of the Tracy Municipal Code regarding the handling and disposal of refuse, recyclable materials, and organic materials.

Prepared by: Necy Lopez, Deputy City Clerk

Reviewed by: Adrienne Richardson, City Clerk
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS:

Attachment A: Ordinance 1324

ORDINANCE 1324

AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 5.20 "INTEGRATED SOLID WASTE REGULATIONS" OF THE TRACY MUNICIPAL CODE REGARDING THE HANDLING AND DISPOSAL OF REFUSE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS

WHEREAS, Chapter 5.20 of the Tracy Municipal Code governs the handling and disposal of refuse, recyclable materials, and organic materials in the City of Tracy, and was last amended by Ordinance No. 1058, adopted November 18, 2003, and

WHEREAS, The State of California has, through enactment of Assembly Bill (AB) 939 ("the Act") and subsequent related legislation including, but not limited to: the Jobs and Recycling Act of 2011 (AB 341), the Event and Venue Recycling Act of 2004 (AB 2176), Senate Bill (SB) 1016 (Chapter 343, Statutes of 2008 Wiggins), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-Lived Climate Pollutants Bill of 2016 (SB 1383), directed the responsible State agency, and all local agencies, to promote a reduction in landfill disposal and to maximize the use of feasible waste reduction, re-use, recycling, and organic waste recovery options in order to reduce the amount of landfill disposal in the state, and

WHEREAS, SB 1383 establishes regulatory requirements for local jurisdictions to, among other requirements, implement organic waste collection and edible food recovery programs, meet processing facility requirements, provide education, conduct monitoring and enforcement, generate records and reports, and adopt an enforceable local Ordinance, and

WHEREAS, The City Council desires to update the Tracy Municipal Code to comply with AB 341 by mandating all generators subscribe to recycling services, and

WHEREAS, The City Council desires to update the Tracy Municipal Code to comply with AB 1826 and SB 1383 to implement a commercial recycling program and an organic waste recycling program to recover organic waste from all organic waste generators;

NOW, THEREFORE, The City Council of the City of Tracy hereby ordains as follows:

SECTION 1: The City Council hereby amends Chapter 5.20 "Integrated Solid Waste Regulations" of the Tracy Municipal Code as shown in Exhibit "A" attached hereto.

SECTION 2: Except as herein added or changed, the remaining sections of the Tracy Municipal Code not set forth above, shall remain in full force.

SECTION 3: Title, chapter, and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of any title, chapter, or section hereof.

SECTION 4: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 6: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk’s office at least five days before the Ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the Ordinance. (Govt. Code § 36933).

The foregoing Ordinance 1324 was introduced at a regular meeting at the Tracy City Council on the 7th day of December 2021, and finally adopted on the 21st day of December 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

Chapter 5.20 – INTEGRATED SOLID WASTE REGULATIONS

Article 1 – Purpose

5.20.010 – Purpose

The purpose of this Chapter is to institute within the City an orderly program for the collection, transportation, and disposal of refuse of all kinds, and the collection, transfer, and recovery of recyclable and organic materials in order to promote community welfare, convenience, health, and safety. An aggressive waste reduction program shall include curbside collection of recyclable and organic materials, sorting out reusable and recyclable material as the mixed recycling materials are processed through the Tracy Material Recovery Facility (MRF) to conserve valuable resources and energy, composting or use of organic materials eligible for material diversion credit under Assembly Bill (AB) 939 (“the Act”), and food recovery programs that encourage the reduction of food waste and support the recovery of edible food for human consumption. This Chapter details the programs the City has implemented or shall implement to comply with the diversion goals and other requirements of the Act, AB 341, AB 1826, Senate Bill (SB) 1383, and other applicable laws.

It is declared by the City Council that it is in the public's interests and in the interest of all the residents of the City that the accumulation, preparation, storage, collection, transportation, and disposal of refuse, and the segregation of recyclable materials and other organic materials in the incorporated area of the City, be handled in such a manner as to control the harborage and breeding of rodents and insects, and to prohibit pollution of the air by the burning of such refuse, reduce the putrefaction of such materials to prevent the spread of disease, to reduce the hazards of fire, and to prevent unsightliness which results in the depreciation of property values. The City will strive to create and preserve healthy and safe conditions in Tracy and promote community pride.

(Ord. 1058 § 1 (part), 2003)

Article 2 – Definitions

5.20.020 – Definitions

For the purposes of this Chapter, unless otherwise apparent from the context, certain words and phrases used in this Chapter are defined as set forth below. It is intended that these definitions be consistent with provisions of State law set forth in the California Public Resources Code.

"Act" means the California Integrated Waste Management Act (AB 939) of 1989. Among other requirements, the Act mandates that by the year 2000, local jurisdictions divert 50% of the historic disposal stream from disposal in landfills.

"Applicable law" means all laws, statutes, rules, regulations, guidelines, permits, actions, determinations, orders, approvals, or requirements of the United States, State of California, County, regional, or local government authorities, agencies, boards, commissions, courts, or other bodies having applicable jurisdiction, that from time to time, apply to or govern the management of refuse or any other materials or processes described in this Chapter.

"Back-haul" means generating and transporting refuse, recyclable materials, or organic materials to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in Title 14 California Code of Regulation § 18982 (66 A).

"Bulky waste" means large items of refuse such as appliances, furniture, large auto parts, trees, branches, stumps, and other oversize waste whose large size precludes or complicates their handling by normal collection, processing, or disposal methods. (Title 27 California Code of Regulations, § 20164)

"Buy-back recycling center" means a facility which may pay a redemption fee for the delivery and transfer of ownership to the facility or individual of source separated materials, for the purpose of recycling.

"City" means the City of Tracy, including any unincorporated areas of the County that may be annexed by the City.

"Commercial business" or "commercial" means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, or industrial facility. A multi-family residential dwelling that consists of five units or more is considered a commercial business for purposes of this Chapter.

"Commercial edible food generator" includes a Tier One or a Tier Two commercial edible food generator as defined in Title 14 California Code of Regulations § 18982 (73) and (74). For the purposes of this Chapter, food recovery organizations and food recovery services are not commercial edible food generators.

"Commercial waste" means refuse originating from commercial businesses including stores, markets, office buildings, restaurants, theaters, shopping centers, hospitals, schools, and commercial warehouses.

"Community composting operation" means any activity that composts organic materials, and the total amount of feedstock and compost on-site at any one time does not exceed 100 cubic yards and 750 square feet. A community composting operation does not include a composting operation that is located on private property and only processes material generated at the premises including, but not limited to, residential backyard composting or on-site composting at a farm that does not process external material.

"Compactor" means a compacting unit that loads a receiver or debris box. The receiver or debris box serves as a receptacle for refuse or recyclable materials and has a capacity of one cubic yard or larger.

"Compost" means the product resulting from the controlled biological decomposition of organic materials. Garden waste, leaves, organic materials, and food waste are some of the materials that are, or in the future may be, source separated from the refuse stream to produce compost.

"Composting facility" means a permitted facility that processes, transfers, or stores compostable materials, including agricultural material, green material, vegetative food material, chipping and grinding, biosolids composting materials, and research.

"Construction and demolition debris" means waste building materials, packaging, and debris resulting from construction, remodeling, repair, and/or demolition operations on pavements, houses, commercial buildings, and other structures. (Title 27 California Code of Regulations, § 20164)

"Container" means a refuse, recycling, or organic materials cart, bin, or roll-off box provided by the franchise contractor in varying sizes.

"Contractor" means any person collecting or transporting residential, commercial, and/or industrial refuse, recyclable materials, and other organic materials pursuant to an exclusive refuse collection franchise agreement authorized by the City Council.

"Curbside recycling" means the collection of recyclable materials at curbside in front of residential dwellings to be separated at the MRF and eventually taken to various processing facilities.

"Designated disposal facility" or "disposal facility" means San Joaquin County's Foothill Sanitary Landfill, or such other landfill in San Joaquin County's disposal system as designated by the City.

"Designated materials recovery facility" or "designated MRF" means the Tracy Material Recovery Facility, or other such materials recovery facility as designated by the City.

“Designee” means an entity that the City contracts with or otherwise arranges to carry out any of the City’s responsibilities of this Chapter. A designee may be a government entity, a contractor, a private entity, a combination of those entities, or another entity as approved by the City, unless otherwise indicated.

"Disabled citizen" means the individual applying for the discounted rate who has proof of permanent disability (doctor's letter or a notice of award evidencing eligibility for Social Security Administration Supplemental Security Income Program for the aged, blind, and disabled is required), the garbage service is listed in his or her name, and the property is the individual's principal place of residence.

"Disposal" means the management of refuse through landfilling or transformation at permitted disposal facilities.

"Disposal facility" means any facility or location where the disposal of refuse occurs. The facility may incorporate one or more disposal methods.

"Drop-off recycling center" means a facility which accepts delivery or transfer of ownership of source-separated materials for the purpose of recycling or composting, without paying a fee. Donation of materials to collection organizations, such as charitable groups, is included in this definition.

“Edible food” means food intended for human consumption:

- (a) For the purposes of this Chapter, “edible food” is not refuse if it is recovered and not discarded.
- (b) Nothing in this Chapter requires or authorizes the recovery of edible food that does not meet the food safety requirements of the California Retail Food Code.

“Enforcement Official” means any City employee or agent of the City with authority to enforce a provision of this Code.

"E-waste" means electronic products including, but not limited to: computers, televisions, VCRs, stereos, copiers, fax machines, and other electronic products.

“Food recovery” means actions to collect and distribute food for human consumption which otherwise would be disposed.

“Food recovery organization” means an entity that engages in the collection or receipt of edible food from commercial edible food generators and distributes that edible food to the public either directly or through other entities, including, but not limited to:

- (a) A food bank as defined in § 113783 of the Health and Safety Code;
- (b) A nonprofit charitable organization as defined in §113841 of the Health and Safety Code; and
- (c) A nonprofit charitable temporary food facility as defined in §113842 of the Health and Safety Code.

A food recovery organization is not a commercial edible food generator.

“Food recovery service” means a person or entity that collects and transports edible food from a commercial edible food generator to a food recovery organization or other entities for food recovery. A food recovery service is not a commercial edible food generator.

"Food waste" means residential or commercial putrescible food waste materials that are purposely set-out for collection separately from refuse and recyclable materials, meeting health and safety provisions of the Tracy Municipal Code, and with the intention that they be composted or taken to animal feed lots.

"Franchise" means a special privilege granted to an individual or group to provide services in a particular area, i.e. providing a refuse collection service to the City.

"Franchisee" means any party granted a franchise as specified in this Chapter.

"Garbage" means, except for salvage, any putrescible animal, fish, fowl, storage, handling, or consumption of foods; except food waste, vegetable and fruit packaging, swill, or offal, and shall include containers or other non-putrescible material to which the particles of putrescible material are attached.

"Generator" means any person, customer, or entity that is responsible for the initial creation of refuse, recyclable materials, and/or organic materials.

"Hazardous waste" means waste or a combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may do either of the following:

- (a) Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness.
- (b) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Unless expressly provided otherwise, "hazardous waste" includes extremely hazardous waste and acutely hazardous waste.

"Household hazardous waste" means products used regularly in and around homes, classified by State law as hazardous materials. These products include batteries, antifreeze, cleaners, glues, paints, pesticides, pharmaceuticals, and petroleum products. These products, when discarded, may become household hazardous waste if not properly discarded.

"Industrial waste" means refuse originating from mechanized manufacturing facilities and factories, including food processing, vegetable and fruit packing waste, refineries, commercial construction and demolition projects, publicly operated treatment works, and/or solid waste placed in debris boxes.

"Leachate" means the fluid stream resulting from precipitation percolating through a pile or cell of refuse materials, and which contains water, dissolved solids, and decomposition products of solids.

"Licensed collector" means any person or entity operating under a collector's license issued by the City for the purpose of collecting or transporting refuse, recyclable materials, or organic materials, and includes special waste.

"Material Recovery Facility" or "MRF" means a permitted refuse facility in which recyclable or compostable materials are separated from the refuse stream for the purposes of recycling, composting, transformation, or disposal.

"Multi-family" means of, from, or pertaining to a residential premise with five or more dwelling units. Multi-family premises do not include hotels, motels, or other transient occupancy facilities. Multi-family complexes of four units or less are considered residential.

"Non-putrescible, dry waste" means dry materials that can be stored for long periods of time without decomposition or odiferous release and does not produce leachate. Non-putrescible, dry waste does not

include putrescible waste, bulky waste, e-waste, organic materials, hazardous waste, household hazardous waste, liquid waste, or organic materials.

"Organic materials" means material that originated from living organisms and their metabolic waste products, including but not limited to: food waste, green material, landscape and pruning waste, nonhazardous wood waste, food soiled paper waste that is mixed in with food waste, biosolids, digestate, and sludges.

"Organic waste generator" means a person or entity that is responsible for the initial creation of organic waste.

"Putrescible" means refuse liable to undergo organic decomposition that typically involves the anaerobic splitting of proteins by bacteria and fungi with the formation of foul-smelling, incompletely oxidized products.

"Recyclable materials," "recyclables" or "recycled material" means discarded materials from a generator that are specifically approved by the City for collection in its recyclable materials collection program. No discarded materials shall be considered recyclable unless such material is separated from refuse and organic materials.

"Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become refuse, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation, as defined below.

"Refuse" means all solid waste intended for disposal and that conforms with the requirements of the Tracy Municipal Code for disposed solid waste, including but not limited to: all putrescible and non-putrescible wastes, whether in solid or liquid form, except liquid-carried industrial wastes or sewage hauled as an incidental part of a septic tank or cesspool-cleaning service; garbage (i.e., putrescible animal, fish food, fowl, or any thereof, resulting from the preparation, storage, handling or consumption of such substances); and rubbish (i.e., printed materials, paper, pasteboard, rags, straw, used and discarded clothing, packaging materials, ashes, floor sweepings, glass, and other waste materials).

"Residential" means of, from, or pertaining to single-family premises and multi-family premises of four units or less, used for human shelter, irrespective of whether such dwelling units are rental units or are owner-occupied. Residential excludes hotels, motels, or other similar premises.

"Residential waste" means refuse originating in single-family or multi-family dwellings of four units or less.

"Resource recovery" means the extraction and utilization of materials and energy from the waste stream. An integrated resource recovery program may include recycling, composting, and/or transformation with a landfill for residual waste disposal.

"Re-use" means the use, in the same form as it was produced, of a material which might otherwise be discarded.

"Roll-off box" means a receptacle for refuse and construction and demolition debris having a capacity of greater than eight cubic yards that is picked up in its entirety by a dedicated truck for emptying at a separate location. Also known as a debris box or drop box.

"Salvage" means anything useful or valuable which is no longer useful in its present condition or at its present location, but capable of being recycled or reused.

“Self-haul” or “self-hauler” means a person who hauls refuse, recyclable materials, or organic waste he or she has generated, to another person or as otherwise defined in Title 14 California Code of Regulation § 18982 (66).

"Single-stream recycling program" means the collection of commingled recyclables.

"Solid waste" means all putrescible and non-putrescible solid semi-solid, and liquidized wastes including garbage, trash, refuse, paper, rubbish, ashes, industrial waste, construction and demolition wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not a hazardous waste, manure, vegetable or animal solid or semi-solid wastes, and other discarded solid and semi-solid wastes. Solid waste does not include:

- (a) Hazardous waste.
- (b) Radioactive waste regulated pursuant to the Radiation Control Law.
- (c) Medical waste regulated pursuant to the Medical Waste Management Act.
- (d) Materials that are designated by the generator for collection by the contractor as recyclable materials.
- (e) Recyclables that are donated or sold to a third party by residential customers or service recipients.
- (f) Materials that are designated by the generator for collection by the contractor as organic materials.

"Solid waste management" means the systematic administration of all activities which provide for the collection, salvage, storage, recycling, composting, transportation, transfer, transformation processing, treatment, and disposal of refuse.

"Source reduction" means any action which causes a net reduction in the generation of refuse. Source reduction does not include steps taken after the material becomes refuse or actions which would impact air or water resources in lieu of land, including, but not limited to, transformation.

"Source separated" means the segregation, by the generator, of materials designated for separate collection for some form of materials recovery or special handling.

“Tier one commercial edible food generator” means a commercial edible food generator that is one of the following, each as defined in Title 14 California Code of Regulations § 18982 (73):

- (a) Supermarket.
- (b) Grocery store with a total facility size equal to or greater than 10,000 square feet.
- (c) Food service provider.
- (d) Food distributor.
- (e) Wholesale food vendor.

“Tier two commercial edible food generator” means a commercial edible food generator that is one of the following, each as defined in Title 14 California Code of Regulations § 18982 (74):

- (a) Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
- (b) Hotel with an on-site food facility and 200 or more rooms.
- (c) Health facility with an on-site food facility and 100 or more beds.
- (d) Large venue.
- (e) Large event.
- (f) A state agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
- (g) A local education agency with an on-site food facility.

"Tipping fee" means the charge to unload waste materials at a transfer station, material recovery facility, landfill, or other disposal site.

"Transfer station" means those facilities utilized to receive refuse, recyclable materials, or organic materials; temporarily store, separate, convert, or otherwise process the materials, or to transfer the materials directly from smaller to larger vehicles for transportation to a disposal site.

"Transformation" means the process of incineration, pyrolysis, distillation, gasification, or biological conversion other than composting.

"Unacceptable materials" may consist of, but are not limited to:

- (a) Hazardous waste.
- (b) Infectious waste.
- (c) Hot ashes.
- (d) Free-flowing liquids.
- (e) Animal carcasses.
- (f) Items that may be easily scattered by the wind (these items should be bagged prior to placement in a container).

"White goods" means discarded, enamel-coated major appliances, such as washing machines, clothes dryers, hot water heaters, stoves, and refrigerators.

"Yard waste" means any waste generated from the maintenance or alteration of public, residential, commercial, or industrial landscapes including, but not limited to grass and vine clippings, leaves, tree trimmings, prunings, brush, and weeds. Prohibited materials from yard waste include, but are not limited to dirt, rocks, animal waste, or dead animals.

Article 3 – Requirements to Take Service – Prohibitions on Accumulation and Disposal of Refuse

5.20.030 – Requirements to Subscribe for Residential Collection

The owner, occupant, or owner-occupant, as the case may be, of every occupied residential dwelling shall pay the lawful established collection rates for the removal of refuse, recyclable materials, and organic materials from such premises. Subscription to all services is mandatory. Generators shall place such materials in designated containers provided by the contractor for collection by the contractor in accordance with this Chapter and all applicable laws.

5.20.040 - Requirements to Subscribe for Commercial Service

The owner, occupant, or owner-occupant, as the case may be, of every occupied commercial, industrial, and institutional structure in the City, are jointly and severally responsible to subscribe with the City for service, and to pay the lawful established rates for the removal of refuse and recycling from the premise, and shall place such materials in containers provided for collection by the contractor in accordance with all applicable provisions of this Chapter, except as otherwise provided herein. Beginning January 1, 2022, organic material subscription is mandatory for commercial and industrial owners, occupants, or owner-occupants, unless a waiver is granted pursuant to § 5.20.050.

5.20.050 – Waivers for Organic Material Collection

Commercial businesses may request the following de minimis, physical space, and/or collection frequency waivers as described as follows:

- (a) De Minimis Waivers. A de minimis waiver may be requested to comply with some or all of the organic waste requirements of this Chapter if a business generates below a certain amount of organic material. Businesses requesting waiver shall:
 - (1) Submit an application specifying the services that they are requesting a waiver.
 - (2) Notify the City if circumstances change such that business' organic waste exceeds threshold required for waiver, in which case waiver will be rescinded.
 - (3) Provide written verification to the City of eligibility (for de minimis waiver) every five years, if the City has approved de minimis waiver.

(b) Physical space waivers

A physical space waiver may be requested if a commercial business or property owner documents that the premises lacks adequate space for organic waste and/or recyclables containers. Commercial business, business owner, or property owner requesting waiver shall:

- (1) Submit an application specifying the services that they are requesting a waiver from.
- (2) Provide documentation that the premises lacks adequate space for organic and/or recyclables containers.
- (3) Provide written verification to the City of eligibility for physical space waiver every five years, if the City has approved application for waiver.

Article 4 – Grant of Franchise – City Rights

5.20.060 – City Rights

- (a) The City reserves unto itself the exclusive right to collect, transport, haul, and dispose of or cause to be collected, transported, hauled, and disposed of, all refuse, recyclable materials, organic materials, and construction and demolition debris produced or found within the City. It is unlawful for any person to collect, transport, haul, or dispose of any of the above materials within or from the City except as expressly provided in this Chapter.

- (b) The City reserves the right to establish new programs and to place responsibility of implementation on the City, contractor, or a third party.
- (c) The City directs any franchised contractor, and any other parties transporting refuse, recyclable materials, organic materials, or construction and demolition debris generated within the City to deliver all such collected material to the Tracy MRF.
- (d) The City Council shall have the power to make rules and regulations from time to time governing the transportation of collected materials through the streets.

5.20.070 - Grant of Franchise

- (a) The City shall make and enter into a franchise agreement for the collection, processing, and/or disposal of all residential, commercial, and industrial refuse, recyclable materials, organic materials, and construction and demolition debris provided for collection in the City in accordance with and subject to the terms and conditions of this Chapter and other conditions City Council may impose. The contractor and its agents shall have the sole and exclusive right to collect all refuse, recyclable materials, organic materials, and construction and demolition waste for residential, commercial, and industrial properties within the City except as provided in § 5.20.080 or as defined as an exclusion of scope in an operative franchise agreement between the City and contractor.
- (b) The contractor shall be responsible for assisting the City in meeting and maintaining the diversion goal requirements of the Act, and in entering into contract with the City to provide such services, acknowledges that diligent contractor services are necessary to meeting and maintaining the diversion goals.
- (c) The services provided by the contractor do not constitute a "public work" and are not subject to California Labor Code sections 1720—1901.
- (d) Any such contractor shall give a bond payable to the City, in an amount set by resolution of the City Council and in the franchise agreement, for the faithful performance of the duties imposed by this Chapter.

5.20.080 - Exceptions to Grant of Franchise

The rights and privileges herein granted to contractor shall in no way prevent or restrict the City or other parties from any of the following:

- (a) The City or private parties from donating or selling a recyclable or salvageable material, including edible food and scrap metal, which has been generated and segregated by such party from other materials to any party of their choice, provided that such sale or donation is a true sale or donation.
- (b) Allowing the self-hauling and disposal of discarded materials, including construction and demolition debris, organic material, grass clippings, prunings, and other discarded materials by the generator of the material(s), as long as:
 - (1) The discarded materials are generated from residential activities on the generator's own property, or are generated directly as a result of the work of specialized and distinct business operations whose primary business is not janitorial, cleaning, waste disposal, or transportation or collection.

- (2) Any self-hauling related to a commercial or industrial activity or related to a service provided to a third-party, that:
 - (i) is done as an integral part of the commercial or industrial activity, or is incidental to the commercial or industrial activity performed by a third-party contractor, and
 - (ii) conforms with usual practices for such work in other communities that have exclusive refuse collection franchises.
 - (3) The self-hauling and disposal is done using the generator's, contractor's, or landscaping company's own personnel and vehicles. Self-hauling excludes the use of, or subcontracting to, independent haulers, third parties, affiliates, or subsidiaries.
 - (4) A record will be kept by the self-hauler of the amount of organic waste delivered to each disposal facility, operation, activity, and property that processes or recovers organic waste. This record shall be subject to inspection by the City and shall include the following: delivery receipts, weigh tickets, and amount in cubic yards transported. If there are no scales present, weigh tickets are not required. Residential organic waste self-haulers are not required to record or report this information.
- (c) Delivery of self-haul materials directly to a transfer station, materials recovery facility, or disposal facility in a manner consistent with the TMC and other applicable laws; provided, however, that this provision does not create an exemption from any law requiring payment for collection services, whether those services are utilized or not.
 - (d) Permitting other entities to haul and dispose of septic tank, sand trap, and grease trap contents.
 - (e) Providing the collection of refuse in connection with the City's street cleaning service.
 - (f) Permitting other entities to carry out the City's annual weed abatement program.
 - (g) Discarded material from the City's tree trimming program, leaf collection, and/or debris collected during clean-up events if conducted by City crews, as may be provided in the franchise agreement.
 - (h) Provision of any other service that is not specified in this Chapter, that normally would be considered to fall within the contractor's services, and that the contractor explicitly waives its right to provide by written notice to the City.
- (1) The provisions of this Chapter shall not preclude or prohibit the City from utilizing its own forces or any officer or employer thereof, from collecting, removing, and disposing of refuse from the City's facilities; or to preclude or prohibit the State utilizing its own forces; or any governmental subdivision of the State utilizing its own forces; or any employee of either from collecting, removing, and disposing of refuse from the State's or governmental subdivision's facilities, respectively.

Article 5 – General Responsibilities of the Franchisee

5.20.090 – Contractor Responsibilities for Refuse, Recycling, and Organic Materials

- (a) Containers for residential dwellings. Contractor and City shall offer a range of sizes of containers for use by each residential dwelling for the collection of refuse, recycling, and organic materials. The contractor, upon the request of a generator, shall provide additional containers for refuse, recycling, and organic materials for an additional cost. In addition, customers may arrange with

the contractor and City to change the size of any container. All containers shall remain the property of the contractor, except as containers are purchased by the City and through lease or other arrangement transferred for use of the contractor.

- (b) Containers for multi-family complexes. Contractor shall provide one or more containers to apartment and condominium complexes according to their size and layout, amounts of refuse, recyclables, and/or organic materials regularly accumulated, and in accordance with the appropriate building codes.
- (c) Containers for commercial users. Contractor shall provide one or more containers and/or roll-off boxes to commercial users for refuse, recyclables, and/or organic materials in accordance with their needs and subject to exemptions per § 5.20.050. Collections can be scheduled up to six days a week, excluding Sunday.
- (d) Beginning January 1, 2022, new containers provided for residential, multi-family, commercial, or industrial businesses, shall be in compliance with Title 14 California Code of Regulations §18984.7 and .8.
- (e) Repair and replacement of containers. Contractor shall repair or replace, at no additional cost, any container which is damaged, where such damage as determined by the contractor, is not due to customer misuse or negligence. When a container is damaged with a determination that the damage was caused by customer misuse or negligence, the customer shall reimburse the contractor to replace the damaged container at the current invoice cost.
- (f) Special handling provided for disabled citizens. The contractor, at the request of a disabled customer, shall wheel out and return the containers for disabled households with no additional charge to the customer for such service. For the purposes of this section, "disabled households" shall mean those households composed entirely of persons who, by reason of disability, are unable to wheel containers to the curbside for weekly collection. Upon notification, a contractor representative will personally interview such individuals and verify their disability status and determine whether there is another individual residing in the household who is capable of taking the containers curbside. Once their eligibility has been verified, a location acceptable to the customer and contractor will be chosen where the containers will be picked up and returned.
- (g) Change in distribution methods and container sizes. City may approve changes in distribution methods and/or container sizes without amendment to this Chapter.

Article 6 – General Customer Responsibilities

5.20.100 - Customer Responsibilities for Refuse, Recycling, and Organic Materials

- (a) Residents of the City, except those living in multi-family complexes with five or more units, will be provided refuse, recycling, and organic materials containers. The customer will be provided with the day of service, costs, and regulations governing refuse, recycling, and organic materials service.
- (b) Residents shall take their refuse, recycling, and organic material containers to their own property's curbside for the automated or semi-automatic collection service provided by the City's contractor. Containers shall be placed three feet apart from each other and six feet from any vehicle or obstacle. The containers handles are to be facing the house with the wheels spaced at least one foot from the curb to allow for water to flow.
- (c) Once emptied, containers shall be removed from curbside within 24 hours after pickup of the containers by the contractor and placed behind a gate or at the side of the garage.

- (d) All containers shall be kept in a clean and sanitary condition by the resident using the container. Containers lids shall be kept tightly closed to limit access by flies to the contents thereof and to keep contents from being blown out of the containers.
- (e) Beginning on January 1, 2022, commercial businesses are required to:
- (1) Provide containers for the collection of recyclable and organic materials in all areas where refuse containers are provided for customers, for materials generated by that business. Such containers do not need to be provided in restrooms.
 - (2) Educate employees about proper segregation of recyclable materials and organic materials and prohibit employees from placing materials in a container not designated for those materials per the City's refuse, recyclables, and organic materials collection service. For new tenants, education and program information shall be provided within 14 days of occupation of the premise.
 - (3) Periodically inspect refuse, recyclables, and organics containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers.
 - (4) Deliver self-hauled organic materials, in accordance with § 5.20.080, to a City approved disposal facility or transfer station that processes source separated organic materials, and provide documentation to verify compliance requirements. Self-haulers shall also deliver source separated recyclables to a facility that recovers those materials.
 - (5) Supply and allow access to adequate number, size, and location of containers with sufficient labels or colors, pursuant to § 5.20.090 (d), for employees, tenants, contractors, and customers.
 - (6) Allow access by the City or its agent to the property for inspections to confirm compliance with the requirements of this Chapter and other Applicable Laws.
 - (7) Be responsible for compliance with this Chapter when entered into a written agreement with another party, such as a property manager, tenant, or other party, which contracts for refuse, recyclable materials, and organics materials collection service. Responsibility falls on that party as well as the owner.

Article 7 – Recycling Program

5.20.110 - Recycling Program

The curbside recycling program was established in 1991 as a first step to achieve the diversion goals of the Act, and is a key component in the efforts to comply with the mandates of the Act. The contractor shall collect curbside recyclables once per week or bi-weekly as approved by the City but without amendment of this Chapter, or in any case no less frequently than once every other week as arranged between the City and the contractor. Curbside recyclable materials include, but are not limited to: aluminum cans, glass, newspaper, mixed paper, steel/tin cans, cardboard, authorized plastics, and other materials as approved in an operative franchise agreement between the City and its contractor. Recyclable materials may be added to, or deleted from, the curbside program without amendment of this Chapter.

5.20.120 – Participation in Residential Recycling Program

All single-family and multi-family residential generators must participate in the City's residential recycling program and subscribe to recyclable materials collection service provided by the City's contractor. The fee for recyclable materials collection service is included as part of the standard refuse collection rate for customers using the three-container collection system. Residential generators have the right to sell or donate their recyclable material, but only as provided in § 5.20.080.

5.20.130 – Preparation of Recyclable Materials

Generators using the three-container collection system shall separate recyclable materials for collection and transport such that the materials are kept as clean as possible and segregated from all other refuse and organic materials. Recyclable materials shall be placed comingled in the designated recyclable materials container provided by the City's contractor. Generators shall place these containers at curbside for pickup on collection day as described in § 5.20.100, unless otherwise permitted by the City.

5.20.140 – Participation in Commercial Recycling Program

All commercial and multi-family generators not using the three-container collection system must participate in the City's recycling program and subscribe to recyclable materials collection service provided by the City's contractor. The fee for recyclable materials collection service will be charged separately from refuse and organic materials service.

Article 8 – Organic Materials Collection Program

5.20.150 – Organic Materials Collection Program

A yard waste program was established in 1995 as the second key step to achieve the diversion goals of the Act, and is a key component of the City's efforts to comply with the mandates of the Act. Beginning January 1, 2022, all generators, including all property owners, owners of commercial businesses, and residents living in single-family structures, multi-family structures, and mixed-use buildings, including those entities authorized to self-haul their waste pursuant to § 5.20.080, must participate in the City's organic materials (refer to § 5.20.020) collection program, including the requirements to:

- (a) Separate organic materials for collection or transport, and ensure that no organic materials are deposited in a refuse container, or deposited at any City disposal facility, or are otherwise disposed of or deposited in any recyclable materials containers.

The Contractor shall collect organic materials on a weekly basis, unless otherwise permitted by the City. Other types of organic materials may be added to, or deleted from, the program without amendment of this Chapter.

5.20.160 - Participation in Organic Materials Collection Program

- (a) The organic materials collection program is mandatory for all residential, multi-family, commercial, industrial, and institutional owners, occupants, and owner-occupants. An organic materials collection program fee is included as part of the refuse collection rate for residential and multi-family customers using the three-container collection system; commercial, industrial, and multi-family customers not using the three container collection system will be charged separately for collection of organic material as provided in the City's collection rates.

5.20.170 - Preparation of Organic Materials

Organic materials need to be kept as clean as possible, separated from other refuse and recyclable materials, and placed inside the appropriate container. Residential customers shall place containers at

curbside as described in § 5.20.100, on the same day as regular refuse service on a weekly basis, unless otherwise permitted by the City.

5.20.180 – Collection by Unauthorized Persons

From time of placement of organic materials at the curb or at other designated locations for collection in accordance with the terms hereof, items shall become, and be, the property of the City or its authorized contractor. It shall be a violation of this Chapter for any person unauthorized by the City to collect or pick-up any such items.

Article 9 – Other Programs and Services

5.20.190 – Edible Food Recovery Program – General Provisions

Effective January 1, 2022, commercial edible food generators under the jurisdiction of the City shall comply with the requirements of this Chapter.

5.20.200 – Edible Food Recovery Program - Commercial Edible Food Generators.

Tier one commercial edible food generators shall comply with the requirements of this section as of January 1, 2022, and tier two commercial edible food generators shall comply with the requirements of this section as of January 1, 2024:

- (a) Commercial edible food generators shall contract with or otherwise arrange with food recovery services or food recovery organizations, to recover edible food that would otherwise be disposed of. Commercial edible food generators may contract with food recovery services and organizations to collect edible food from the commercial edible food generator, or self-haul edible food to the food recovery services or food recovery organizations. Edible food may only be self-hauled to the food recovery services or organizations with the consent of the food recovery services or organizations, and pursuant to an operative contract or other agreed upon arrangement.
- (b) Follow California food safety and handling requirements for all food recovered.
- (c) Do not intentionally spoil food capable of being recovered by food recovery services or organizations.
- (d) Allow the City's designated entity, or designated third party entity, to access the premises and review records.
- (e) Keep records that include the following information:
 - (1) A copy of all contracts, written agreements, or other documents between the edible food generator and the food recovery services or organizations.
 - (2) A list of each food recovery service or organization that collects or receives its edible food and the following information for each of those services or organizations:
 - (i) The name, address, and contact information of the service or organization.
 - (ii) The types of food that will be collected by or transported to the service or organization.
 - (iii) The established frequency that food will be collected or transported.
 - (iv) The quantity of food, measured in pounds recovered per month, collected or transported to the service or organization for food recovery.

- (f) Nothing in this Chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Food Donation Act, or requirements contained in Food Share Donation regulations for schools (SB 557).
- (g) As of January 1, 2024, large venues or large event operators not providing food service, but allowing for food to be provided by others, shall require food facilities operating at the event to comply with the requirements of this section.

5.20.210 – Edible Food Recovery Program - Food Recovery Services and Organizations

- (a) Food recovery services collecting or receiving edible food directly from commercial edible food generators shall maintain the following records:
 - (1) The name, address, and contact information for each commercial edible food generator that the service collects edible food from.
 - (2) The quantity in pounds of edible food collected from each commercial edible food generator per month.
 - (3) The quantity in pounds of edible food transported to each food recovery organization per month.
- (b) Food recovery organizations collecting or receiving edible food directly from commercial edible food generators shall maintain the following records:
 - (1) The name, address, and contact information for each commercial edible food generator that the organizations received edible food from.
 - (2) The quantity in pounds of edible food received from each commercial edible food generator per month.
 - (3) The name, address, and contact information for each food recovery service that the organization received edible food from for recovery.
- (c) Food recovery services and food recovery organizations shall inform generators about California and Federal Good Samaritan Food Donation Act protection in written communications, such as in contract or agreement with them.
- (d) Food recovery organizations and services shall provide the City or City authorized entity, with a copy of the records maintained in (a) and (b) of this Section.

Article 10 – Refuse, Recyclables, and Organic Materials Collection Rates

5.20.220 - Rates Payable by All Occupants

Every tenant, occupant, or lessee of any premises within the City shall pay the collection, transportation, processing, and disposal fees as established by City Council Resolution and the provisions of this Chapter for residential, commercial, and industrial services rendered in the collection, transportation, processing, and disposal of refuse, recyclables, organic materials, leaf removal, and clean-up events.

5.20.230 - Customer Rates Set by City Council

- (a) The monthly rates for weekly and one time collection, transportation, processing, and disposal of refuse, recyclable materials, and organic materials for residential customers, shall be set by Resolution by the City Council.
- (b) Monthly fees for curbside collection, transportation, processing, and disposal of refuse, recyclable materials, and organic materials based on size of container and frequency of service for commercial and industrial customers, shall be set by Resolution of the City Council.
- (c) Rates may be reviewed annually. Rate adjustments may also be considered when changes in services are enacted by City Council, or at such times as may be deemed appropriate by the City or as may be required by any agreement with the contractor.
- (d) In setting mandatory customer refuse collection rates, the City Council will consider the following costs:
 - (1) Reasonable compensation to contractor for the collection and transportation of refuse, recyclables, and organic materials (labor, insurance, vehicles, maintenance, etc.).
 - (2) Purchase of containers and their maintenance.
 - (3) County tipping fees which include State fees.
 - (4) Recovery of direct and/or indirect City refuse, recyclable materials, and organic materials costs such as the City's administration of the contract and of City's refuse, recyclable materials, and organic materials management programs, a proportionate share of the refuse, recyclable materials, and organic materials related costs for utility billing incurred by the Finance Department, the proportionate share of staff time and resources by City staff dedicated to administration and enforcement of this Chapter and of the franchise agreement.
 - (5) Maintenance of a rate stabilization reserve in the Solid Waste Enterprise Fund to smooth future rate increases.
 - (6) A City franchise fee of not more than 10% of revenue may be collected.

5.20.240 - City Billing of Customer Rates

- (a) Unless otherwise decided by Resolution of the City Council, the City shall provide all services directly related to billing and collecting customer charges related to the handling and disposal of refuse, recyclable materials, and organic materials. In so doing, the City is acting as an agent of the contractor.
- (b) In the case of any such occupant who is a tenant, an advance deposit as specified in § 11.12.080 shall be required.
- (c) In the case of nonpayment of utility bills, the City reserves the right to cease delivery of water and refuse service to the billed entity until the nonpayment has been corrected as specified in § 11.12.050 (d).

Article 11 – Compliance Inspections, Enforcement, and Penalties

5.20.250 – Compliance Inspections and Penalties for Non-Compliance

- (a) The City or its designee will conduct inspections, route reviews, and compliance reviews to determine compliance with this Chapter. If the City or its designee determines that a waste

generator, self-hauler, hauler, or commercial edible food generator or other entity is not in compliance with this Chapter, the City or its designee shall provide educational materials to the entity describing its obligations under this Chapter, and a notice that compliance is required. This section does not allow the City or its designee to enter the interior of a private residential property for inspection.

- (b) If the City or its designee determines that a waste generator, self-hauler, hauler, or commercial edible food generator or other entity is not in compliance with this Chapter, it shall document the noncompliance or violation and take enforcement action as described in Sections 5.20.260.

5.20.260 – Enforcement and Penalties

- (a) The City reserves the right to impose penalties and fees at its sole discretion in response to violations or instances of noncompliance with this Chapter. Violation of any provision of this Chapter shall constitute grounds for assessment of a notice of violation, administrative citation, and fine by a City Enforcement Official or representative. The City's procedures on imposition of administrative fines are set forth in Chapter 1.28 of this Code and are hereby incorporated in their entirety, as modified from time to time, and shall govern the imposition, enforcement, collection and review of administrative citations issued to enforce this Chapter.

- (b) Other remedies allowed by law may be used, including civil action or prosecution as a misdemeanor or infraction. The City may pursue civil action in the California courts to seek recovery of unpaid administrative fines. The City may choose to delay court action until such time as a sufficiently large number of violations, or cumulative size of violations, exist such that court action is a reasonable use of City staff and resources.

- (c) Process for Enforcement

- (1) Enforcement Officials will investigate and monitor compliance with this Chapter randomly and through compliance reviews, route reviews, complaint follow-up, and an inspection program.

- (2) The City may issue an official notification to inform the regulated waste generator of its obligations under this Chapter.

- (3) The City may issue a Notice of Violation requiring compliance within 60 days of issuance of the Notice. A Notice of Violation shall include the following information:

- (i) the name(s) of each person or entity to whom it is directed;

- (ii) a description of the violation(s), including the relevant section(s) of this Code;

- (iii) the compliance date by which the person or entity is to correct the violation(s);

- (iv) the penalty for not complying within the specified compliance date.

Notices shall be hand delivered or mailed to the owner, manager, and/or tenant of the business or residence that is not in compliance.

- (4) If a person or entity fails to comply with the deadline set forth in the Notice of Violation, the City may issue an administrative citation and impose fines, pursuant to Chapter 1.28 of this Code.

- (5) The fine amounts shall be as set forth in Section 1.28.050 of this Code, subject to any minimum or maximum penalty amounts imposed by State law.

5.20.270 – Appeal Process

Persons or entities receiving an administrative citation containing a penalty for an uncorrected violation may request a hearing to appeal the citation pursuant to Sections 1.28.070 through 1.28.110 of this Code.

5.20.280 – Compliance Deadline Extension Considerations

The City may use its discretion in, but is not obligated to, granting extensions to the compliance deadlines set forth in this Chapter if it finds that extenuating circumstances beyond the control of the respondent make compliance within the deadlines impracticable. These include the following:

- (a) Acts of God such as earthquakes, wildfires, flooding, and other emergencies or natural disasters;
- (b) Delays in obtaining discretionary permits or other government agency approvals; or
- (c) Deficiencies in organic waste recycling capacity infrastructure or edible food recovery capacity.

AGENDA ITEM 1.G

REQUEST

WAIVE SECOND READING AND ADOPT ORDINANCE 1325, AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 2.04 (CITY COUNCIL ORGANIZATION AND PROCEDURE) OF TITLE 2 (ADMINISTRATION) OF THE TRACY MUNICIPAL CODE TO AMEND SECTION 2.04.060 "COUNCIL MEMBER AND ELECTED MAYOR COMPENSATION"

EXECUTIVE SUMMARY

Ordinance 1325 was introduced at the regular Council meeting held on December 7, 2021. Ordinance 1325 is before Council for adoption.

DISCUSSION

Government Code section 36516 provides that the salaries of city council members of a general law city may be enacted by ordinance and establishes restrictions on the monthly salaries of council members based on the population of a city. The City of Tracy is a general law city. The salaries for the Tracy City Council and Mayor were last reviewed in 2019.

This item requests that the Council review the salaries of its members and consider adopting an ordinance to amend these salaries in accordance with state law. This change in compensation shall be effective January 1, 2023, following certification of the results of the November 2022 City Council election.

Government Code section 36516 provides that the salaries of city council members in a general law city may be enacted by ordinance. Section 36516 also establishes maximum salary amounts for council members depending on population (\$600 per month for cities with a population between 75,001 and 150,000) and restricts annual increases to salaries to a maximum of five percent (5%) per calendar year for each calendar year (simple, non-compounded basis) from when the last salary adjustment was enacted. Section 36516.5 further provides that council salary increases shall not take effect until one of the council members commences a new term (i.e. the next municipal election).

Section 6.1.2 of the adopted Code of Conduct states that the salaries of the Mayor and Council shall be reviewed every two years. Currently, the monthly salaries of Tracy Council Members are \$936. The Mayor receives an additional \$100 per month for a total of \$1,036. These salary amounts were established pursuant to Ordinance 1283 adopted on January 21, 2020.

Proposed Ordinance 1325 was introduced at the regular Council meeting held on December 7, 2021, to amend Chapter 2.04 (City Council Organization and Procedure) of Title 2 (Administration) of the Tracy Municipal Code to amend Section 2.04.060 "Council Member and Elected Mayor Compensation". Proposed Ordinance 1325 is before Council for adoption.

STRATEGIC PLAN

This agenda item is a routine operational item that does not relate to the Council's Strategic Plans.

FISCAL IMPACT

Depending on Council's direction for a salary increase, staff will make the appropriate adjustment to the FY 2022/2023 base budget as the salary increase would go into effect upon the commencement of the newly elected City Council Members' terms.

RECOMMENDATION

Staff recommends that Council waive the full reading of the text and adopt Ordinance 1325, approving and amending Chapter 2.04 (City Council Organization and Procedure) of Title 2 (Administration) of the Tracy Municipal Code to amend Section 2.04.060 "Council Member and Elected Mayor Compensation".

Prepared by: Necy Lopez, Deputy City Clerk

Reviewed by: Adrienne Richardson, City Clerk
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS:

Attachment A: Ordinance 1325

ORDINANCE 1325

AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 2.04 (CITY COUNCIL ORGANIZATION AND PROCEDURE) OF TITLE 2 (ADMINISTRATION) OF THE TRACY MUNICIPAL CODE TO AMEND SECTION 2.04.060 "COUNCIL MEMBER AND ELECTED MAYOR COMPENSATION"

WHEREAS, On January 21, 2020, pursuant to Government Code section 36516, the City Council of City of Tracy adopted Ordinance No. 1283 setting the salary of Tracy City Council Members at Nine Hundred Thirty-Six dollars (\$936.00) per month; and

WHEREAS, Pursuant to Government Code section 36516.1, which permits an elected Mayor to receive additional compensation, the salary for the Mayor was set at an additional One Hundred Dollars (\$100) per month; and

WHEREAS, Pursuant to Government Code section 36516(a)(4) the City Council may set salaries for Council Members up to Six Hundred Dollars (\$600.00) per month based on a population between 75,001 and 150,000; and

WHEREAS, The California Department of Finance determined the total population of the City of Tracy is 98,601 as of January 1, 2021; and

WHEREAS, Pursuant to Government Code section 36516(c) any adjustment to Council Member salaries may not exceed an amount equal to five percent (5%) for each calendar year from the operative date of the last adjustment; and

WHEREAS, The last adjustment to the salaries of the Tracy City Council Members was operative on January 1, 2021, thus the maximum salary increase allowed under state law is a 10 percent (10%) increase of the current \$936.00 per month salaries for Council Members.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1: The following shall amend Section 2.04.060 of Chapter 2.04 of Title 2 of the Tracy Municipal Code:

"Section 2.04.06 Council Member and Elected Mayor Compensation:

- (a) The salary of each member of the City Council of the City of Tracy shall be set at One Thousand and Twenty Nine (\$1,029) per month.
- (b) The Mayor shall receive an additional \$100 per month in compensation."

SECTION 2: This ordinance shall take effect thirty (30) days after the final passage and adoption, however, pursuant to Government Code section 36516.5, this change in compensation shall be effective January 1, 2023, following certification of the results of the November 2022 City Council election.

SECTION 3: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary

form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the name of the Council Members voting for and against the ordinance. (Gov't Code section 36933).

The foregoing Ordinance 1325 was introduced at a regular meeting of the Tracy City Council on the 7th day of December 2021, and finally adopted on the 21st day of December, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.H

REQUEST

AUTHORIZE THE APPOINTMENT OF SIX YOUTH COMMISSIONERS TO THE YOUTH ADVISORY COMMISSION

EXECUTIVE SUMMARY

The Youth Advisory Commission (YAC) was established by City Council in 1998 with the purpose of providing youth with an opportunity to make a positive impact in their communities and advising the City Council, Parks and Community Services Commission and staff on matters relating to the welfare of youth in Tracy. The bylaws of the Youth Advisory Commission set the minimum number of youth appointed Commissioners at eight, with a maximum limit at fourteen and a maximum of three adult Commissioners. A selection panel was established and made recommendations for six youth to be appointed for a two-year term to fill the existing youth vacancies on the Youth Advisory Commission.

DISCUSSION

The Youth Advisory Commission (YAC) was established by City Council in 1998 with the purpose of providing youth with an opportunity to make a positive impact in their communities and advising the City Council, Parks and Community Services Commission and staff on matters relating to the welfare of youth in Tracy. The bylaws of the Youth Advisory Commission call for a minimum of eight youth and a maximum of fourteen youth Commissioners and a maximum of three adult Commissioners that may sit on the Commission. The bylaws are crafted to include two youth representatives from each of the four comprehensive high schools in the area (Kimball, Millennium, Tracy and West) and the four alternative education high schools (Delta Charter, Duncan-Russell Continuation, Willow Community Day School and Stein Continuation). The selection process for the Youth Advisory Commission is to have a diverse group of teens that reflect each of the Tracy area high schools, and who wish to have a voice in their community and be involved in the Commission. Adult Commissioners shall reside within the jurisdiction of any Tracy school district to include one member of the School District and two members of the community who desire to work with youth. Currently the Commission has thirteen youth and two adult vacancies.

The City recruits new Commissioners on an ongoing basis to fill any vacancies created by outgoing Commissioners. Marketing efforts include: City website, social media, outreach to the various high schools, emails to the various community service clubs in the Tracy community, online and print ads in the local newspaper and any interest cards that have been completed with the City Clerk. The bylaws of the Youth Advisory Commission call for a selection panel to review new applications and make recommendations for appointment to the City Council. This year's panel consisted of Recreation Coordinator Amanda Jensen, Adult Youth Advisory Commissioner Scott Arbogast and Parks and Community Services Commissioner Jacy Krogh.

The interview panel conducted interviews on October 27, 2021. The selection panel recommends the following six youth to fill the remainder of vacated two-year terms, from August 1, 2021 to July 31, 2023: Simrit Randhawa and Alexis McAdams from Millennium High School, Vinisha Cherukuri and Kavin Satishkumur from Tracy High School, Travis Ha from West High School and Harleen Kaur from Kimball High School.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's Strategic Plans.

FISCAL IMPACT

This program is funded in the Parks and Recreation General Fund budget.

RECOMMENDATION

Staff recommends that the City Council approve, by resolution, the appointment of six youth Commissioners to the Youth Advisory Commission based upon the interview and selection panel recommendations.

Prepared by: Amanda Jensen, Recreation Coordinator

Reviewed by: Jolene Jauregui, Recreation Program Manager
Brian MacDonald, Director of Parks and Recreation
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

RESOLUTION 2021-_____

AUTHORIZING THE APPOINTMENT OF SIX YOUTH COMMISSIONERS TO THE YOUTH ADVISORY COMMISSION

WHEREAS, The bylaws of the Youth Advisory Commission (YAC) call for a minimum of eight youth Commissioners, and a maximum of fourteen youth Commissioners and a maximum of three adult Commissioners that may sit on the Commission, and

WHEREAS, The eligibility criteria and selection process of YAC Commissioners are established, and

WHEREAS, The City recruits new Commissioners on an ongoing basis to replace the outgoing Commissioners and existing vacancies, and has established a selection panel to recommend appointees to City Council, and

WHEREAS, The selection panel recommended the following six youth for a two-year term, from August 1, 2021 to July 31, 2023: Simrit Randhawa and Alexis McAdams from Millennium High School, Vinisha Cherukuri and Kavin Satishkumur from Tracy High School, Travis Ha from West High School and Harleen Kaur from Kimball High School;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the appointment of the six youth Commissioners, recommended by the selection panel as identified above, and for the recommended terms, to the Youth Advisory Commission.

The foregoing Resolution 2021-_____ was passed and adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.I

REQUEST

APPROVE A RESOLUTION EXPRESSING SUPPORT FOR LEGISLATION TO FURTHER STRENGTHEN LOCAL AUTHORITY AND CONTROL RELATED TO LOCAL ZONING AND HOUSING POLICY

EXECUTIVE SUMMARY

Each year, the legislature of the State of California proposes, passes, and has signed into law a number of bills addressing a range of housing issues. A number of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not take into account the needs and differences of jurisdictions throughout the State of California.

This item recommends that Council adopt a Resolution expressing support for legislation that further strengthen local authority and control related to local zoning and housing policy.

DISCUSSION

The legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing issues. Often, the legislature does not allow sufficient time between each legislative cycle to determine if the legislation is successful in bringing about the change for the State of California's housing issues. Many of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not take into account the needs and differences of jurisdictions throughout the State of California.

Local jurisdictions should determine for themselves which projects require review beyond a ministerial approval: what parking requirements are appropriate for various neighborhoods within their jurisdiction, what plans and programs are suitable and practical for each community rather than having these decisions imposed upon cities without regard to the circumstances of each individual city; and what zoning and density should be allowed for residential properties is a matter of great importance to the City of Tracy among other items related to local zoning and housing issues.

STRATEGIC PLAN

This agenda item supports the City Council's 2021-2023 Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services, and cultivating connections to promote positive change and progress in our community.

FISCAL IMPACT

There is no fiscal impact related to this agenda item.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution expressing support for legislation to further strengthen local authority and control related to local zoning and housing policy.

Prepared by: Midori Lichtwardt, Assistant City Manager

Reviewed by: Karin Schnaider, Director of Finance
William Dean, Interim Director of Development Services

Approved by: Bob Adams, Interim City Manager

ATTACHMENT:

Attachment A – Resolution

RESOLUTION 2021 - _____

**EXPRESSING SUPPORT FOR LEGISLATION TO FURTHER STRENGTHEN
LOCAL AUTHORITY AND CONTROL RELATED TO LOCAL ZONING AND
HOUSING POLICY**

WHEREAS, the legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing issues; and

WHEREAS, the legislature of the State of California does not allow sufficient time between each legislative cycle to determine if the legislation is successful in bringing about the change for the State of California's housing issues; and

WHEREAS, the number of these bills usurp the authority of local jurisdiction to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not take into account the needs and differences of jurisdictions throughout the State of California; and

WHEREAS, the ability of local jurisdictions to determine for themselves which projects require review beyond a ministerial approval; what parking requirements are appropriate for various neighborhoods within their jurisdictions; what plans and programs are suitable and practical for each community rather than having these decisions imposed upon cities without regard to the circumstances of each individual city; and what zoning should be allowed for residential properties is a matter of great importance to the City of Tracy among other items related to local zoning and housing issues; and

WHEREAS, the City Council of the City of Tracy feels strongly that its local government is best able to assess the needs of the community and objects to the proliferation of State legislation that deprives it of that ability;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Tracy:

Section 1. The City of Tracy is strongly opposed to the current practice of the legislature of the State of California of continually proposing and passing multitudes of bills that directly impact and interfere with the ability of cities to control their own destiny through use of the zoning authority that has been granted to them.

Section 2. Will explore ways to protect the ability of cities to retain local control over zoning as each individual city within the State of California is best suited to determine how the zoning in their city should be allocated in order to meet the housing needs of the community.

The foregoing Resolution 2021 - _____ was adopted by the Tracy City Council on the 21st day of December 2021 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.J

REQUEST

APPROVING SIDE LETTERS BETWEEN THE CITY OF TRACY AND THE TRACY MID-MANAGERS BARGAINING UNIT AND GENERAL TEAMSTERS LOCAL NO. 439, I.B.T.; REVISING COMPENSATION AND BENEFIT PLANS FOR THE CONFIDENTIAL EMPLOYEE UNIT, LIMITED SERVICE EMPLOYEES AND DEPARTMENT HEADS; AUTHORIZING THE CITY MANAGER TO APPROVE SIDE LETTER AGREEMENTS; AND AUTHORIZING AN AMENDMENT TO THE POSITION CONTROL ROSTER AND THE CITY MASTER SALARY SCHEDULES TO REFLECT THE ELIMINATION OF SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY POSITIONS AND COMPLY WITH STATE OF CALIFORNIA MINIMUM WAGE ORDER

EXECUTIVE SUMMARY

On January 2, 2022, City of Tracy employees assigned to the South San Joaquin County Fire Authority (“Authority”) will transition to and become employed by the South San Joaquin County Fire Authority. As a result of the transition, all positions currently allocated to the Authority will be eliminated from the City’s Position Control Roster and all classification specifications exclusively assigned to the Authority will be removed from the City’s Classification Plan and Master Salary Schedule. In addition, the Memorandum of Understanding or Compensation and Benefit Plan for each classification exclusively represented by the Authority has been updated to reflect the elimination of Authority positions.

On August 31, 2021, City Council approved Resolution #2021-122 amending the Master Salary Schedule for Limited Services Employees to comply with the State of California Minimum Wage Order effective January 1, 2022.

DISCUSSION

In March of 2018, the City of Tracy and Tracy Rural Fire District adopted a new Authority Joint Powers Agreement. This Agreement allowed for the transition of employees to the Authority from the current Employer of Record, the City. The Agreement required Authority staff to develop and present a Personnel Transition Plan for the transition of employees. City Council approved the Authority’s Personnel Transition Plan on August 17, 2021.

The City of Tracy currently serves as the employer of record for personnel assigned to the Authority. On January 2, 2022 all positions exclusive to the Authority will be removed from the City’s Position Control Roster and Classification Plan including the Master Salary Schedule. In addition, references to Authority classifications have been removed from the existing Memoranda of Understandings (MOU) between the City of Tracy and the various bargaining units including the Tracy Mid-Managers Bargaining Unit (TMMBU), Teamsters Local No. 439 I.B.T. and the Compensation and Benefit Plans for the Confidential Employee Unit, Limited Services Employees and Department Heads. Additionally, the Position Control Roster and Master Salary Schedule will be amended to reflect the eliminated positions from the City of Tracy and transitioned to the Authority.

Representatives from the City and the aforementioned bargaining units met and conferred in good faith and negotiated the terms of the transition and impacted employees.

Proposed modifications are summarized below:

Tracy Mid-Managers Bargaining Unit (TMMBU):

Emergency Medical Services Manager is the only classification within this unit solely assigned to the Authority and will be removed from the TMMBU MOU by way of a side letter agreement with the language changes as follows:

1. 6.6 Uniforms and Uniform Allowances – Remove Emergency Medical Services Manager
2. Exhibit A: TMMBU Classifications – Remove Emergency Medical Services Manager

Teamsters Local No. 439 I.B.T.:

Fire Inspector is the only classification within this unit exclusively assigned to the Authority and will be removed from the Teamsters MOU by way of a side letter agreement with the language changes as follows:

1. 9.2 Uniform Allowance – Remove Fire Inspector
2. 9.3 Uniforms – Remove Fire Inspector
3. Exhibit A: Benchmarks – Remove Fire Inspector

Confidential Employee Unit (CEU):

Fire Division Chief and Fire Marshal are the two classifications within this unit exclusively assigned to the Fire Department and will be removed from the Compensation and Benefit Plan for CEU. The proposed changes to the Compensation and Benefit Plan sections are as follows:

1. Section 2. Confidential Employee Unit Membership – Remove Fire Division Chief and Fire Marshal
2. Section 3. Compensation (C) Overtime – Remove Fire Division Chief Assistance by Hire Back Fill provision
3. Section 4. Leaves (J) Holiday Pay for Division Fire Chiefs – Remove provision
4. Section 5. Benefits (F) Uniform Allowance – Remove provision

Limited Service Employees (LSE):

Fire Reserve and Firefighter Trainee are the two classifications within this unit exclusively assigned to the Fire Department and will be removed from the Compensation

and Benefit Plan for LSE. The proposed changes to the Compensation and Benefit Plan sections are as follows:

1. ATTACHMENT A Limited Service Employee Classification and Pay Schedule – Remove Fire Reserve and Firefighter Trainee

The amendments to the Master Salary Schedule approved by Resolution #2021-122 effective January 1, 2022 are reflected in Master Salary Schedule (Exhibit F).

Department Head Compensation and Benefits Plan:

Fire Chief is the only classification within this unit exclusively assigned to the Fire Department and will be removed from the Compensation and Benefit Plan for Department Heads. The proposed changes to the Compensation and Benefit Plan sections are as follows:

1. Section 2. Department Heads Unit Membership – Remove Fire Chief
2. Section 5. Benefits (B) CalPERS Retirement Formula (2) Fire Chief: Public Safety Department Head – Remove provision
3. Section 5. (L) Uniform Allowance – Remove Fire Chief

The City's Master Salary Schedule contains the salaries for employees in all classifications employed by the City of Tracy and will be updated to reflect the removal of all classifications exclusive to the Authority effective January 2, 2022 (Exhibit G). In addition, the Position Control Roster will be updated to delete all classifications currently assigned to the Authority.

STRATEGIC PLAN

This agenda item supports the City's Governance Strategy and Business Plan, and specifically implements the following goals and objectives:

Governance Strategy

Goal 1: Further develop an organization to attract, motivate, develop, and retain a high-quality, engaged, high-performing, and informed workforce.

Objective 1b: Affirm organizational values.

FISCAL IMPACT

There is no fiscal impact related to deletion of classifications.

RECOMMENDATION

That the City Council, by resolution, approve the side letters between the City of Tracy and the Tracy Mid-Managers Bargaining Unit and General Teamsters Local No. 439, I.B.T., and revisions to the Compensation and Benefit Plans for the Confidential Employee Unit, Limited Service Employees and Department Heads, authorize the Budget Officer to amend the Position Control Roster and authorize an amendment to the City Master Salary Schedules.

Prepared by: JoAnn Weberg, Human Resources Manager

Reviewed by: Kimberly Murdaugh, Director of Human Resources
Karin Schnaider, Director of Finance
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

Attachments: A – Tracy-Mid Managers Bargaining Unit (TMMBU) Side Letter
B – Teamsters Local No. 439 Side Letter
C – Revised Compensation & Benefit Plan for the Confidential Employee Unit
D – Revised Compensation & Benefit Plan for Department Heads
E – Revised Compensation & Benefit Plan for Limited Service Employees
F – Master Salary Schedule Effective 01/01/2022
G – Master Salary Schedule Effective 01/02/2022

**SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF TRACY AND
TRACY MID-MANAGERS BARGAINING UNIT**

The City of Tracy and Tracy Mid-Managers Bargaining Unit (TMMBU) agree to enter into this side letter to update the language set forth in section 6.6 and Exhibit A, of the parties' Memorandum of Understanding (the "MOU"), which runs through June 30, 2023. The revised language in these sections of the MOU effective January 2, 2022- June 30, 2023 shall read as follows:

6.6 Uniforms and Uniform Allowances

Employees in the following positions are required to wear uniforms on the job, and the City shall provide uniform allowances in the following amounts to employees in the listed positions:

- Crime Scene Property Unit Supervisor and Animal Services Supervisor: eight hundred dollars (\$800) per year,
- ~~Emergency Medical Services Manager: nine hundred fifteen dollars (\$915) per year,~~
and
- Police Records Supervisor: seven hundred fifty dollars (\$750) per year.

Uniform allowances shall be paid on the regular payday for the pay period that includes June 30.

The Public Safety Dispatch Supervisor is required to wear department-approved uniform shirts to work, and the City will provide the Public Safety Dispatch Supervisor with up to four (4) department-approved uniform shirts each fiscal year. The total value of the uniform shirts provided does not exceed \$240 per fiscal year.

The City will comply with CalPERS requirements for reporting uniform allowances and the value of uniforms provided. Under current law and related CalPERS rules and regulations, the value of provided uniforms and uniform allowances are reportable to CalPERS only for classic employees.

EXHIBIT A: TMMBU CLASSIFICATIONS

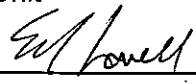
Accountant
 Airport Manager
 Animal Services Supervisor
 Assistant Engineer
 Associate Engineer
 Associate Civil Engineer
 Associate Planner
 Building Official
 City Clerk
 Code Compliance Analyst
 Community Preservation Manager
 Crime Scene Property Unit Supervisor
 Cultural Arts Division Manager
 Cultural Arts Supervisor
 Cultural Arts Technical Supervisor

Economic Development Manager
Economic Development Mgmt. Analyst I/II
~~Emergency Medical Services Manager~~
Environmental Compliance Analyst
Fleet Supervisor
Geographic Information Systems Analyst
Information Technology Specialist
Laboratory Quality Assurance Officer
Landscape Architect
Management Analyst I/II
Media Services Supervisor
Parks Planning and Development Manager
Plan Check Engineer
Police Records Supervisor
Public Safety Dispatch Supervisor
Public Works Superintendent
Public Works Supervisor
Recreation Services Manager
Recreation Services Supervisor
Senior Accountant
Senior Civil Engineer
Senior Planner
Supervising Building Inspector
Supervising Construction Inspector
Transit Manager
Utilities Laboratory Superintendent
Utility Lines Maintenance Superintendent
Utility Maintenance Superintendent
Utility Maintenance Supervisor
Wastewater Operations Superintendent
Water Operations Superintendent
Water Resources and Compliance Manager

FOR THE City of Tracy

Date: _____
Bob Adams
Interim City Manager

FOR THE Tracy Mid-Managers Bargaining
Unit



Date: 12/8/21
Ed Lovell
President of TMMBU

**SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF TRACY AND
GENERAL TEAMSTERS LOCAL NO. 439, IBT
Fire Personnel Transition**

The City of Tracy and General Teamsters Local, No. 439, IBT (Teamsters) agree to enter into this side letter to update the language set forth in section 9.2, 9.3 and Exhibit A of the parties Memorandum of Understanding (the "MOU"), which runs through June 30, 2023. The revised language in these sections of the MOU effective January 2, 2022-June 30, 2023 shall read as follows:

9.2 Uniforms – Crime Scene Technician, Animal Services Officer, Crime Prevention Specialist, Community Service Officer, ~~Fire Inspector~~, Property/Evidence Technician, Public Safety Dispatcher, and Code Enforcement Officers

Crime Scene Technician, Animal Services Officer, Crime Prevention Specialist, Community Service Officer, ~~Fire Inspector~~, Property/Evidence Technicians, Public Safety Dispatchers and Code Enforcement Officers shall be paid an annual uniform allowance of Eight Hundred Dollars (\$800).

The allowance shall be paid during the pay period that includes June 30 of each year.

~~9.3 Uniforms – Fire Inspectors~~

~~Fire Inspectors shall be provided uniform shirts. In addition, Fire Inspectors will be provided a uniform jacket as needed.~~

EXHIBIT A. BENCHMARKS

Animal Services Officer II
Animal Services Aide

Animal Services Officer I
Community Services Officer
Crime Prevention Specialist

Building Inspector II
Building Inspector I

Assistant Planner
Junior Planner
Code Enforcement Officer
~~Fire Inspector~~
Plan Examiner I & II

Public Safety Dispatcher II
Public Safety Dispatcher I
Senior Public Safety Dispatcher

Crime Scene Technician

Property and Evidence Technician

Construction Inspector II
Construction Inspector I

Electrician
Utility Mechanic I & II
Senior Electrician (Not Currently
Allocated)
Instrument Technician

Engineering Technician II
Engineering Technician I
Junior Engineer

Equipment Mechanic II
Equipment Mechanic I
Senior Equipment Mechanic

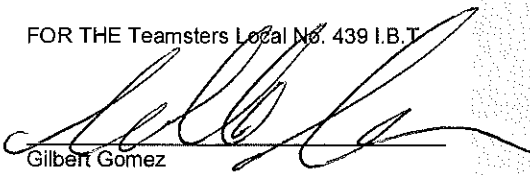
Laboratory Technician II
Environmental Compliance Officer
Environmental Compliance Technician
Laboratory Technician I

FOR THE City of Tracy

Bob Adams
Interim City Manager

Date: _____

FOR THE Teamsters Local No. 439 I.B.T.



Gilbert Gomez
Business Representative

Date: 12-13-21

COMPENSATION AND BENEFITS PLAN

BETWEEN

THE CITY OF TRACY

AND

CONFIDENTIAL EMPLOYEES UNIT
(CEU)

July 1, 2021 through June 30, 2023

Amended January 2, 2022



Think Inside the Triangle™

Human Resources Department
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6150
www.cityoftracy.org

**CONFIDENTIAL EMPLOYEES UNIT (CEU)
July 1, 2021 through June 30, 2023**

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**CITY OF TRACY
CONFIDENTIAL EMPLOYEES UNIT (CEU)
COMPENSATION AND BENEFITS PLAN
July 1, 2021 – June 30, 2023**

Section 1. Purpose and Intent

The City Council desires to establish a Confidential Employees Compensation and Benefits Plan. Confidential Management staff is exempt from the Fair Labor Standards Act (FLSA) and is covered by the authority of the Personnel Rules and Regulations. Confidential Non-Management staff is non-exempt from the Fair Labor Standards Act (FLSA) and is covered by the authority of the Personnel Rules and Regulations. The City Manager is empowered to grant compensation adjustments as specified in the Confidential Employees Compensation and Benefits Plan.

The City of Tracy is desirous of providing greater service to the community, and of recruiting and maintaining qualified staff. The following plan provides the basis for recognition, benefits and compensation, effective July 1, 2021 through June 30, 2023.

Section 2. Confidential Employee Unit Membership

Confidential Management positions covered by this plan exclusively are as follows:

Accounting Manager
Assistant City Attorney
Assistant Director of DES
Assistant Director of DES/City Engineer
Assistant to the City Manager
Budget Officer
Deputy City Attorney I/II
~~Fire Division Chief~~
~~Fire Marshal~~
Human Resources Analyst I/II
Human Resources Manager
Information Technology Manager
Police Support Operations Manager
Public Information Officer

Non-Management Confidential positions covered by this plan exclusively are as follows:

Administrative Assistant (when assigned to Human Resources)
Executive Assistant (when assigned to Human Resources)
Executive Assistant to the City Manager
Human Resources Technician

Legal Secretary

Section 3. Compensation

A. Salary Plan

There shall be a five-step salary range for all classifications.

All rates of pay set forth in this Section represent the standard rate of pay for full-time employment for each classification. Employees occupying a position in a classification covered by this Plan shall be paid at a base salary within the range established for that position's classification. The salary ranges for all classifications covered in the plan shall be increased as outlined in this Section.

1. Equity Increases

There shall be no equity increases for the employees covered under this Compensation and Benefits Plan for the term of this agreement.

2. Cost of Living Adjustments

Effective the first full pay period in July 2021, employees in this plan shall receive the equivalent of two percent (2%) annual salary (non-persable) one-time lump sum payment.

Effective the first full pay period in July 2021, salary ranges for employees in this plan shall be increased by three percent (3%).

Effective the first full pay period in July 2022, salary ranges for employees in this plan shall be increased by three percent (3%).

B. Components of Salary

The City Manager is authorized to set the salary of employees in the Confidential Employees Unit at any step within the salary range.

1. Base Salary

This is the amount set at any step within the range at initial appointment and will be subject to adjustment until the employee reaches the top step of the range. Base salary may be adjusted on an annual basis by the City Manager, based on meritorious performance and the recommendation of the Department Head, but not to exceed the established range.

C. Overtime

~~1. Fire Division Chief Assistance By Hire/Back Fill~~

~~Division Fire Chiefs assigned to work with other entities through "Assistance By Hire" or "California Fire Assistance Agreements" and/or Fire Division Chief's backfilling for Fire Battalion Chiefs on assignment to work through "Assistance By Hire" or "California Fire Assistance Agreements" shall be eligible for compensation at a rate equivalent to time and one half of the employee's base hourly rate as provided on the City of Tracy Master Salary Schedule for each hour of such assignment if the contract for such assignment, or the conditions of reimbursement from the third party, provide for reimbursement of said costs. The City shall not be responsible for payments not reimbursed by a third party.~~

2.1. Non-Management Confidential Employees

Confidential Non-Management employees are non-exempt from the provisions of the Fair Labor Standards Act (FLSA) with regard to compensation for overtime worked. With the approval of their supervisor and the Department Head, the employee will earn overtime or compensatory time for actual hours work as assigned (recorded in 15 minute increments). Leave time, whether paid or unpaid, is not included in computing the work period for overtime purposes. Compensatory time accrual may not exceed 120 hours. Employees shall receive pay for overtime hours worked in excess of the 120 hour compensatory time maximum accrual. Overtime is defined as hours worked in excess of the employee's regular work shift that has the prior approval of the Department Head or designee.

- a) If an employee is required to perform unanticipated overtime of two (2) hours or more, the City shall pay a meal allowance of seven dollars (\$7) to the employee. "Unanticipated overtime" means that the affected employee did not receive notice of the overtime until the same day as the overtime assignment occurred. The two (2) hour minimum must occur at a time which would normally include the employee's regular mealtime.

Section 4. Leaves

A. Vacation

Employees shall accrue vacation prorated per pay period at the following rates:

0-5 years	96 hours per year
6-10 years	136 hours per year

11-15 years	176 hours per year
16-20 years	192 hours per year
21+ years	216 hours per year

B. Management Leave for Confidential Management Employees

The City provides management leave in recognition of the need to devote more than 40 hours per week to their duties. The City shall provide management leave in the amount of 120 hours per calendar year to Confidential Management employees in the Confidential Employees Unit. Newly hired or promoted employees who are Confidential Management employees shall receive a prorated number of hours based on their start date in a Confidential Management position.

C. Floating Holidays

16 hours of floating holiday leave per calendar year shall be granted to all employees in the Confidential Employees Unit.

D. Proclaimed Holidays

All holidays proclaimed by the Governor of the State of California or the President of the United States shall be granted as holidays.

E. Maximum Accrual of Leave

The maximum accrual for Confidential Management employees for vacation, management leave, and floating holidays shall be the total accrual for each type of leave, not to exceed 600 hours.

The maximum accrual for Confidential Non-Management employees for vacation and floating holidays shall not exceed a total of 400 hours.

F. City Buy-Back of Accrued Leave

All employees in the Confidential Employees Unit are allowed an optional buy-back of accumulated leave. They may, twice in a calendar year, buy back up to 50 percent (50%) of accumulated leave, but not more than the equivalent of one (1) year's earning rate for vacation, management leave and floating holidays. The hourly rate is the annual salary divided by the annual hours of work.

G. Sick Leave Accrual

All employees in the Confidential Employees Unit shall be eligible to accrue sick leave prorated per pay period at the following rates:

Ninety-six (96) hours per year.

Anyone employed prior to January 1, 1987 shall be entitled to the following: One hundred ninety-two (192) hours of sick leave per year beginning the 21st year of employment and thereafter.

Unlimited accrual of sick leave is allowed.

Confidential Management Employees may utilize up to one-half (1/2) of their annual accrual of sick leave for the care of their immediate family. Immediate family is defined as parents, stepparents, parents-in-law, spouse, child, stepchild, siblings, grandparents, grandchildren, brother/sister-in-law, son/daughter-in-law, or legal guardian or a person who is at least 50 percent (50%) dependent on an employee.

Confidential Non-Management Employees may take unlimited days of sick leave for care of their immediate family. Immediate family is defined as parents, stepparents, parents-in-law, spouse, child, stepchild, siblings, grandparents, grandchildren, brother/sister-in-law, son/daughter-in-law, or legal guardian or a person who is at least 50 percent (50%) dependent on an employee.

Sick leave is to be used for personal sickness or disability, medical or dental treatments, or for absences due to serious illness or injury of a member of the employee's immediate family. Sick leave may also be used by employees who are victims of domestic violence, sexual assault or stalking and who need to take time off of work for any of the reasons set forth in California Labor Code sections 230 and 230.1.

H. Conversion of Sick Leave Balance Upon Retirement/Death/Termination

Upon retirement, employees may elect to convert all accrued sick leave to a medical insurance bank. The value of the medical insurance bank shall be determined by multiplying the number of accrued sick leave hours by the employee's hourly rate of pay. The retired employee and their dependents shall be entitled to continued group health insurance coverage, dental and/or vision coverage in effect at the time, with premiums for such coverage being deducted from the medical insurance bank until said bank is exhausted. Thereafter, the employee and their dependents may continue to participate in the City's group health, dental and/or vision plans provided the City receives the employee's payment for the premium by the 10th of each month for the following month's coverage.

Subject to approval by the City, retirees may elect to utilize funds in their medical insurance bank to purchase alternate medical coverage.

Terms of the Policy Agreement with the City's insurance carrier regarding coverage and eligibility shall apply to the employee and their dependents.

Upon death, the employee's estate shall receive straight-time pay for all accrued sick leave in excess of 960 hours.

If an employee in the Confidential Employees Unit terminates or is terminated for any reason, all accumulated sick leave shall be canceled. Such accumulated sick leave, however, shall be credited to such employee if they return to City employment within two (2) years of such termination.

I. Bereavement Leave

In the event of a death in the immediate family of an employee, the employee shall be allowed to take paid bereavement leave not to exceed five (5) workdays within two (2) weeks of the date of death of the family member. The employee may, with their Department Director's permission, use vacation leave if additional leave is required. Such permission shall not be unreasonably refused. In the event of the death of a relative, not a member of the immediate family, absence from duty shall be allowed not to exceed one (1) day. Such absences shall not be charged to sick leave.

The immediate family of an employee is defined as: parents, stepparents, parents-in-law, spouse, child, stepchild, siblings, grandparents, grandchildren, brother/sister-in-law, son/daughter-in-law, or legal guardian or a person who is at least 50 percent (50%) dependent on an employee.

In special cases, with the approval of the Department Director, the Personnel Officer may grant bereavement leave in other circumstances.

~~J. Holiday Pay for Division Fire Chiefs~~

~~If a Division Fire Chief is required to work on an observed holiday, the employee will receive an additional eight (8) hours of vacation leave in addition to straight time pay for hours worked.~~

Section 5. Benefits

A. CalPERS Retirement

1. CalPERS Formula

Miscellaneous employees hired on or before December 16, 2010 shall receive the single highest year and 2.5% at 55 benefit formula provided through the California Public Employees' Retirement System (CalPERS).

Miscellaneous employees hired on or after December 17, 2010 and on or before December 31, 2012 shall receive average of three (3) consecutive highest years and 2% at 55 benefit formula provided through the California Public Employees' Retirement System (CalPERS).

Miscellaneous employees hired on or after January 1, 2013 and who qualify as "new employees" under the Public Employees' Pension Reform Act ("PEPRA") shall be subject to all the provisions of that law, including but not limited to the 2% at 62 benefit formula provided through the Public Employees' Retirement System (CalPERS) with a three year final compensation period.

Safety employees hired on or before July 1, 2010 shall receive CalPERS 3% at 50 and single highest year formula provided through the Public Employees' Retirement System (CalPERS).

Safety employees hired on or after July 2, 2010 and on or before December 31, 2012 shall receive CalPERS 3% at 55 and single highest year formula provided through the Public Employees' Retirement System (CalPERS).

Safety employees hired on or after January 1, 2013 meeting the definition of "new member" under PEPRA shall be subject to all the provisions of that law, including but not limited to the two point seven percent at age 57 (2.7% at 57) retirement formula with a three year final compensation period.

2. Payment of CalPERS Retirement Benefit

a. Payment of Employer Share of PERS Contribution for Confidential Management Employees

Each Confidential employee in this unit shall pay 3% towards the employer's share of CalPERS pension regardless of what CalPERS pension formula employee is applicable to employee. In exchange, the City shall pay the corresponding salary increase that represents the 3% contribution. The parties agree that should the parties negotiate

elimination of the 3% contribution towards the employers share or such contribution becomes contrary to any subsequent rules, regulations and/or law rendering the contribution null and void that the equivalent salary increase conferred in this section shall also cease and become null and void.

The City agrees to continue to pay the remainder of the employer contribution for the City's CalPERS retirement benefit.

b. Miscellaneous Employees

Miscellaneous employees hired on or before December 16, 2010, and under the first tier CalPERS retirement formula (2.5% at 55), shall pay 8% of salary contribution towards employee statutory share of CalPERS retirement during the term of this Compensation and Benefits Plan.

For miscellaneous employees hired after December 16, 2010 and on or before December 31, 2012 under the second-tier CalPERS retirement formula (2% and 55), shall pay 7% of salary contribution towards employee statutory share of CalPERS retirement during the term of this Compensation and Benefits Plan.

Miscellaneous employees who receive the CalPERS retirement formula of 2% at 62 shall pay the employee contribution required by PEPR, currently calculated at fifty percent (50%) of the normal cost.

c. Safety Employees

Safety employees hired under the first tier CalPERS retirement formula (3% at 50) or the second tier CalPERS retirement formula (3% at 55) shall pay the 9% employee contribution towards the employee statutory share of CalPERS retirement during the term of this Compensation and Benefit Plan.

Safety employees who receive the CalPERS retirement formula of 2.7% at 57 shall pay the employee contribution required by PEPR, currently calculated at fifty percent (50%) of the normal cost.

Employee payments of the employee share of the CalPERS retirement benefit cost shall be made as a payroll deduction on a pre-tax basis to the extent allowed by law.

The parties may reopen negotiations to discuss the impact of any changes to the Public Employment Retirement Law which occur during the term of this Compensation and Benefits Plan.

B. Insurance

1. Medical

1.1 Plans Provided

The City offers medical insurance. During the term of this Agreement, the City reserves the right to change medical providers and the parties shall meet regarding any such change.

1.2 New Employees

New employees hired after July 1, 2007, shall be required to select a medical plan for at least the employee and are not eligible for cash benefits except as may be required by provisions of the IRS regulations covering Flexible Benefits plans.

2. Dental

The City shall offer dental insurance coverage for full-time employees and their eligible dependents through the existing providers.

3. Vision Care

The City shall offer vision care benefits for full-time employees and their eligible dependents through the existing providers.

4. Life Insurance

The City shall provide Confidential Management employees life insurance coverage of \$150,000. The City shall provide Non-Exempt Confidential employees life insurance coverage of \$75,000. The City will fully pay the premium by adding the actual cost of the premium to the amount provided in the Cafeteria Plan each month.

5. Short-Term Disability Insurance (STD)

Short Term Disability insurance is required for all regular employees in the Confidential Employees Unit through Standard Insurance with the premium paid by employees per pay period at the current rate of .83% of the employee's earnings, prior to applying taxes.

Short Term Disability Insurance payments may be available to employees who cannot work because of sickness or non-work related injuries as determined by the STD insurance provider. STD payments shall be integrated with accumulated sick and vacation leave balances unless the employee elects in writing, at the time of disability, to retain STD payments and receive no supplemental income (paid leave) from the City.

To the extent accumulated sick leave or vacation leave is available, the employee will continue to receive normal paychecks. Payments received from the insurance carrier shall be turned in to the City. When such checks are received by the City, a portion of the employee's next paycheck, equal to the amount turned in, shall be recorded as nontaxable pay and sick leave shall be charged only for the amount of the City's share of the paycheck.

In no case may an employee receive more income than the amount of their normal pay. Employees must turn in checks received from the insurance carrier to the City, unless the employee elected in writing, at the time of disability, of the employee's choice not to receive paid leave.

6. Long Term Disability Insurance (LTD)

City-paid Long Term Disability Insurance shall be provided to all employees in the Confidential Employees Unit.

7. Cafeteria Plan

7.1 City Contribution

The City shall maintain an account for each full-time employee in regular or probationary status within the City's cafeteria plan. The City shall make monthly payments of no more than the annual maximum amount for the employee's benefit level, either family, employee plus one, or employee only to each employee's account.

7.2 Cash Out Options

For employees hired before July 1, 2007, the maximum cash payment shall be set at \$996 per month for employees who do not elect a medical, dental, and/or vision plan. For employees hired on or after July 1, 2007, each employee shall be required to select a medical plan and the cash payment shall be limited to the minimum required by law (if any).

7.3 Future Contributions

If premiums increase in the plans to which City employees subscribe effective January 1, 2022, and each January thereafter during the term of this Agreement, the City will increase the City's monthly contribution for employees by 75% of the average of the dollar increase of the family HMO plan premiums for employees electing family coverage.

For employees who elect employee only or employee plus one coverage, any City increase to the Employee's account shall be limited to the amount necessary to fully cover the plan selected or up to a maximum of the dollar amount increase allocated to employees who elect family coverage. There shall be no increase for employees who do not elect health insurance coverage.

In the event the above listed amounts are insufficient to fully pay the premiums required of employees enrolled in any one of the medical insurance plans, the City shall make a payroll deduction from the employee's pay to cover the difference in cost.

7.4 Approved Account Uses

The monies in an employee's account shall be used for one or more of the following purposes only: 1) payment of premium charges for the medical insurance program in which the employee is enrolled, 2) payment of premium charges for the dental insurance program in which the employee is enrolled and/or 3) payment of premium charges for the vision insurance program in which the employee is enrolled. The City also independently funds life insurance premiums through each employee's account.

Each employee shall provide the Personnel Officer or Human Resources designee in writing on a form provided, and at times designated by the City each year, all information necessary to administer the Cafeteria Plan during the 12-month period beginning the first day of each plan benefit year. Thereafter, no changes to designations so made will be allowed until the following open enrollment period without a qualifying event.

Each employee shall be responsible for providing immediate written notification to the Personnel Officer or Human Resources designee of any change to the number of their dependents which affects the amount of the City payment on behalf of the employee. Changes in Cafeteria Plan payments required because of a change in an employee's number of dependents shall take effect at the start of the first pay period in the month following the month

in which advice from the employee is received by the Personnel Officer or Human Resources designee. No retroactive payments shall be allowed.

8. Flexible Benefits Plan (IRS Section 125)

The City has implemented an Internal Revenue Code Section 125 Plan to redirect employees' pre-selected amount of base salary to pay employee paid insurance premiums and other approved expenses. The City will not treat these monies as compensation subject to income tax withholding unless the Internal Revenue Service or the Franchise Tax Board indicates that such contributions are taxable income subject to withholding. Each employee shall be solely and personally responsible for any federal, state or local tax liabilities of the employee that may arise out of the implementation of this section or any penalty that may be imposed therefore.

C. Deferred Compensation

Confidential Management employees shall be eligible to participate in both a City-sponsored 457 deferred compensation plan and a City-sponsored 401(a) deferred compensation plan.

Confidential Management employees shall be eligible for a City-matching contribution to their deferred compensation plan of up to five percent (5%) of their annual salary. The City match will be based on employee contributions towards their deferred compensation plan.

Non-Exempt Confidential employees shall be eligible for a City matching contribution to their deferred compensation plan of up to three percent (3%) of their annual salary. The City match will be based on the employee contributions towards their deferred compensation plan.

A fully executed Personnel Action Form shall establish eligibility for all deferred compensation contributions for Confidential Employees Unit employees, which must be approved by both the Department Head and City Manager.

D. Management and Professional Development Benefit for Confidential Management Employees

Confidential Management Employees shall receive \$960 per calendar year to be utilized at the discretion of each individual employee for job related expenses or for professional development. The monies will be allocated per pay period and may be utilized for a wide variety of job related expenses, training, association memberships, computer hardware and software, conference registration and attendance, and other miscellaneous job expenses or professional development opportunities.

E. Non-Exempt Confidential Employee Pay

Non-exempt confidential employees shall receive \$50.00 per month prorated per pay period.

~~F. Uniform Allowance~~

~~Employees in the following positions are required to wear uniforms on the job, and the City shall provide uniform allowances in the following amounts to employees in the listed positions:~~

- ~~• Fire Division Chief: one thousand and one hundred (\$1,100) per year.~~
- ~~• Fire Marshal: nine hundred fifteen dollars (\$915) per year.~~

~~The uniform allowances described above shall be paid annually on the regular payday for the second pay period in June, and first pay period in December, by separate check. In the case of a newly appointed employee, the employee shall receive the initial allowance the regular payday following the date of their appointment, and subsequent annual allowances as noted above, prorated/adjusted in the first year after appointment to reflect the receipt of the full uniform allowance received on the payday following appointment.~~

~~For classic members only, the City shall pay uniform allowances and report the uniform allowances as required by CalPERS rules and regulations.~~

G.F. Annual Physical

An annual physical examination shall be provided by the City, if desired and requested by an employee in the Confidential Employees Unit.

H.G. Educational Expense Reimbursement

Educational expenses, up to a maximum of \$2,500 per calendar year, shall be paid, but are limited to the cost of a State College or State University's fees, books, and tuition. A grade of "C" or better is required for reimbursement. The Department Head must approve enrollment.

Section 6. Miscellaneous

A. Retiree Health Savings Account

The City agrees to explore the option of establishing an IRS Section 115 Trust Fund ("Trust Fund") and amending sick leave conversion at retirement (see section G). The City agrees to report back to employees in the Confidential Employees Unit under this section within twelve (12) months following adoption of this Compensation and Benefits Plan by the City Council.

B. Establishment of Additional Deferred Compensation Vehicles

The City agrees to explore establishing additional 457 and/or 401(k) plans for employee contribution, provided there is no additional cost to the City.

C. Confidential Non-Management Employee Retention Incentive

All Confidential Non-Management employees who have completed five (5) years of service with the City of Tracy will receive 40 hours of vacation added to their vacation accruals. Subsequent 40 hours will be added on the next closest five (5) year anniversary date (10th, 15th, 20th, 25th, etc.) to come.

D. Confidential Non-Management Bilingual Pay

Confidential Non-Management employees who are required to communicate in languages other than English, as part of their regular assigned duties, may be compensated with an additional two percent (2%) of the employee's base salary, if the following criteria are met:

- i. Approval from the Department Head that a particular assignment requires the need for the specific alternate language
- ii. Certification by the City that the employee has successfully demonstrated the ability to communicate fluently in the language that the Department Head has determined is required.

Qualifying languages are Spanish, American Sign Language, and any other language designated by the Department Head as beneficial to the City.

E. Acting and Out-of-Class Pay

1. When a Confidential Management employee is appointed to fill a Department Head vacancy in an acting capacity caused by paid leave of absence or

separation, compensation will be paid at entry level of Department Head position or at ten percent (10%) over the Manager's current classification salary, whichever is greater, after ten consecutive calendar days, retroactive to the first day of such appointment.

2. When a Confidential Non-Management employee is assigned, by the appropriate supervisor, out of class work for a period of eight or more consecutive hours, the employee is entitled to out of class pay from the first hour of such work. Pay for out of class work shall be computed at the rate of Step A of the appropriate higher class position, provided that the differential in pay is at least six percent (6%) greater than the employee's base rate of pay as listed in the most current master salary schedule.

COMPENSATION AND BENEFITS PLAN

BETWEEN

THE CITY OF TRACY

AND

THE DEPARTMENT HEADS

July 1, 2021 through June 30, 2023

Amended January 2, 2022



Think Inside the Triangle™

Human Resources Department
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6150
www.cityoftracy.org

**Department Heads
July 1, 2021 through June 30, 2023**

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**CITY OF TRACY
DEPARTMENT HEADS
COMPENSATION AND BENEFITS PLAN
July 1, 2021 – June 30, 2023**

Section 1. Purpose and Intent

The City Council has established a Department Heads Compensation and Benefits Plan. Department Heads are exempt from the Fair Labor Standards Act (FLSA), are at will employees, and serve at the pleasure of the City Manager. They are covered by the authority of the Personnel Rules and Regulations; however, they are not subject to the grievance or appeals procedure. (The City Manager is empowered to grant compensation adjustments as specified in the Department Heads Compensation and Benefits Plan.)

The City of Tracy is desirous of providing greater service to its citizens, and of recruiting and maintaining qualified Department Head staff. The following plan provides the basis for recognition, benefits and compensation, effective July 1, 2021 through June 30, 2023.

Section 2. Department Heads Unit Membership

Positions covered by this plan exclusively are as follows:

- Assistant City Manager
- Director of Development and Engineering Services
- Director of Finance
- ~~Fire Chief~~
- Director of Human Resources
- Director of Parks and Recreation
- Police Chief
- Director of Public Works
- Director of Utilities

Section 3. Compensation

A. Salary Plan

There shall be a minimum and maximum salary for all classifications.

All rates of pay set forth in this Section represent the standard rate of pay for full-time employment for each classification. Employees occupying a position in a classification covered by this Plan shall be paid at a base salary within the range established for that position's classification.

The salary ranges for all classifications covered in the plan shall be increased as outlined in this Section.

1. Equity Increases

There shall be no equity increases for the duration of this term.

2. Cost of Living Adjustments

Effective the first full pay period in July 2021, employees in this plan shall receive the equivalent of two percent (2%) annual salary (non-persable) one-time lump sum payment.

Effective the first full pay period in July 2021, salary ranges for employees in this plan shall be increased by three percent (3%).

Effective the first full pay period in July 2022, salary ranges for employees in this plan shall be increased by three percent (3%).

B. Components of Salary

The City Manager is authorized to set the salary of Department Heads at any point within the salary range.

1. Base Salary

This is the amount set at any point within the range at initial appointment and will be subject to adjustment until the Department Head reaches the top of the range. Base salary may be adjusted on an annual basis by the City Manager, based on meritorious performance, but not to exceed the established range.

C. Deferred Compensation

A contribution to the Department Head's Deferred Compensation Plan will be made in the amount of five (5%) of the Department Head's annual salary. City paid deferred compensation to a Department Head shall be paid to a 401a Plan.

Section 4. Leave

A. Vacation

Department Heads shall accrue vacation prorated per pay period at the following rates:

0-5 years	120 hours per year
6-10 years	160 hours per year
11-15 years	200 hours per year
16-20 years	220 hours per year

21 + years

240 hours per year

B. Management Leave

In recognition of the need to devote more than 40 hours per week to their duties, management leave in the amount of 120 hours per calendar year shall be granted to Department Heads.

C. Floating Holidays

Sixteen (16) hours of floating holiday leave per calendar year shall be granted to Department Heads.

D. Proclaimed Holidays

All holidays proclaimed by the Governor of the State of California or the President of the United States shall be granted as holidays.

E. Maximum Accumulation of Leave

The maximum accrual for Department Heads of vacation, management leave, and floating holidays shall be 750 hours.

F. Buy-Back of Accumulated Leave

Department Heads are allowed an optional buy-back of accumulated leave. They may, twice in a calendar year, buy back up to 50 percent (50%) of accumulated leave, but not more than the equivalent of one (1) year's earning rate for vacation, management leave and floating holidays.

G. Sick Leave Accrual

All Department Heads shall be eligible to accrue sick leave prorated per pay period at the rate of ninety-six (96) hours per year. Unlimited accrual of sick leave is allowed.

Eligible Department Heads shall be eligible to accrue one hundred ninety-two (192) hours of sick leave per year beginning the 21st year of employment and thereafter. This provision is only applicable to individuals first employed by the City of Tracy prior to January 1, 1987.

H. Sick Leave Usage

Sick leave is to be used for personal sickness or disability, medical or dental treatments, or for absences due to serious illness or injury of a member of the employee's immediate family. Sick leave may also be used by employees who are victims of

domestic violence, sexual assault or stalking and who need to take time off of work for any of the reasons set forth in California Labor Code sections 230 and 230.1.

I. Conversion of Sick Leave Balance

1. Conversion of Sick Leave Balance Upon Retirement

Upon retirement, employees may convert all accrued sick leave at the time of retirement to a medical insurance bank. The value of the medical insurance bank shall be determined by multiplying the number of accrued sick leave hours by the Department Head's hourly rate of pay. The retired employee and their dependents shall be entitled to continue group health insurance coverage, dental and/or vision coverage currently in effect, with premiums for such coverage being deducted from the medical insurance bank until said bank is exhausted. At that time, the employee and their dependents may continue to participate in the City's group health plan provided the City receives the employee's payment for the premium(s) by the 10th of each month for the following month's coverage.

2. Conversion of Sick Leave Balance Upon Death/Termination

Upon death, the employee's estate shall receive straight-time pay for all accrued sick leave in excess of 960 hours.

If a Department Head terminates or is terminated for any reason, all accumulated sick leave shall be canceled. Such accumulated sick leave, however, shall be credited to such employee if he/she returns to City employment within two years of such termination.

J. Bereavement Leave

In the event of death in the immediate family of a Department Head, absence from duty may be allowed not to exceed five working days within two weeks of the date of death of the family member. Such absences shall not be charged to sick leave.

Section 5. Benefits

A. Determined by City Manager

Department Heads shall receive benefits based on the maximum granted to represented and unrepresented employees, or other reasonable basis, as determined by the City Manager.

B. CalPERS Retirement Formula (Amended by Resolution 2010-152)

1. Miscellaneous (Non-Public Safety) Department Heads

Miscellaneous employees hired on or after January 1, 2013 and who qualify as “new employees” under the Public Employees’ Pension Reform Act (“PEPRA”) shall receive average of three (3) consecutive highest years and 2% at 62 benefit formula provided through the California Public Employees’ Retirement System (CalPERS).

Miscellaneous Department Heads hired on or after December 17, 2010 and on or before December 31, 2012, shall receive the average of three (3) consecutive highest years and 2% @ 55 benefit formula provided through the California Public Employees’ Retirement System (CalPERS).

Miscellaneous Department Heads hired on or before December 16, 2010 shall receive the single highest year and 2.5% at 55 benefit formula provided through the California Public Employees’ Retirement System (CalPERS).

~~2. Fire Chief: Public Safety Department Head~~

~~Fire Chiefs hired on or before December 31, 2012 and/or meeting the CalPERS definition of a “Classic employee” shall receive single highest year and the three percent at 55 (3%@55) retirement formula provided through the California Public Employees’ Retirement System (CalPERS).~~

~~Fire Chiefs hired on or after January 1, 2013 meeting the definition of “new member” under PEPRA shall be subject to all the provisions of that law, including, but not limited to the two point seven percent at 57 (2.7%@57) retirement formula with a three-year final compensation period.~~

~~3.2. Police Chief: Public Safety Department Head~~

~~Police Chiefs hired by the City of Tracy on or before July 1, 2010 shall receive single highest year and the three percent at 50 (3%@50) retirement formula provided through the California Public Employees’ Retirement System (CalPERS).~~

~~Police Chiefs hired by the City of Tracy on or after July 2, 2010 meeting the CalPERS definition of a “classic employee” shall receive single highest year and the three percent at 55 (3%@55) retirement formula provided through the California Public Employees’ Retirement System (CalPERS).~~

~~Police Chiefs hired on or after January 1, 2013 meeting the definition of “new member” under PEPRA shall be subject to all the provisions of that law, including, but not limited to the two point seven percent at 57 (2.7%@57) retirement formula with a three-year final compensation period.~~

C. CalPERS Retirement Benefit

The City agrees to continue to pay the employer contribution for the City's CalPERS retirement benefit.

Miscellaneous employees hired on or before December 16, 2010 and under the first-tier CalPERS retirement formula (2.5% at 55), shall pay the 8% employee contribution towards employee statutory share of CalPERS retirement during the term of this Agreement.

Miscellaneous employees hired after December 16, 2010 and on or before December 31, 2012, under the second-tier CalPERS retirement formula (2% at 55), shall pay the 7% employee contribution towards employee statutory share of CalPERS retirement during the term of this Agreement.

Miscellaneous employees hired on or after January 1, 2013 and meeting the definition of "new member" under the Public Employees' Pension reform Act (PEPRA) shall be subject to all the provisions of that law, including, but not limited to the 2%@62 benefit formula provided through the Public Employees' Retirement System (CalPERS) with a three-year final compensation period and shall pay the employee contribution required by PEPRA, currently calculated at fifty percent (50%) of the normal cost.

Safety employees hired by the City and meeting the definition of "classic member" under the Public Employees' Pension Reform Act shall pay the 9% of salary employee contribution toward employee statutory share of CalPERS retirement.

Safety employees hired by the City on or after January 1, 2013 meeting the definition of "new member" under the Public Employees' Pension Reform Act shall be subject to all the provisions of the law, including, but not limited to the two point seven percent at age 57 (2.7%@57) retirement formula with a three-year compensation period and shall pay the employee contribution required by the Public Employees' Pension Reform Act, currently calculated at fifty percent (50%) of normal cost.

D. Short Term Disability Insurance (STD)

Short Term Disability insurance is required for all regular employees in the Department Head Unit through Standard Insurance with the premium paid by employees per pay period at the current rate of .83% of employee's earnings, prior to applying taxes.

Short Term Disability Insurance payments may be available to employees who cannot work because of sickness or non-work related injuries as determined by the STD insurance provider. STD payments shall be integrated with accumulated sick and vacation leave balances unless the employee elects in writing at the time of disability, to retain STD payments and receive no supplemental income (paid leave) from the City.

To the extent accumulated sick leave or vacation leave is available; the employee will continue to receive normal paychecks. Payments received from the insurance carrier shall be turned in to the City. When such checks are received by the City, a portion of the employee's next paycheck, equal to the amount turned in, shall be recorded as nontaxable pay and sick leave shall be charged only for the amount of the City's share of the paycheck.

In no case may an employee receive more income than the amount of their normal pay. Employees must turn in checks received from the insurance carrier to the City, unless the employee elected in writing, at the time of the disability, of the employee's choice not to receive paid leave.

E. Long Term Disability Program (LTD)

City paid Long Term Disability insurance shall be provided to all Department Heads.

F. Annual Physical

An annual physical examination shall be provided by the City, if desired and requested by a Department Head.

G. Education Reimbursement

Educational expenses shall be reimbursed, up to \$2,500 per calendar year, but are limited to the cost of a State College or University's fees, books, and tuition. A grade of "C" or better is required for reimbursement. Approval by the City Manager is required prior to enrollment.

H. Travel

Administrative Procedure, Section T – Travel Expenses, shall be used to reimburse mileage expenses incurred when using a personal vehicle for City business. Department Heads shall not receive mileage reimbursement, in accordance with Administrative Procedure Section T – Travel Expense, unless the one-way mileage from the City of Tracy work site to the final destination exceeds 75 miles. In such circumstances, the Department Head may apply for reimbursement for mileage above the initial 75 miles.

I. City Vehicle/Allowance

Department Heads shall be provided with either a City vehicle or a car allowance of \$500 per month, prorated per pay period.

J. Insurance

1. Medical Plans Provided

The City offers medical insurance. During the term of this agreement the City reserves the right to change medical providers and the parties shall meet and discuss regarding such change. New employees hired on or after December 1, 2007 shall be required to select a medical plan for at least the employee and are not eligible for cash benefits except as may be required by provisions of the IRS regulations covering Flexible Benefits plans.

2. Dental

The City shall offer dental insurance coverage for full-time employees and their eligible dependents through the existing providers.

3. Vision

The City shall make available vision care benefits for full-time employees and their eligible dependents through the existing providers.

4. Life Insurance

The City shall purchase life insurance in the amount of \$225,000 for each Department Head.

5. Cafeteria Plan

a. City Contributions

The City shall maintain an account for each full-time employee in regular or probationary status within the City's cafeteria plan. The City shall make monthly payments of no more than the annual maximum amount for the employee's benefit level, either family, employee plus one, or employee only to each employee's account.

b. Cash Out Options

For employees hired before December 1, 2007, the maximum cash payment shall be set at \$996.00 per month for employees who do not elect a medical, dental, and/or vision plan. For employees hired on or after December 1, 2007, each employee shall be required to select a medical plan and the cash payment shall be limited to the minimum required by law (if any).

c. Future Contributions

If premiums increase in the plans to which City employees subscribe effective January 1, 2022, and each January thereafter during the term of this Agreement, the City will increase the City's monthly contribution for employees by 75% of the average of the dollar increase of the family HMO plan premiums for employees electing family coverage.

For employees who elect employee only or employee plus one coverage, any City increase to the employee's account shall be limited to the amount necessary to fully cover the plan selected or up to a maximum of the dollar amount increase allocated to employees who elect family coverage. There shall be no increase for employees who do not elect health insurance coverage.

In the event the above listed amounts are insufficient to fully pay the premiums required of employees enrolled in any one of the medical insurance plans, the City shall make a payroll deduction from the employee's pay to cover the difference in cost.

d. Approved Account Uses

The monies in an employee's account shall be used for one or more of the following purposes only: 1) payment of premium charges for the medical insurance program in which the employee is enrolled, 2) payment of premium charges for the dental insurance program in which the employee is enrolled, and/or 3) payment of premium charges for the vision insurance program in which the employee is enrolled. The City also independently funds life insurance premiums through each employee's account.

Each employee shall provide the Personnel Officer or Human Resources designee in writing on a form provided, and at times designated by the City each year, all information necessary to administer the Cafeteria Plan during the 12 month period beginning the first day of each plan benefit year. Thereafter, no changes to designations so made will be allowed until the following open enrollment period without a qualifying event.

Each employee shall be responsible for providing immediate written notification to the Personnel Officer or Human Resources designee of any change to the number of their dependents which affects the amount of the City payment on behalf of the employee. Changes in Cafeteria Plan payments required because of a change in an employee's number of dependents shall take effect at the start of the first pay period in the month next following the month in which advice from the employee is received by the Personnel

Officer or Human Resources designate. No retroactive payments shall be allowed.

e. Flexible Benefits Plan (IRS Section 125)

The City has implemented an Internal Revenue Code Section 125 Plan to redirect employees' pre-selected amount of base salary to pay employee paid insurance premiums and other approved expenses. The City will not treat these monies as compensation subject to income tax withholding unless the Internal Revenue Service or the Franchise Tax Board indicates that such contributions are taxable income subject to withholding. Each employee shall be solely and personally responsible for any federal, state or local tax liabilities of the employee that may arise out of the implementation of this section or any penalty that may be imposed therefore.

K. Management Benefit Plan

The Management Benefit of \$960 per calendar year will be utilized at the discretion of each individual Department Head for job related expenses or for professional development. The monies will be allocated per pay period and may be utilized for a wide variety of job related expenses, training, association memberships, computer hardware and software, conference registration and attendance, and other miscellaneous job expenses or professional development opportunities.

L. Uniform Allowance

The City shall provide the ~~Fire Chief and~~ Police Chief a uniform allowance in the amount of \$1,100 per year.

The uniform allowance described above shall be paid annually on the regular payday for the second pay period in June, and first pay period in December, by separate check. In the case of a newly appointed employee, the employee shall receive the initial allowance the regular payday following the date of their appointment, and subsequent annual allowances as noted above, prorated/adjusted in the first year after appointment to reflect the receipt of the full uniform allowance received on the payday following appointment.

M. Relocation Incentive

Department Heads wishing to relocate to a residence within the City of Tracy may receive relocation expense reimbursement of up to \$5,000 at the City Manager's discretion.

Section 6. SeveranceA. Determined by City Manager

The City Manager, at his or her discretion, is authorized to enter into severance agreements with Department Heads if they involuntarily resign or are terminated by the City, for up to six (6) months of severance pay.

B. Severance Pay

“Severance pay” shall include the cash equivalent to salary and city paid health benefits/premiums including cash in lieu or medical, dental and vision premiums. Severance pay shall be paid in a lump sum payment to the Department Head by the City within 15 working days after the effective date of the severance agreement, or as agreed to by the City and the Department Head. Severance pay shall not be included in final compensation for the purposes of CalPERS retirement nor shall any payments of the employee’s share of the CalPERS rates be deemed to extend the date of separation past termination or resignation of the employee.

C. Waiver and Release

All severance agreements must contain a release of liability for all claims connected with the employment relationship and must be in a form approved by the City Attorney.

COMPENSATION AND BENEFITS PLAN

BETWEEN

THE CITY OF TRACY

AND

LIMITED SERVICE EMPLOYEES

October 1, 2021 through September 30, 2023

Amended January 2, 2022



Think Inside the Triangle™

Human Resources Department
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Tracy, CA 95376
(209) 831-6150
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Limited Service Employee Compensation and Benefits Plan

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**City of Tracy
Limited Service Employee
Compensation and Benefit Plan
Effective October 1, 2021 through September 30, 2023**

Section 1. Purpose and Intent:

This Limited Service Employee Compensation and Benefits Plan supersedes all prior Plans governing the employment relationship between the City and Limited Service Employees. The following plan provides the basis for recognition, benefits and compensation, effective October 1, 2021 through September 30, 2023.

Section 2. Coverage:

From time to time the City may hire employees to perform work on a Limited Service basis. Limited Service work assignments may include, without limitation, work on a part time, temporary, on-call, seasonal, supplemental and/or student basis. Limited Service Employees are distinguished from regular employees – i.e.: employees holding regular, full time positions in the City. The City may establish by individual written contract, the terms and conditions of a Limited Service assignment. In order to be effective, such contract must be signed by the City Manager.

Section 3. Compensation and Benefits:

A. **Pay Rate:**

Unless otherwise agreed to in an individual contract, Limited Service Employees shall receive such compensation pursuant to the pay rates provided in this Plan, Attachment A. Unless designated exempt from overtime under the Fair Labor Standards Act (“FLSA”), compensation will be paid on an hourly basis. The hourly rate of pay shall correspond to the pay ranges attached to this Plan or the City’s Classification and Compensation Plan, unless otherwise specified in an individual contract.

B. **COLA/Equity Increase:**

All classification shall receive Cost of Living and/or Equity Increases as listed in Attachment A.

C. **Step Increases:**

When the City Manager and Department Head determine it to be in the City’s best interest, a Limited Service Employee may start at a pay rate above the first or entry-level rate. Progression through the pay range will be based on the worker’s performance, as evaluated annually by the Department Head.

D. **Overtime:**

For Limited Service Employees entitled to receive overtime, they shall be paid at a rate of one and one-half (1.5) times the regular hourly rate of pay, for hours actually worked over 40 in the designated workweek. Overtime is the hours actually worked in excess of the employee's regular workweek, and which has the prior approval of the Department Head or designated representative.

E. **Workweek:**

The workweek shall be from Sunday through the following Saturday, unless otherwise designated by the Department Head. For those employees permitted to work on the 9/80 schedule, the workweek for purposes of calculating overtime under the FLSA, shall be midway Friday the employee works to midway the following Friday.

F. **Benefits:**

Holiday Pay - Receive pay at the rate of one and one-half (1.5) times the hourly rate of pay for all hours worked on a City observed holiday (this overtime shall not be added to overtime due under the FLSA).

City Programs - May participate in the City Safety Committee, Tracy Service Improvement and Employee of the Month programs.

Promotional Recruitment - Limited Service Employees may apply for a position(s) in a "Promotional Only" recruitment(s) after accumulating 1,040 hours of employment within the last five consecutive years provided they are employed by the city at the time of the promotional recruitment.

Service Recognition - May receive certificate(s) for recognition of service time in five-year increments based on calendar years worked.

***In addition to benefits listed above, Limited Service Employees who have worked 1,000 hours or more in a fiscal year and/or are enrolled in the CalPERS Retirement System, shall be entitled to the following additional benefits:

Sick Leave Accrual - In accordance with the Healthy Workplaces, Health Families Act of 2014 and City of Tracy Sick Leave for Limited Service Employees Policy and Procedure.

Eligibility: Limited Service Employees who have worked for the City of Tracy for 30 or more days within 12 months from the beginning of employment, and who are not eligible for any form of leave benefit provided by the City of Tracy or any employee group.

Use: Limited Service Employees are eligible to use their available paid sick leave beginning on the 90th day of employment.

Accrual: Twenty-four (24) hours per fiscal year

The following sections apply to Limited Service Employees who are enrolled in the CalPERS Retirement Program, either prior to joining the City or after working 1,000 hours or more in a fiscal year at the City. In addition to the benefits listed above, these employees are eligible for:

Bereavement Leave for Scheduled Work Hours

Entitled to leave due to the death of immediate family members, as defined in the City's Personnel Rules and Regulations, not to exceed three (3) workdays within two (2) weeks of the date of death of the family member. This leave will be based on the formulated schedules within the respective departments relevant to the employee. In the event of the death of a relative, not a member of the immediate family, absence from duty shall be allowed not to exceed one (1) day.

Jury Duty Leave for Scheduled Work Hours

Allowed time away from work to comply with jury duty requests to report, as specified, in the City's Personnel Rules and Regulations.

Leave Accrual

- Sick Leave – accrual will be based on date of CalPERS enrollment, and in accordance with years of service, on a prorated basis.
- Vacation Leave – accrual will be based on date of CalPERS enrollment, and in accordance with years of service, on a prorated basis.

G. **CalPERS Retirement:**

Limited Service Employees who have worked 1,000 hours or more in a fiscal year and/or are enrolled in the CalPERS Retirement System, shall be entitled to the following benefits:

For employees hired and enrolled in the CalPERS Retirement Program on or before December 16, 2010, and under the first tier CalPERS retirement formula (2.5% at 55), the employee shall pay the 8% employee contribution during the term of this Compensation and Benefits Plan.

For employees hired and enrolled in the CalPERS Retirement Program between December 16, 2010 through December 31, 2012, and under the second tier CalPERS retirement formula (2% and 55), the employee shall pay the 7% employee contribution during the term of this Compensation and Benefits Plan.

For employees hired and/or first enrolled in the CalPERS Retirement Program on or after January 1, 2013, and under the CalPERS PEPPA retirement formula (2% and 62),

the employee shall pay the employee contribution required under PEPRRA during the term of this Compensation and Benefits Plan.

For employees hired and enrolled in the CalPERS Retirement Program on or after January 1, 2013 and who qualify as “new employees” under the Public Employee’ Pension Reform Act shall receive average of three (3) consecutive highest years and 2% at 62 benefit formula provided through CalPERS. Employees who receive the CalPERS retirement formula of 2% @ 62 shall pay the employee contribution required by the Public Employees’ Pension Reform Act, currently calculated at fifty percent (50%) of the normal cost.

Section 4. Miscellaneous

- A. As used in this Plan, “the City” refers to the City Manager, and includes their designees; provided, however, the City Manager may not delegate authority to alter at-will employment relationships. The City Manager may establish reasonable rules, regulations and procedures to implement this Plan.
- B. Limited Service Employees shall have no property rights to continued employment or work in the City. Limited Service employees are “at-will” in that the City or the worker may terminate the relationship, with or without cause. The at-will relationship with the City may not be changed by practice, custom or express representation, but only by a written documentation personally signed by the City Manager and the affected worker. Limited Service Employees may also be subject to discipline, including counseling, reprimands, suspensions, demotions, and step reductions, but shall have no appeal rights under the City’s Personnel Rules and Regulations.
- C. Generally speaking, Limited Service Employees will be restricted to performing no more than 999 hours of service in a fiscal year, if they are not already enrolled in the CalPERS retirement program. Upon recommendation of the Department Head, and with the approval of the City Manager, Limited Service Employees may be authorized to work beyond the 999 hour limit.
- D. In the event a court of competent jurisdiction determines that some provision in this Plan is inconsistent with applicable law, the City may, in its discretion, void all or part of this Plan and terminate any affected employment relationships.

ATTACHMENT A
Limited Service Employee Classification and Pay Schedule

Step Classifications							
Class Code	Classification	Effective	1	2	3	4	5
9107	Clerical	10/1/2021	\$14.00	\$14.70	\$15.44	\$16.21	\$17.02
		1/1/2022	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
9108	Intern-Generalist	10/1/2021	\$19.18	\$20.14	\$21.15	\$22.20	\$23.31
		1/1/2022	\$20.55	\$21.58	\$22.66	\$23.79	\$24.98
9303	Maintenance Aide	10/1/2021	\$15.68	\$16.46	\$17.29	\$18.15	\$19.06
		1/1/2022	\$17.45	\$18.32	\$19.23	\$20.19	\$21.20
9351	Water Patrol Aide	10/1/2021	\$16.52	\$17.35	\$18.21	\$19.12	\$20.08
		1/1/2022	\$17.70	\$18.59	\$19.51	\$20.49	\$21.51
9361	Theatre Technician	10/1/2021	\$28.84	\$30.28	\$31.80	\$33.39	\$35.06
		1/1/2022	\$29.71	\$31.19	\$32.75	\$34.39	\$36.11
9501	Police Intern/Parking Enforcement Officer	10/1/2021	\$18.20	\$19.11	\$20.07	\$21.07	\$22.12
		1/1/2022	\$19.50	\$20.48	\$21.50	\$22.57	\$23.70
9512	Public Safety Dispatcher II – Per Diem	10/1/2021	\$32.15	\$33.76	\$35.45	\$37.22	\$39.08
		1/1/2022	\$33.11	\$34.77	\$36.51	\$38.33	\$40.25
9517	Ranger Master (H)	10/1/2021	\$30.26	\$31.77	\$33.36	\$35.03	\$36.78
		1/1/2022	\$31.17	\$32.73	\$34.36	\$36.08	\$37.88
9533	Professional Standards Officer	10/1/2021	\$50.44	\$52.96	\$55.61	\$58.39	\$61.31
		1/1/2022	\$51.95	\$54.55	\$57.28	\$60.14	\$63.15
9552	D.A.R.E. Officer	10/1/2021	\$35.31	\$37.08	\$38.93	\$40.88	\$42.92
		1/1/2022	\$36.37	\$38.19	\$40.10	\$42.10	\$44.21
9563	Fire-Reserve	10/1/2021	\$14.00	\$14.70	\$15.44	\$16.21	\$17.02
		1/1/2022	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
9631	Recreation Leader I	10/1/2021	\$14.00	\$14.70	\$15.44	\$16.21	\$17.02
		1/1/2022	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
9632	Recreation Leader II	10/1/2021	\$17.54	\$18.42	\$19.34	\$20.30	\$21.32
		1/1/2022	\$18.79	\$19.73	\$20.72	\$21.75	\$22.84
9633	Recreation Leader III	10/1/2021	\$19.89	\$20.88	\$21.93	\$23.03	\$24.18
		1/1/2022	\$21.31	\$22.38	\$23.49	\$24.67	\$25.90
9635	Facility Attendant	10/1/2021	\$18.48	\$19.40	\$20.37	\$21.39	\$22.46
		1/1/2022	\$19.80	\$20.79	\$21.83	\$22.92	\$24.07
9636	Lifeguard	10/1/2021	\$14.00	\$14.70	\$15.44	\$16.21	\$17.02
		1/1/2022	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
9637	Senior Lifeguard	10/1/2021	\$17.54	\$18.42	\$19.34	\$20.30	\$21.32
		1/1/2022	\$18.79	\$19.73	\$20.72	\$21.75	\$22.84
9638	Pool Manager	10/1/2021	\$19.89	\$20.88	\$21.93	\$23.03	\$24.18
		1/1/2022	\$21.31	\$22.38	\$23.49	\$24.67	\$25.90

Single Step Classifications							
Class Code	Classification	Effective	1	2	3	4	5
9551	Police Reserve	10/1/2021	\$39.37				
		1/1/2022	\$40.55				
9565	Firefighter Trainee	10/1/2021*	\$25.88				
		7/1/2022*	\$26.66				

**Firefighter Trainee (70% of Step A, Firefighter)*

Range Classifications							
Class Code	Classification	Effective	1	2	3	4	5
9110	PT Program Assistant	10/1/2021	\$14.00				\$24.10
		1/1/2022	\$15.00				\$25.82
9231	Project Specialist I	10/1/2021	\$14.00				\$46.68
		1/1/2022	\$15.00				\$50.01
9232	Project Specialist II	10/1/2021	\$46.69				\$131.59
		1/1/2022	\$50.02				\$140.99
9626	Recreation Specialized Instructor	10/1/2021	\$14.00				\$49.66
		1/1/2022	\$15.00				\$53.21

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4112	Account Clerk	TTSSEA	A	2,113.20	4,578.60	54,943.20	26.4150
			B	2,218.87	4,807.55	57,690.62	27.7359
			C	2,329.81	5,047.92	60,575.06	29.1226
			D	2,446.30	5,300.32	63,603.80	30.5788
			E	2,568.62	5,565.34	66,784.12	32.1078
3106	Accountant*	TMMBU	A	3,322.47	7,198.69	86,384.22	41.5309
			B	3,488.59	7,558.61	90,703.34	43.6074
			C	3,663.02	7,936.54	95,238.52	45.7878
			D	3,846.16	8,333.35	100,000.16	48.0770
			E	4,038.47	8,750.02	105,000.22	50.4809
2520	Accounting Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
4201	Accounting Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
4102	Administrative Assistant	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
8102	Administrative Assistant - Confidential	CONF	A	2,156.03	4,671.40	56,056.78	26.9504
			B	2,263.82	4,904.94	58,859.32	28.2978
			C	2,377.01	5,150.19	61,802.26	29.7126
			D	2,495.87	5,407.72	64,892.62	31.1984
			E	2,620.66	5,678.10	68,137.16	32.7583
4107	Administrative Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
3510	Airport Manager*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
5522	Animal Services Aide	TEAMSTERS	A	1,442.09	3,124.53	37,494.34	18.0261
			B	1,514.19	3,280.75	39,368.94	18.9274
			C	1,589.92	3,444.83	41,337.92	19.8740
			D	1,669.41	3,617.06	43,404.66	20.8676
			E	1,752.87	3,797.89	45,574.62	21.9109

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3620	Animal Services Manager*	TMMBU	A	3,622.85	7,849.51	94,194.10	45.2856
			B	3,804.00	8,242.00	98,904.00	47.5500
			C	3,994.20	8,654.10	103,849.20	49.9275
			D	4,193.90	9,086.78	109,041.40	52.4238
			E	4,403.60	9,541.13	114,493.60	55.0450
5521	Animal Services Officer I	TEAMSTERS	A	2,007.11	4,348.74	52,184.86	25.0889
			B	2,107.44	4,566.12	54,793.44	26.3430
			C	2,212.80	4,794.40	57,532.80	27.6600
			D	2,323.44	5,034.12	60,409.44	29.0430
			E	2,439.63	5,285.87	63,430.38	30.4954
5523	Animal Services Officer II	TEAMSTERS	A	2,203.63	4,774.53	57,294.38	27.5454
			B	2,313.81	5,013.26	60,159.06	28.9226
			C	2,429.51	5,263.94	63,167.26	30.3689
			D	2,550.98	5,527.12	66,325.48	31.8873
			E	2,678.55	5,803.53	69,642.30	33.4819
3621	Animal Services Supervisor	TMMBU NON EXEMPT	A	2,684.44	5,816.29	69,795.44	33.5555
			B	2,818.66	6,107.10	73,285.16	35.2333
			C	2,959.58	6,412.42	76,949.08	36.9948
			D	3,107.56	6,733.05	80,796.56	38.8445
			E	3,262.94	7,069.70	84,836.44	40.7868
2573	Assistant City Attorney*	CONF	A	6,114.64	13,248.39	158,980.64	76.4330
			B	6,420.36	13,910.78	166,929.36	80.2545
			C	6,741.38	14,606.32	175,275.88	84.2673
			D	7,078.45	15,336.64	184,039.70	88.4806
			E	7,432.36	16,103.45	193,241.36	92.9045
1502	Assistant City Manager*	DH	Min	8,906.68	19,297.81	231,573.68	111.3335
			Max	9,552.29	20,696.63	248,359.56	119.4036
2682	Assistant Director DES*	CONF	A	5,839.85	12,653.01	151,836.10	72.9981
			B	6,131.84	13,285.65	159,427.84	76.6480
			C	6,438.43	13,949.93	167,399.18	80.4804
			D	6,760.34	14,647.40	175,768.84	84.5043
			E	7,098.36	15,379.78	184,557.36	88.7295
2681	Assistant Director DES/City Engineer*	CONF	A	6,118.28	13,256.27	159,075.28	76.4785
			B	6,424.19	13,919.08	167,028.94	80.3024
			C	6,745.41	14,615.06	175,380.66	84.3176
			D	7,082.67	15,345.79	184,149.42	88.5334
			E	7,436.83	16,113.13	193,357.58	92.9604
3302	Assistant Engineer*	TMMBU	A	3,473.35	7,525.59	90,307.10	43.4169
			B	3,646.99	7,901.81	94,821.74	45.5874
			C	3,829.35	8,296.93	99,563.10	47.8669
			D	4,020.82	8,711.78	104,541.32	50.2603
			E	4,221.86	9,147.36	109,768.36	52.7733
5232	Assistant Planner	TEAMSTERS	A	2,883.29	6,247.13	74,965.54	36.0411
			B	3,027.46	6,559.50	78,713.96	37.8433
			C	3,178.83	6,887.47	82,649.58	39.7354
			D	3,337.77	7,231.84	86,782.02	41.7221
			E	3,504.66	7,593.43	91,121.16	43.8083

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
2580	Assistant to the City Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
3333	Associate Engineer*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
3303	Associate Civil Engineer*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
3202	Associate Planner*	TMMBU	A	3,302.14	7,154.64	85,855.64	41.2768
			B	3,467.24	7,512.35	90,148.24	43.3405
			C	3,640.60	7,887.97	94,655.60	45.5075
			D	3,822.63	8,282.37	99,388.38	47.7829
			E	4,013.78	8,696.52	104,358.28	50.1723
4451	Box Office Assistant	TTSSEA	A	1,894.94	4,105.70	49,268.44	23.6868
			B	1,989.70	4,311.02	51,732.20	24.8713
			C	2,089.18	4,526.56	54,318.68	26.1148
			D	2,193.63	4,752.87	57,034.38	27.4204
			E	2,303.34	4,990.57	59,886.84	28.7918
4455	Box Office Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3104	Budget Officer*	CONF	A	4,436.85	9,613.18	115,358.10	55.4606
			B	4,658.69	10,093.83	121,125.94	58.2336
			C	4,891.62	10,598.51	127,182.12	61.1453
			D	5,136.21	11,128.46	133,541.46	64.2026
			E	5,393.03	11,684.90	140,218.78	67.4129
5211	Building Inspector I	TEAMSTERS	A	2,587.46	5,606.16	67,273.96	32.3433
			B	2,716.83	5,886.47	70,637.58	33.9604
			C	2,852.67	6,180.79	74,169.42	35.6584
			D	2,995.31	6,489.84	77,878.06	37.4414
			E	3,145.07	6,814.32	81,771.82	39.3134
5212	Building Inspector II	TEAMSTERS	A	3,304.61	7,159.99	85,919.86	41.3076
			B	3,469.85	7,518.01	90,216.10	43.3731
			C	3,643.33	7,893.88	94,726.58	45.5416
			D	3,825.50	8,288.58	99,463.00	47.8188
			E	4,016.76	8,702.98	104,435.76	50.2095

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5320	Building Maintenance Worker I	TEAMSTERS	A	2,196.09	4,758.20	57,098.34	27.4511
			B	2,305.90	4,996.12	59,953.40	28.8238
			C	2,421.20	5,245.93	62,951.20	30.2650
			D	2,542.26	5,508.23	66,098.76	31.7783
			E	2,669.38	5,783.66	69,403.88	33.3673
5321	Building Maintenance Worker II	TEAMSTERS	A	2,311.68	5,008.64	60,103.68	28.8960
			B	2,427.27	5,259.09	63,109.02	30.3409
			C	2,548.63	5,522.03	66,264.38	31.8579
			D	2,676.06	5,798.13	69,577.56	33.4508
			E	2,809.87	6,088.05	73,056.62	35.1234
3341	Building Official*	TMMBU	A	5,005.29	10,844.80	130,137.54	62.5661
			B	5,255.54	11,387.00	136,644.04	65.6943
			C	5,518.33	11,956.38	143,476.58	68.9791
			D	5,794.24	12,554.19	150,650.24	72.4280
			E	6,083.96	13,181.91	158,182.96	76.0495
4501	Building Permit Technician I	TTSSEA	A	2,399.55	5,199.03	62,388.30	29.9944
			B	2,519.54	5,459.00	65,508.04	31.4943
			C	2,645.50	5,731.92	68,783.00	33.0688
			D	2,777.79	6,018.55	72,222.54	34.7224
			E	2,916.68	6,319.47	75,833.68	36.4585
4502	Building Permit Technician II	TTSSEA	A	2,525.84	5,472.65	65,671.84	31.5730
			B	2,652.15	5,746.33	68,955.90	33.1519
			C	2,784.75	6,033.63	72,403.50	34.8094
			D	2,923.99	6,335.31	76,023.74	36.5499
			E	3,070.19	6,652.08	79,824.94	38.3774
1506	City Attorney*	CONTRACT		9,270.00	20,085.00	241,020.00	115.8750
3110	City Clerk*	TMMBU	A	4,447.17	9,635.54	115,626.42	55.5896
			B	4,669.54	10,117.34	121,408.04	58.3693
			C	4,903.01	10,623.19	127,478.26	61.2876
			D	5,148.16	11,154.35	133,852.16	64.3520
			E	5,405.56	11,712.05	140,544.56	67.5695
1102	City Council Member*			432.00	936.00	11,232.00	
1501	City Manager*	CONTRACT		10,094.00	21,870.33	262,444.00	126.1750
1112	City Treasurer*			496.16	1,075.01	12,900.16	
9107	Clerical	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
3155	Code Compliance Analyst*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5202	Code Enforcement Officer	TEAMSTERS	A	2,672.81	5,791.09	69,493.06	33.4101
			B	2,806.44	6,080.62	72,967.44	35.0805
			C	2,946.77	6,384.67	76,616.02	36.8346
			D	3,094.10	6,703.88	80,446.60	38.6763
			E	3,248.81	7,039.09	84,469.06	40.6101
3315	Community Preservation Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
5513	Community Services Officer	TEAMSTERS	A	2,333.87	5,056.72	60,680.62	29.1734
			B	2,450.57	5,309.57	63,714.82	30.6321
			C	2,573.07	5,574.99	66,899.82	32.1634
			D	2,701.74	5,853.77	70,245.24	33.7718
			E	2,836.84	6,146.49	73,757.84	35.4605
5222	Construction Inspector I	TEAMSTERS	A	2,999.35	6,498.59	77,983.10	37.4919
			B	3,149.34	6,823.57	81,882.84	39.3668
			C	3,306.79	7,164.71	85,976.54	41.3349
			D	3,472.13	7,522.95	90,275.38	43.4016
			E	3,645.76	7,899.15	94,789.76	45.5720
5223	Construction Inspector II	TEAMSTERS	A	3,149.15	6,823.16	81,877.90	39.3644
			B	3,306.60	7,164.30	85,971.60	41.3325
			C	3,471.93	7,522.52	90,270.18	43.3991
			D	3,645.55	7,898.69	94,784.30	45.5694
			E	3,827.82	8,293.61	99,523.32	47.8478
4605	Crime Analyst	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801
5514	Crime Prevention Specialist	TEAMSTERS	A	2,417.53	5,237.98	62,855.78	30.2191
			B	2,538.44	5,499.95	65,999.44	31.7305
			C	2,665.36	5,774.95	69,299.36	33.3170
			D	2,798.60	6,063.63	72,763.60	34.9825
			E	2,938.53	6,366.82	76,401.78	36.7316
3622	Crime Scene Property Unit Supervisor	TMMBU Non-Exempt	A	2,746.55	5,950.86	71,410.30	34.3319
			B	2,883.87	6,248.39	74,980.62	36.0484
			C	3,028.05	6,560.78	78,729.30	37.8506
			D	3,179.45	6,888.81	82,665.70	39.7431
			E	3,338.42	7,233.24	86,798.92	41.7303
5517	Crime Scene Technician	TEAMSTERS	A	2,618.18	5,672.72	68,072.68	32.7273
			B	2,749.07	5,956.32	71,475.82	34.3634
			C	2,886.53	6,254.15	75,049.78	36.0816
			D	3,030.86	6,566.86	78,802.36	37.8858
			E	3,182.41	6,895.22	82,742.66	39.7801

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
1108	Cultural Arts Commissioner						
3162	Cultural Arts Division Manager*	TMMBU	A	4,686.93	10,155.02	121,860.18	58.5866
			B	4,921.28	10,662.77	127,953.28	61.5160
			C	5,167.35	11,195.93	134,351.10	64.5919
			D	5,425.70	11,755.68	141,068.20	67.8213
			E	5,696.98	12,343.46	148,121.48	71.2123
4459	Cultural Arts Program Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3524	Cultural Arts Supervisor*	TMMBU	A	3,622.85	7,849.51	94,194.10	45.2856
			B	3,804.00	8,242.00	98,904.00	47.5500
			C	3,994.20	8,654.10	103,849.20	49.9275
			D	4,193.90	9,086.78	109,041.40	52.4238
			E	4,403.60	9,541.13	114,493.60	55.0450
4461	Cultural Arts Technical Coordinator	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
3523	Cultural Arts Technical Supervisor*	TMMBU	A	3,007.51	6,516.27	78,195.26	37.5939
			B	3,157.90	6,842.12	82,105.40	39.4738
			C	3,315.79	7,184.21	86,210.54	41.4474
			D	3,481.58	7,543.42	90,521.08	43.5198
			E	3,655.67	7,920.62	95,047.42	45.6959
9552	D.A.R.E Officer	LS	A				36.3700
			B				38.1900
			C				40.1000
			D				42.1000
			E				44.2100
2571	Deputy City Attorney I*	CONF	A	4,800.76	10,401.65	124,819.76	60.0095
			B	5,040.80	10,921.73	131,060.80	63.0100
			C	5,292.84	11,467.82	137,613.84	66.1605
			D	5,557.49	12,041.23	144,494.74	69.4686
			E	5,835.35	12,643.26	151,719.10	72.9419
2572	Deputy City Attorney II*	CONF	A	5,280.84	11,441.82	137,301.84	66.0105
			B	5,544.89	12,013.93	144,167.14	69.3111
			C	5,822.14	12,614.64	151,375.64	72.7768
			D	6,113.25	13,245.38	158,944.50	76.4156
			E	6,418.90	13,907.62	166,891.40	80.2363
4116	Deputy City Clerk	TTSSEA	A	2,791.45	6,048.14	72,577.70	34.8931
			B	2,931.03	6,350.57	76,206.78	36.6379
			C	3,077.57	6,668.07	80,016.82	38.4696
			D	3,231.47	7,001.52	84,018.22	40.3934
			E	3,393.03	7,351.57	88,218.78	42.4129

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
1515	Director of Development Services *	DH	Min	7,145.51	15,481.95	185,783.36	89.3189
			Max	8,683.90	18,815.12	225,781.42	108.5488
1522	Director of Finance*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.47	210,521.59	101.2123
1518	Director of Human Resources*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1516	Director of Parks and Recreation*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1512	Director of Public Works*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1520	Director of Utilities*	DH	Min	7,145.51	15,481.95	185,783.36	89.3189
			Max	8,683.90	18,815.12	225,781.42	108.5488
2751	Division Fire Chief*	CONF	A	5,839.70	12,652.68	151,832.20	72.9963
			B	6,131.67	13,285.29	159,423.42	76.6459
			C	6,438.27	13,949.59	167,395.02	80.4784
			D	6,760.19	14,647.08	175,764.94	84.5024
			E	7,098.20	15,379.43	184,553.20	88.7275
3208	Economic Development Mgmt Analyst I*	TMMBU	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774
3209	Economic Development Mgmt Analyst II*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
3207	Economic Development Manager*	TMMBU	A	4,329.49	9,380.56	112,566.74	54.1186
			B	4,545.96	9,849.58	118,194.96	56.8245
			C	4,773.26	10,342.06	124,104.76	59.6658
			D	5,011.92	10,859.16	130,309.92	62.6490
			E	5,262.51	11,402.11	136,825.26	65.7814
5325	Electrician	TEAMSTERS	A	3,317.38	7,187.66	86,251.88	41.4673
			B	3,483.26	7,547.06	90,564.76	43.5408
			C	3,657.44	7,924.45	95,093.44	45.7180
			D	3,840.29	8,320.63	99,847.54	48.0036
			E	4,032.31	8,736.67	104,840.06	50.4039
3711	Emergency Medical Services Manager*	TMMBU	A	3,901.19	8,452.58	101,430.94	48.7649
			B	4,096.24	8,875.19	106,502.24	51.2030
			C	4,301.05	9,318.94	111,827.30	53.7631
			D	4,516.12	9,784.93	117,419.12	56.4515
			E	4,741.90	10,274.12	123,289.40	59.2738

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5221	Engineering Technician I	TEAMSTERS	A	2,640.32	5,720.69	68,648.32	33.0040
			B	2,772.33	6,006.72	72,080.58	34.6541
			C	2,910.94	6,307.04	75,684.44	36.3868
			D	3,056.49	6,622.40	79,468.74	38.2061
			E	3,209.33	6,953.55	83,442.58	40.1166
5225	Engineering Technician II	TEAMSTERS	A	2,772.34	6,006.74	72,080.84	34.6543
			B	2,910.96	6,307.08	75,684.96	36.3870
			C	3,056.51	6,622.44	79,469.26	38.2064
			D	3,209.36	6,953.61	83,443.36	40.1170
			E	3,369.79	7,301.21	87,614.54	42.1224
3412	Environmental Compliance Analyst	TMMBU Non-Exempt	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774
5424	Environmental Compliance Technician	TEAMSTERS	A	2,197.75	4,761.79	57,141.50	27.4719
			B	2,307.65	4,999.91	59,998.90	28.8456
			C	2,423.01	5,249.86	62,998.26	30.2876
			D	2,544.16	5,512.35	66,148.16	31.8020
			E	2,671.40	5,788.03	69,456.40	33.3925
5313	Equipment Mechanic I	TEAMSTERS	A	2,426.53	5,257.48	63,089.78	30.3316
			B	2,547.85	5,520.34	66,244.10	31.8481
			C	2,675.24	5,796.35	69,556.24	33.4405
			D	2,809.00	6,086.17	73,034.00	35.1125
			E	2,949.45	6,390.48	76,685.70	36.8681
5314	Equipment Mechanic II	TEAMSTERS	A	2,547.84	5,520.32	66,243.84	31.8480
			B	2,675.24	5,796.35	69,556.24	33.4405
			C	2,808.99	6,086.15	73,033.74	35.1124
			D	2,949.45	6,390.48	76,685.70	36.8681
			E	3,096.91	6,709.97	80,519.66	38.7114
4108	Executive Assistant	TTSSEA	A	2,559.25	5,545.04	66,540.50	31.9906
			B	2,687.21	5,822.29	69,867.46	33.5901
			C	2,821.57	6,113.40	73,360.82	35.2696
			D	2,962.66	6,419.10	77,029.16	37.0333
			E	3,110.79	6,740.05	80,880.54	38.8849
8108	Executive Assistant - Confidential	CONF	A	2,622.72	5,682.56	68,190.72	32.7840
			B	2,753.86	5,966.70	71,600.36	34.4233
			C	2,891.55	6,265.03	75,180.30	36.1444
			D	3,036.12	6,578.26	78,939.12	37.9515
			E	3,187.93	6,907.18	82,886.18	39.8491
2581	Executive Assistant to City Manager	CONF	A	2,995.32	6,489.86	77,878.32	37.4415
			B	3,145.08	6,814.34	81,772.08	39.3135
			C	3,302.33	7,155.05	85,860.58	41.2791
			D	3,467.46	7,512.83	90,153.96	43.3433
			E	3,640.82	7,888.44	94,661.32	45.5103

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9635	Facility Attendant	LS	A				19.8000
			B				20.7900
			C				21.8300
			D				22.9200
			E				24.0700
3715	Fire Battalion Chief*	SCFCOA	A	4,985.41	10,801.72	129,620.66	44.5126
			B	5,234.66	11,341.76	136,101.16	46.7380
			C	5,496.39	11,908.85	142,906.14	49.0749
			D	5,771.21	12,504.29	150,051.46	51.5287
			E	6,059.78	13,129.52	157,554.28	54.1052
7105	Fire Captain	TFFA	A	3,793.74	8,219.77	98,637.24	33.8727
			B	3,983.56	8,631.05	103,572.56	35.5675
			C	4,182.61	9,062.32	108,747.86	37.3447
			D	4,391.74	9,515.44	114,185.24	39.2120
			E	4,611.33	9,991.22	119,894.58	41.1726
1514	Fire Chief*	DH	Min	7,145.51	15,481.95	185,783.36	89.3189
			Max	8,683.90	18,815.12	225,781.42	108.5488
7103	Fire Engineer	TFFA	A	3,338.92	7,234.33	86,811.92	29.8118
			B	3,505.84	7,595.99	91,151.84	31.3021
			C	3,681.15	7,975.83	95,709.90	32.8674
			D	3,865.21	8,374.62	100,495.46	34.5108
			E	4,058.48	8,793.37	105,520.48	36.2364
5213	Fire Inspector	TEAMSTERS	A	3,147.24	6,819.02	81,828.24	39.3405
			B	3,304.61	7,159.99	85,919.86	41.3076
			C	3,469.85	7,518.01	90,216.10	43.3731
			D	3,643.33	7,893.88	94,726.58	45.5416
			E	3,825.50	8,288.58	99,463.00	47.8188
2752	Fire Marshal*	CONF	A	5,129.43	11,113.77	133,365.18	64.1179
			B	5,385.89	11,669.43	140,033.14	67.3236
			C	5,655.19	12,252.91	147,034.94	70.6899
			D	5,937.96	12,865.58	154,386.96	74.2245
			E	6,234.85	13,508.84	162,106.10	77.9356
9563	Fire Reserve	LS	A				15.0000
							15.7500
							16.5400
							17.3600
							18.2300
7102	Firefighter	TFFA	A	2,958.04	6,409.09	76,909.04	26.4111
			B	3,105.91	6,729.47	80,753.66	27.7313
			C	3,261.22	7,065.98	84,791.72	29.1180
			D	3,424.27	7,419.25	89,031.02	30.5738
			E	3,595.49	7,790.23	93,482.74	32.1026
			449.44	Paramedic Pay (per pay period)			
9565	Firefighter Trainee	LS	A				25.8800
				(70% OF STEP A, FIREFIGHTER)			

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
7108	Firefighter/Paramedic	TFFA	A	3,327.95	7,210.56	86,526.70	29.7138
			B	3,494.35	7,571.09	90,853.10	31.1996
			C	3,669.07	7,949.65	95,395.82	32.7596
			D	3,852.53	8,347.15	100,165.78	34.3976
			E	4,045.16	8,764.51	105,174.16	36.1175
3404	Fleet Supervisor*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
3120	GIS Analyst *	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
4206	GIS Technician	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801
2511	Human Resources Analyst I*	CONF	A	3,121.35	6,762.93	81,155.10	39.0169
			B	3,277.42	7,101.08	85,212.92	40.9678
			C	3,441.27	7,456.09	89,473.02	43.0159
			D	3,613.34	7,828.90	93,946.84	45.1668
			E	3,794.01	8,220.36	98,644.26	47.4251
2512	Human Resources Analyst II*	CONF	A	3,589.45	7,777.14	93,325.70	44.8681
			B	3,768.92	8,165.99	97,991.92	47.1115
			C	3,957.36	8,574.28	102,891.36	49.4670
			D	4,155.24	9,003.02	108,036.24	51.9405
			E	4,363.01	9,453.19	113,438.26	54.5376
2562	Human Resources Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
4301	Human Resources Technician	CONF	A	2,663.29	5,770.46	69,245.54	33.2911
			B	2,796.46	6,059.00	72,707.96	34.9558
			C	2,936.28	6,361.94	76,343.28	36.7035
			D	3,083.10	6,680.05	80,160.60	38.5388
			E	3,237.25	7,014.04	84,168.50	40.4656
4204	Information Systems Technician I	TTSSEA	A	2,465.55	5,342.03	64,104.30	30.8194
			B	2,588.83	5,609.13	67,309.58	32.3604
			C	2,718.28	5,889.61	70,675.28	33.9785
			D	2,854.19	6,184.08	74,208.94	35.6774
			E	2,996.90	6,493.28	77,919.40	37.4613

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4205	Information Systems Technician II	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801
2553	Information Technology Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
3111	Information Technology Specialist*	TMMBU	A	3,402.46	7,372.00	88,463.96	42.5308
			B	3,572.60	7,740.63	92,887.60	44.6575
			C	3,751.22	8,127.64	97,531.72	46.8903
			D	3,938.77	8,534.00	102,408.02	49.2346
			E	4,135.71	8,960.71	107,528.46	51.6964
5413	Instrumentation Technician	TEAMSTERS	A	3,080.01	6,673.36	80,080.26	38.5001
			B	3,234.01	7,007.02	84,084.26	40.4251
			C	3,395.72	7,357.39	88,288.72	42.4465
			D	3,565.49	7,725.23	92,702.74	44.5686
			E	3,743.77	8,111.50	97,338.02	46.7971
9108	Intern-Generalist	LS	A				20.5500
			B				21.5800
			C				22.6600
			D				23.7900
			E				24.9800
5224	Junior Engineer	TEAMSTERS	A	3,049.14	6,606.47	79,277.64	38.1143
			B	3,201.59	6,936.78	83,241.34	40.0199
			C	3,361.66	7,283.60	87,403.16	42.0208
			D	3,529.75	7,647.79	91,773.50	44.1219
			E	3,706.24	8,030.19	96,362.24	46.3280
5423	Laboratory Quality Assurance Officer*	TMMBU	A	2,829.70	6,131.02	73,572.20	35.3713
			B	2,971.20	6,437.60	77,251.20	37.1400
			C	3,119.76	6,759.48	81,113.76	38.9970
			D	3,275.74	7,097.43	85,169.24	40.9468
			E	3,439.53	7,452.32	89,427.78	42.9941
5421	Laboratory Technician I	TEAMSTERS	A	2,395.98	5,191.29	62,295.48	29.9498
			B	2,515.76	5,450.81	65,409.76	31.4470
			C	2,641.57	5,723.40	68,680.82	33.0196
			D	2,773.64	6,009.55	72,114.64	34.6705
			E	2,912.31	6,310.01	75,720.06	36.4039
5422	Laboratory Technician II	TEAMSTERS	A	2,504.04	5,425.42	65,105.04	31.3005
			B	2,629.24	5,696.69	68,360.24	32.8655
			C	2,760.71	5,981.54	71,778.46	34.5089
			D	2,898.74	6,280.60	75,367.24	36.2343
			E	3,043.67	6,594.62	79,135.42	38.0459

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3508	Landscape Architect*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
4109	Legal Secretary	CONF	A	2,860.68	6,198.14	74,377.68	35.7585
			B	3,003.71	6,508.04	78,096.46	37.5464
			C	3,153.90	6,833.45	82,001.40	39.4238
			D	3,311.60	7,175.13	86,101.60	41.3950
			E	3,477.18	7,533.89	90,406.68	43.4648
9636	Lifeguard	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
9303	Maintenance Aide	LS	A				17.4500
			B				18.3200
			C				19.2300
			D				20.1900
			E				21.2000
5301	Maintenance Worker I	TEAMSTERS	A	1,786.00	3,869.67	46,436.00	22.3250
			B	1,875.31	4,063.17	48,758.06	23.4414
			C	1,969.07	4,266.32	51,195.82	24.6134
			D	2,067.52	4,479.63	53,755.52	25.8440
			E	2,170.90	4,703.62	56,443.40	27.1363
5303	Maintenance Worker II	TEAMSTERS	A	2,268.56	4,915.21	58,982.56	28.3570
			B	2,381.99	5,160.98	61,931.74	29.7749
			C	2,501.08	5,419.01	65,028.08	31.2635
			D	2,626.13	5,689.95	68,279.38	32.8266
			E	2,757.43	5,974.43	71,693.18	34.4679
3151	Management Analyst I*	TMMBU	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774
3152	Management Analyst II*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
1101	Mayor*			478.15	1,036.00	12,432.00	
3527	Media Services Supervisor	TMMBU Non-Exempt	A	3,007.51	6,516.27	78,195.26	37.5939
			B	3,157.90	6,842.12	82,105.40	39.4738
			C	3,315.79	7,184.21	86,210.54	41.4474
			D	3,481.58	7,543.42	90,521.08	43.5198
			E	3,655.67	7,920.62	95,047.42	45.6959

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5531	Meter Reader	TEAMSTERS	A	1,547.54	3,353.00	40,236.04	19.3443
			B	1,624.91	3,520.64	42,247.66	20.3114
			C	1,706.16	3,696.68	44,360.16	21.3270
			D	1,791.46	3,881.50	46,577.96	22.3933
			E	1,881.04	4,075.59	48,907.04	23.5130
4212	Multimedia Communications Assistant	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
4210	Multimedia Communications Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
4105	Office Assistant	TTSSEA	A	1,722.68	3,732.47	44,789.68	21.5335
			B	1,808.80	3,919.07	47,028.80	22.6100
			C	1,899.25	4,115.04	49,380.50	23.7406
			D	1,994.22	4,320.81	51,849.72	24.9278
			E	2,093.93	4,536.85	54,442.18	26.1741
1107	Parks Commissioner						
3509	Parks Planning & Development Manager*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
3306	Plan Check Engineer*	TMMBU	A	4,690.57	10,162.90	121,954.82	58.6321
			B	4,925.10	10,671.05	128,052.60	61.5638
			C	5,171.36	11,204.61	134,455.36	64.6420
			D	5,429.93	11,764.85	141,178.18	67.8741
			E	5,701.43	12,353.10	148,237.18	71.2679
5214	Plan Examiner I	TEAMSTERS	A	3,225.31	6,988.17	83,858.06	40.3164
			B	3,386.61	7,337.66	88,051.86	42.3326
			C	3,555.93	7,704.52	92,454.18	44.4491
			D	3,733.71	8,089.71	97,076.46	46.6714
			E	3,920.42	8,494.24	101,930.92	49.0053
5215	Plan Examiner II	TEAMSTERS	A	3,395.07	7,355.99	88,271.82	42.4384
			B	3,564.85	7,723.84	92,686.10	44.5606
			C	3,743.08	8,110.01	97,320.08	46.7885
			D	3,930.22	8,515.48	102,185.72	49.1278
			E	4,126.76	8,941.31	107,295.76	51.5845
1106	Planning Commissioner						

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4506	Planning Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
6212	Police Captain*	TPMA	A	5,903.58	12,791.09	153,493.08	73.7948
			B	6,198.77	13,430.67	161,168.02	77.4846
			C	6,508.69	14,102.16	169,225.94	81.3586
			D	6,834.13	14,807.28	177,687.38	85.4266
			E	7,175.87	15,547.72	186,572.62	89.6984
1513	Police Chief*	DH	Min	7,591.04	16,447.26	197,367.07	94.8880
			Max	9,226.99	19,991.81	239,901.77	115.3374
4603	Police Community Relations Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
6103	Police Corporal	TPOA	A	3,752.04	8,129.74	97,556.88	46.9005
			B	3,939.66	8,536.26	102,435.12	49.2458
			C	4,136.65	8,963.08	107,556.96	51.7081
			D	4,343.49	9,411.26	112,935.12	54.2936
			E	4,560.66	9,881.80	118,581.60	57.0082
9501	Police Intern/Parking Enforcement Officer	LS	A				19.5000
			B				20.4800
			C				21.5000
			D				22.5700
			E				23.7000
6211	Police Lieutenant*	TPMA	A	5,109.41	11,070.39	132,844.66	63.8676
			B	5,364.87	11,623.89	139,486.62	67.0609
			C	5,633.13	12,205.12	146,461.38	70.4141
			D	5,914.78	12,815.36	153,784.28	73.9348
			E	6,210.51	13,456.11	161,473.26	77.6314
6102	Police Officer	TPOA	A	3,410.95	7,390.68	88,688.16	42.6369
			B	3,581.50	7,760.22	93,122.64	44.7688
			C	3,760.58	8,148.24	97,778.88	47.0073
			D	3,948.63	8,555.70	102,668.40	49.3579
			E	4,146.06	8,983.46	107,801.52	51.8257
9517	Police Range Master	LS	A				31.1700
			B				32.7300
			C				34.3600
			D				36.0800
			E				37.8800

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4103	Police Records Assistant I	TTSSEA	A	2,135.53	4,626.98	55,523.78	26.6941
			B	2,242.32	4,858.36	58,300.32	28.0290
			C	2,354.45	5,101.31	61,215.70	29.4306
			D	2,472.15	5,356.33	64,275.90	30.9019
			E	2,595.76	5,624.15	67,489.76	32.4470
4104	Police Records Assistant II	TTSSEA	A	2,242.29	4,858.30	58,299.54	28.0286
			B	2,354.43	5,101.27	61,215.18	29.4304
			C	2,472.12	5,356.26	64,275.12	30.9015
			D	2,595.73	5,624.08	67,488.98	32.4466
			E	2,725.52	5,905.29	70,863.52	34.0690
3626	Police Records Supervisor*	TMMBU	A	3,060.95	6,632.06	79,584.70	38.2619
			B	3,214.01	6,963.69	83,564.26	40.1751
			C	3,374.70	7,311.85	87,742.20	42.1838
			D	3,543.45	7,677.48	92,129.70	44.2931
			E	3,720.60	8,061.30	96,735.60	46.5075
9551	Police Reserve	LS	A				40.5500
6105	Police Sergeant	TPOA	A	4,110.39	8,906.20	106,874.40	51.3799
			B	4,315.94	9,351.56	112,218.72	53.9492
			C	4,531.74	9,819.16	117,829.92	56.6468
			D	4,758.33	10,310.10	123,721.20	59.4791
			E	4,996.25	10,825.62	129,907.44	62.4531
2712	Police Support Operations Manager*	CONF	A	5,436.48	11,779.04	141,348.48	67.9560
			B	5,708.31	12,368.01	148,416.06	71.3539
			C	5,993.71	12,986.37	155,836.46	74.9214
			D	6,293.39	13,635.68	163,628.14	78.6674
			E	6,608.07	14,317.49	171,809.82	82.6009
4701	Police Support Services Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
6101	Police Trainee (Non-Sworn)	TPOA	A	2,965.95	6,426.48	77,117.76	37.0744
9638	Pool Manager	LS	A				21.3100
			B				22.3800
			C				23.4900
			D				24.6700
			E				25.9000
9533	Professional Standards Officer	LS	A				51.9500
			B				54.5500
			C				57.2800
			D				60.1400
			E				63.1500

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9110	Program Assistant	LS	Min				15.0000
			Max				25.8200
9231	Project Specialist I	LS	Min				15.0000
			Max				50.0100
9232	Project Specialist II	LS	Min				50.0200
			Max				140.9900
5518	Property and Evidence Technician	TEAMSTERS	A	2,303.09	4,990.03	59,880.34	28.7886
			B	2,418.23	5,239.50	62,873.98	30.2279
			C	2,539.16	5,501.51	66,018.16	31.7395
			D	2,666.12	5,776.59	69,319.12	33.3265
			E	2,799.41	6,065.39	72,784.66	34.9926
2585	Public Information Officer*	CONF	A	3,589.45	7,777.14	93,325.70	44.8681
			B	3,768.92	8,165.99	97,991.92	47.1115
			C	3,957.36	8,574.28	102,891.36	49.4670
			D	4,155.24	9,003.02	108,036.24	51.9405
			E	4,363.01	9,453.19	113,438.26	54.5376
3623	Public Safety Dispatch Supervisor*	TMMBU	A	3,248.37	7,038.14	84,457.62	40.6046
			B	3,410.78	7,390.02	88,680.28	42.6348
			C	3,581.33	7,759.55	93,114.58	44.7666
			D	3,760.39	8,147.51	97,770.14	47.0049
			E	3,948.42	8,554.91	102,658.92	49.3553
5502	Public Safety Dispatcher I	TEAMSTERS	A	2,660.74	5,764.94	69,179.24	33.2593
			B	2,793.76	6,053.15	72,637.76	34.9220
			C	2,933.45	6,355.81	76,269.70	36.6681
			D	3,080.12	6,673.59	80,083.12	38.5015
			E	3,234.15	7,007.33	84,087.90	40.4269
5503	Public Safety Dispatcher II	TEAMSTERS	A	2,919.04	6,324.59	75,895.04	36.4880
			B	3,064.98	6,640.79	79,689.48	38.3123
			C	3,218.24	6,972.85	83,674.24	40.2280
			D	3,379.15	7,321.49	87,857.90	42.2394
			E	3,548.11	7,687.57	92,250.86	44.3514
9512	Public Safety Dispatcher II - Per Diem	LS	A				33.1100
			B				34.7700
			C				36.5100
			D				38.3300
			E				40.2500
3401	Public Works Superintendent*	TMMBU	A	4,047.63	8,769.87	105,238.38	50.5954
			B	4,250.02	9,208.38	110,500.52	53.1253
			C	4,462.52	9,668.79	116,025.52	55.7815
			D	4,685.65	10,152.24	121,826.90	58.5706
			E	4,919.92	10,659.83	127,917.92	61.4990

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3405	Public Works Supervisor*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
9631	Recreation Leader I	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
9632	Recreation Leader II	LS	A				18.7900
			B				19.7300
			C				20.7200
			D				21.7500
			E				22.8400
9633	Recreation Leader III	LS	A				21.3100
			B				22.3800
			C				23.4900
			D				24.6700
			E				25.9000
4401	Recreation Program Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3513	Recreation Services Manager*	TMMBU	A	3,985.11	8,634.41	103,612.86	49.8139
			B	4,184.38	9,066.16	108,793.88	52.3048
			C	4,393.59	9,519.45	114,233.34	54.9199
			D	4,613.28	9,995.44	119,945.28	57.6660
			E	4,843.94	10,495.20	125,942.44	60.5493
3505	Recreation Services Supervisor*	TMMBU	A	3,622.84	7,849.49	94,193.84	45.2855
			B	3,803.99	8,241.98	98,903.74	47.5499
			C	3,994.19	8,654.08	103,848.94	49.9274
			D	4,193.89	9,086.76	109,041.14	52.4236
			E	4,403.58	9,541.09	114,493.08	55.0448
9626	Recreation Specialized Instructor	LS	Min				15.0000
			Max				53.2100
4113	Senior Account Clerk	TTSSEA	A	2,329.23	5,046.67	60,559.98	29.1154
			B	2,445.69	5,299.00	63,587.94	30.5711
			C	2,567.98	5,563.96	66,767.48	32.0998
			D	2,696.39	5,842.18	70,106.14	33.7049
			E	2,831.19	6,134.25	73,610.94	35.3899

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3105	Senior Accountant*	TMMBU	A	3,764.80	8,157.07	97,884.80	47.0600
			B	3,953.05	8,564.94	102,779.30	49.4131
			C	4,150.70	8,993.18	107,918.20	51.8838
			D	4,358.24	9,442.85	113,314.24	54.4780
			E	4,576.16	9,915.01	118,980.16	57.2020
4202	Senior Accounting Technician	TTSSEA	A	3,020.32	6,544.03	78,528.32	37.7540
			B	3,171.34	6,871.24	82,454.84	39.6418
			C	3,329.92	7,214.83	86,577.92	41.6240
			D	3,496.42	7,575.58	90,906.92	43.7053
			E	3,671.25	7,954.38	95,452.50	45.8906
5323	Senior Building Maintenance Worker	TEAMSTERS	A	2,560.67	5,548.12	66,577.42	32.0084
			B	2,688.69	5,825.50	69,905.94	33.6086
			C	2,823.12	6,116.76	73,401.12	35.2890
			D	2,964.29	6,422.63	77,071.54	37.0536
			E	3,112.52	6,743.79	80,925.52	38.9065
3304	Senior Civil Engineer*	TMMBU	A	4,690.70	10,163.18	121,958.20	58.6338
			B	4,925.23	10,671.33	128,055.98	61.5654
			C	5,171.50	11,204.92	134,459.00	64.6438
			D	5,430.08	11,765.17	141,182.08	67.8760
			E	5,701.58	12,353.42	148,241.08	71.2698
5315	Senior Equipment Mechanic	TEAMSTERS	A	2,675.25	5,796.38	69,556.50	33.4406
			B	2,809.00	6,086.17	73,034.00	35.1125
			C	2,949.46	6,390.50	76,685.96	36.8683
			D	3,096.92	6,709.99	80,519.92	38.7115
			E	3,251.77	7,045.50	84,546.02	40.6471
4208	Senior Information Systems Technician	TTSSEA	A	3,118.90	6,757.62	81,091.40	38.9863
			B	3,274.85	7,095.51	85,146.10	40.9356
			C	3,438.60	7,450.30	89,403.60	42.9825
			D	3,610.53	7,822.82	93,873.78	45.1316
			E	3,791.05	8,213.94	98,567.30	47.3881
9637	Senior Lifeguard	LS	A				18.7900
			B				19.7300
			C				20.7200
			D				21.7500
			E				22.8400
5305	Senior Maintenance Worker	TEAMSTERS	A	2,497.45	5,411.14	64,933.70	31.2181
			B	2,622.30	5,681.65	68,179.80	32.7788
			C	2,753.42	5,965.74	71,588.92	34.4178
			D	2,891.10	6,264.05	75,168.60	36.1388
			E	3,035.64	6,577.22	78,926.64	37.9455

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3203	Senior Planner*	TMMBU	A	4,021.02	8,712.21	104,546.52	50.2628
			B	4,222.07	9,147.82	109,773.82	52.7759
			C	4,433.18	9,605.22	115,262.68	55.4148
			D	4,654.84	10,085.49	121,025.84	58.1855
			E	4,887.58	10,589.76	127,077.08	61.0948
4410	Senior Police Records Assistant	TTSSEA	A	2,466.52	5,344.13	64,129.52	30.8315
			B	2,589.87	5,611.39	67,336.62	32.3734
			C	2,719.33	5,891.88	70,702.58	33.9916
			D	2,855.30	6,186.48	74,237.80	35.6913
			E	2,998.07	6,495.82	77,949.82	37.4759
5504	Senior Public Safety Dispatcher	TEAMSTERS	A	3,064.98	6,640.79	79,689.48	38.3123
			B	3,218.24	6,972.85	83,674.24	40.2280
			C	3,379.15	7,321.49	87,857.90	42.2394
			D	3,548.11	7,687.57	92,250.86	44.3514
			E	3,725.53	8,071.98	96,863.78	46.5691
5356	Senior Utilities Worker	TEAMSTERS	A	2,622.79	5,682.71	68,192.54	32.7849
			B	2,753.81	5,966.59	71,599.06	34.4226
			C	2,891.42	6,264.74	75,176.92	36.1428
			D	3,036.44	6,578.95	78,947.44	37.9555
			E	3,187.23	6,905.67	82,867.98	39.8404
3343	Supervising Building Inspector*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
3345	Supervising Construction Inspector	TMMBU Non-Exempt	A	3,752.51	8,130.44	97,565.26	46.9064
			B	3,940.14	8,536.97	102,443.64	49.2518
			C	4,137.15	8,963.83	107,565.90	51.7144
			D	4,343.99	9,411.98	112,943.74	54.2999
			E	4,561.19	9,882.58	118,590.94	57.0149
3117	System Administrator*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
9361	Theatre Technician	LS	A				29.7100
			B				31.1900
			C				32.7500
			D				34.3900
			E				36.1100

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4420	Transit Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3515	Transit Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
1109	Transportation Commissioner						
3424	Utilities Laboratory Superintendent*	TMMBU	A	4,047.63	8,769.87	105,238.38	50.5954
			B	4,250.02	9,208.38	110,500.52	53.1253
			C	4,462.52	9,668.79	116,025.52	55.7815
			D	4,685.65	10,152.24	121,826.90	58.5706
			E	4,919.92	10,659.83	127,917.92	61.4990
5350	Utilities Worker I	TEAMSTERS	A	1,874.60	4,061.63	48,739.60	23.4325
			B	1,968.54	4,265.17	51,182.04	24.6068
			C	2,066.59	4,477.61	53,731.34	25.8324
			D	2,170.42	4,702.58	56,430.92	27.1303
			E	2,280.01	4,940.02	59,280.26	28.5001
5353	Utilities Worker II	TEAMSTERS	A	2,381.36	5,159.61	61,915.36	29.7670
			B	2,500.84	5,418.49	65,021.84	31.2605
			C	2,625.26	5,688.06	68,256.76	32.8158
			D	2,757.10	5,973.72	71,684.60	34.4638
			E	2,894.71	6,271.87	75,262.46	36.1839
3403	Utility Line Maintenance Superintendent*	TMMBU	A	4,124.00	8,935.33	107,224.00	51.5500
			B	4,330.18	9,382.06	112,584.68	54.1273
			C	4,546.70	9,851.18	118,214.20	56.8338
			D	4,774.03	10,343.73	124,124.78	59.6754
			E	5,012.73	10,860.92	130,330.98	62.6591
3423	Utility Maintenance Superintendent*	TMMBU	A	4,200.33	9,100.72	109,208.58	52.5041
			B	4,410.34	9,555.74	114,668.84	55.1293
			C	4,630.85	10,033.51	120,402.10	57.8856
			D	4,862.40	10,535.20	126,422.40	60.7800
			E	5,105.51	11,061.94	132,743.26	63.8189
3410	Utility Maintenance Supervisor*	TMMBU	A	3,500.26	7,583.90	91,006.76	43.7533
			B	3,675.28	7,963.11	95,557.28	45.9410
			C	3,859.04	8,361.25	100,335.04	48.2380
			D	4,052.00	8,779.33	105,352.00	50.6500
			E	4,254.60	9,218.30	110,619.60	53.1825

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5411	Utility Mechanic I	TEAMSTERS	A	2,805.51	6,078.61	72,943.26	35.0689
			B	2,945.79	6,382.55	76,590.54	36.8224
			C	3,093.07	6,701.65	80,419.82	38.6634
			D	3,247.73	7,036.75	84,440.98	40.5966
			E	3,410.11	7,388.57	88,662.86	42.6264
5412	Utility Mechanic II	TEAMSTERS	A	2,875.63	6,230.53	74,766.38	35.9454
			B	3,019.42	6,542.08	78,504.92	37.7428
			C	3,170.39	6,869.18	82,430.14	39.6299
			D	3,328.90	7,212.62	86,551.40	41.6113
			E	3,495.35	7,573.26	90,879.10	43.6919
5404	Utility Operator	TEAMSTERS	A	3,362.14	7,284.64	87,415.64	42.0268
			B	3,530.21	7,648.79	91,785.46	44.1276
			C	3,706.74	8,031.27	96,375.24	46.3343
			D	3,892.08	8,432.84	101,194.08	48.6510
			E	4,086.68	8,854.47	106,253.68	51.0835
3422	Wastewater Operations Superintendent*	TMMBU	A	4,200.33	9,100.72	109,208.58	52.5041
			B	4,410.34	9,555.74	114,668.84	55.1293
			C	4,630.85	10,033.51	120,402.10	57.8856
			D	4,862.40	10,535.20	126,422.40	60.7800
			E	5,105.51	11,061.94	132,743.26	63.8189
5405	Wastewater Treatment Plant Operator I	TEAMSTERS	A	2,658.93	5,761.02	69,132.18	33.2366
			B	2,791.86	6,049.03	72,588.36	34.8983
			C	2,931.46	6,351.50	76,217.96	36.6433
			D	3,078.04	6,669.09	80,029.04	38.4755
			E	3,231.95	7,002.56	84,030.70	40.3994
5406	Wastewater Treatment Plant Operator II	TEAMSTERS	A	2,798.88	6,064.24	72,770.88	34.9860
			B	2,938.80	6,367.40	76,408.80	36.7350
			C	3,085.75	6,685.79	80,229.50	38.5719
			D	3,240.05	7,020.11	84,241.30	40.5006
			E	3,402.06	7,371.13	88,453.56	42.5258
5407	Wastewater Treatment Plant Operator III	TEAMSTERS	A	2,946.19	6,383.41	76,600.94	36.8274
			B	3,093.47	6,702.52	80,430.22	38.6684
			C	3,248.16	7,037.68	84,452.16	40.6020
			D	3,410.58	7,389.59	88,675.08	42.6323
			E	3,581.11	7,759.07	93,108.86	44.7639
3421	Water Operations Superintendent*	TMMBU	A	4,124.00	8,935.33	107,224.00	51.5500
			B	4,330.18	9,382.06	112,584.68	54.1273
			C	4,546.70	9,851.18	118,214.20	56.8338
			D	4,774.03	10,343.73	124,124.78	59.6754
			E	5,012.73	10,860.92	130,330.98	62.6591

City of Tracy
Master Salary Schedule

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9351	Water Patrol Aide	LS	A				17.7000
			B				18.5900
			C				19.5100
			D				20.4900
			E				21.5100
3415	Water Resources and Compliance Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
5401	Water Treatment Plant Operator I	TEAMSTERS	A	2,832.88	6,137.91	73,654.88	35.4110
			B	2,974.53	6,444.82	77,337.78	37.1816
			C	3,123.26	6,767.06	81,204.76	39.0408
			D	3,279.42	7,105.41	85,264.92	40.9928
			E	3,443.38	7,460.66	89,527.88	43.0423
5402	Water Treatment Plant Operator II	TEAMSTERS	A	2,981.98	6,460.96	77,531.48	37.2748
			B	3,131.09	6,784.03	81,408.34	39.1386
			C	3,287.65	7,123.24	85,478.90	41.0956
			D	3,452.02	7,479.38	89,752.52	43.1503
			E	3,624.62	7,853.34	94,240.12	45.3078
5403	Water Treatment Plant Operator III	TEAMSTERS	A	3,138.93	6,801.02	81,612.18	39.2366
			B	3,295.88	7,141.07	85,692.88	41.1985
			C	3,460.68	7,498.14	89,977.68	43.2585
			D	3,633.71	7,873.04	94,476.46	45.4214
			E	3,815.39	8,266.68	99,200.14	47.6924

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4112	Account Clerk	TTSSEA	A	2,113.20	4,578.60	54,943.20	26.4150
			B	2,218.87	4,807.55	57,690.62	27.7359
			C	2,329.81	5,047.92	60,575.06	29.1226
			D	2,446.30	5,300.32	63,603.80	30.5788
			E	2,568.62	5,565.34	66,784.12	32.1078
3106	Accountant*	TMMBU	A	3,322.47	7,198.69	86,384.22	41.5309
			B	3,488.59	7,558.61	90,703.34	43.6074
			C	3,663.02	7,936.54	95,238.52	45.7878
			D	3,846.16	8,333.35	100,000.16	48.0770
			E	4,038.47	8,750.02	105,000.22	50.4809
2520	Accounting Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
4201	Accounting Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
4102	Administrative Assistant	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
8102	Administrative Assistant - Confidential	CONF	A	2,156.03	4,671.40	56,056.78	26.9504
			B	2,263.82	4,904.94	58,859.32	28.2978
			C	2,377.01	5,150.19	61,802.26	29.7126
			D	2,495.87	5,407.72	64,892.62	31.1984
			E	2,620.66	5,678.10	68,137.16	32.7583
4107	Administrative Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
3510	Airport Manager*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
5522	Animal Services Aide	TEAMSTERS	A	1,442.09	3,124.53	37,494.34	18.0261
			B	1,514.19	3,280.75	39,368.94	18.9274
			C	1,589.92	3,444.83	41,337.92	19.8740
			D	1,669.41	3,617.06	43,404.66	20.8676
			E	1,752.87	3,797.89	45,574.62	21.9109

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3620	Animal Services Manager*	TMMBU	A	3,622.85	7,849.51	94,194.10	45.2856
			B	3,804.00	8,242.00	98,904.00	47.5500
			C	3,994.20	8,654.10	103,849.20	49.9275
			D	4,193.90	9,086.78	109,041.40	52.4238
			E	4,403.60	9,541.13	114,493.60	55.0450
5521	Animal Services Officer I	TEAMSTERS	A	2,007.11	4,348.74	52,184.86	25.0889
			B	2,107.44	4,566.12	54,793.44	26.3430
			C	2,212.80	4,794.40	57,532.80	27.6600
			D	2,323.44	5,034.12	60,409.44	29.0430
			E	2,439.63	5,285.87	63,430.38	30.4954
5523	Animal Services Officer II	TEAMSTERS	A	2,203.63	4,774.53	57,294.38	27.5454
			B	2,313.81	5,013.26	60,159.06	28.9226
			C	2,429.51	5,263.94	63,167.26	30.3689
			D	2,550.98	5,527.12	66,325.48	31.8873
			E	2,678.55	5,803.53	69,642.30	33.4819
3621	Animal Services Supervisor	TMMBU NON EXEMPT	A	2,684.44	5,816.29	69,795.44	33.5555
			B	2,818.66	6,107.10	73,285.16	35.2333
			C	2,959.58	6,412.42	76,949.08	36.9948
			D	3,107.56	6,733.05	80,796.56	38.8445
			E	3,262.94	7,069.70	84,836.44	40.7868
2573	Assistant City Attorney*	CONF	A	6,114.64	13,248.39	158,980.64	76.4330
			B	6,420.36	13,910.78	166,929.36	80.2545
			C	6,741.38	14,606.32	175,275.88	84.2673
			D	7,078.45	15,336.64	184,039.70	88.4806
			E	7,432.36	16,103.45	193,241.36	92.9045
1502	Assistant City Manager*	DH	Min	8,906.68	19,297.81	231,573.68	111.3335
			Max	9,552.29	20,696.63	248,359.56	119.4036
2682	Assistant Director DES*	CONF	A	5,839.85	12,653.01	151,836.10	72.9981
			B	6,131.84	13,285.65	159,427.84	76.6480
			C	6,438.43	13,949.93	167,399.18	80.4804
			D	6,760.34	14,647.40	175,768.84	84.5043
			E	7,098.36	15,379.78	184,557.36	88.7295
2681	Assistant Director DES/City Engineer*	CONF	A	6,118.28	13,256.27	159,075.28	76.4785
			B	6,424.19	13,919.08	167,028.94	80.3024
			C	6,745.41	14,615.06	175,380.66	84.3176
			D	7,082.67	15,345.79	184,149.42	88.5334
			E	7,436.83	16,113.13	193,357.58	92.9604
3302	Assistant Engineer*	TMMBU	A	3,473.35	7,525.59	90,307.10	43.4169
			B	3,646.99	7,901.81	94,821.74	45.5874
			C	3,829.35	8,296.93	99,563.10	47.8669
			D	4,020.82	8,711.78	104,541.32	50.2603
			E	4,221.86	9,147.36	109,768.36	52.7733

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5232	Assistant Planner	TEAMSTERS	A	2,883.29	6,247.13	74,965.54	36.0411
			B	3,027.46	6,559.50	78,713.96	37.8433
			C	3,178.83	6,887.47	82,649.58	39.7354
			D	3,337.77	7,231.84	86,782.02	41.7221
			E	3,504.66	7,593.43	91,121.16	43.8083
2580	Assistant to the City Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
3333	Associate Engineer*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
3303	Associate Civil Engineer*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
3202	Associate Planner*	TMMBU	A	3,302.14	7,154.64	85,855.64	41.2768
			B	3,467.24	7,512.35	90,148.24	43.3405
			C	3,640.60	7,887.97	94,655.60	45.5075
			D	3,822.63	8,282.37	99,388.38	47.7829
			E	4,013.78	8,696.52	104,358.28	50.1723
4451	Box Office Assistant	TTSSEA	A	1,894.94	4,105.70	49,268.44	23.6868
			B	1,989.70	4,311.02	51,732.20	24.8713
			C	2,089.18	4,526.56	54,318.68	26.1148
			D	2,193.63	4,752.87	57,034.38	27.4204
			E	2,303.34	4,990.57	59,886.84	28.7918
4455	Box Office Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3104	Budget Officer*	CONF	A	4,436.85	9,613.18	115,358.10	55.4606
			B	4,658.69	10,093.83	121,125.94	58.2336
			C	4,891.62	10,598.51	127,182.12	61.1453
			D	5,136.21	11,128.46	133,541.46	64.2026
			E	5,393.03	11,684.90	140,218.78	67.4129
5211	Building Inspector I	TEAMSTERS	A	2,587.46	5,606.16	67,273.96	32.3433
			B	2,716.83	5,886.47	70,637.58	33.9604
			C	2,852.67	6,180.79	74,169.42	35.6584
			D	2,995.31	6,489.84	77,878.06	37.4414
			E	3,145.07	6,814.32	81,771.82	39.3134

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5212	Building Inspector II	TEAMSTERS	A	3,304.61	7,159.99	85,919.86	41.3076
			B	3,469.85	7,518.01	90,216.10	43.3731
			C	3,643.33	7,893.88	94,726.58	45.5416
			D	3,825.50	8,288.58	99,463.00	47.8188
			E	4,016.76	8,702.98	104,435.76	50.2095
5320	Building Maintenance Worker I	TEAMSTERS	A	2,196.09	4,758.20	57,098.34	27.4511
			B	2,305.90	4,996.12	59,953.40	28.8238
			C	2,421.20	5,245.93	62,951.20	30.2650
			D	2,542.26	5,508.23	66,098.76	31.7783
			E	2,669.38	5,783.66	69,403.88	33.3673
5321	Building Maintenance Worker II	TEAMSTERS	A	2,311.68	5,008.64	60,103.68	28.8960
			B	2,427.27	5,259.09	63,109.02	30.3409
			C	2,548.63	5,522.03	66,264.38	31.8579
			D	2,676.06	5,798.13	69,577.56	33.4508
			E	2,809.87	6,088.05	73,056.62	35.1234
3341	Building Official*	TMMBU	A	5,005.29	10,844.80	130,137.54	62.5661
			B	5,255.54	11,387.00	136,644.04	65.6943
			C	5,518.33	11,956.38	143,476.58	68.9791
			D	5,794.24	12,554.19	150,650.24	72.4280
			E	6,083.96	13,181.91	158,182.96	76.0495
4501	Building Permit Technician I	TTSSEA	A	2,399.55	5,199.03	62,388.30	29.9944
			B	2,519.54	5,459.00	65,508.04	31.4943
			C	2,645.50	5,731.92	68,783.00	33.0688
			D	2,777.79	6,018.55	72,222.54	34.7224
			E	2,916.68	6,319.47	75,833.68	36.4585
4502	Building Permit Technician II	TTSSEA	A	2,525.84	5,472.65	65,671.84	31.5730
			B	2,652.15	5,746.33	68,955.90	33.1519
			C	2,784.75	6,033.63	72,403.50	34.8094
			D	2,923.99	6,335.31	76,023.74	36.5499
			E	3,070.19	6,652.08	79,824.94	38.3774
1506	City Attorney*	CONTRACT		9,270.00	20,085.00	241,020.00	115.8750
3110	City Clerk*	TMMBU	A	4,447.17	9,635.54	115,626.42	55.5896
			B	4,669.54	10,117.34	121,408.04	58.3693
			C	4,903.01	10,623.19	127,478.26	61.2876
			D	5,148.16	11,154.35	133,852.16	64.3520
			E	5,405.56	11,712.05	140,544.56	67.5695
1102	City Council Member*			432.00	936.00	11,232.00	
1501	City Manager*	CONTRACT		10,094.00	21,870.33	262,444.00	126.1750
1112	City Treasurer*			496.16	1,075.01	12,900.16	

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9107	Clerical	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
3155	Code Compliance Analyst*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
5202	Code Enforcement Officer	TEAMSTERS	A	2,672.81	5,791.09	69,493.06	33.4101
			B	2,806.44	6,080.62	72,967.44	35.0805
			C	2,946.77	6,384.67	76,616.02	36.8346
			D	3,094.10	6,703.88	80,446.60	38.6763
			E	3,248.81	7,039.09	84,469.06	40.6101
3315	Community Preservation Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
5513	Community Services Officer	TEAMSTERS	A	2,333.87	5,056.72	60,680.62	29.1734
			B	2,450.57	5,309.57	63,714.82	30.6321
			C	2,573.07	5,574.99	66,899.82	32.1634
			D	2,701.74	5,853.77	70,245.24	33.7718
			E	2,836.84	6,146.49	73,757.84	35.4605
5222	Construction Inspector I	TEAMSTERS	A	2,999.35	6,498.59	77,983.10	37.4919
			B	3,149.34	6,823.57	81,882.84	39.3668
			C	3,306.79	7,164.71	85,976.54	41.3349
			D	3,472.13	7,522.95	90,275.38	43.4016
			E	3,645.76	7,899.15	94,789.76	45.5720
5223	Construction Inspector II	TEAMSTERS	A	3,149.15	6,823.16	81,877.90	39.3644
			B	3,306.60	7,164.30	85,971.60	41.3325
			C	3,471.93	7,522.52	90,270.18	43.3991
			D	3,645.55	7,898.69	94,784.30	45.5694
			E	3,827.82	8,293.61	99,523.32	47.8478
4605	Crime Analyst	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801

City of Tracy
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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5514	Crime Prevention Specialist	TEAMSTERS	A	2,417.53	5,237.98	62,855.78	30.2191
			B	2,538.44	5,499.95	65,999.44	31.7305
			C	2,665.36	5,774.95	69,299.36	33.3170
			D	2,798.60	6,063.63	72,763.60	34.9825
			E	2,938.53	6,366.82	76,401.78	36.7316
3622	Crime Scene Property Unit Supervisor	TMMBU Non-Exempt	A	2,746.55	5,950.86	71,410.30	34.3319
			B	2,883.87	6,248.39	74,980.62	36.0484
			C	3,028.05	6,560.78	78,729.30	37.8506
			D	3,179.45	6,888.81	82,665.70	39.7431
			E	3,338.42	7,233.24	86,798.92	41.7303
5517	Crime Scene Technician	TEAMSTERS	A	2,618.18	5,672.72	68,072.68	32.7273
			B	2,749.07	5,956.32	71,475.82	34.3634
			C	2,886.53	6,254.15	75,049.78	36.0816
			D	3,030.86	6,566.86	78,802.36	37.8858
			E	3,182.41	6,895.22	82,742.66	39.7801
1108	Cultural Arts Commissioner						
3162	Cultural Arts Division Manager*	TMMBU	A	4,686.93	10,155.02	121,860.18	58.5866
			B	4,921.28	10,662.77	127,953.28	61.5160
			C	5,167.35	11,195.93	134,351.10	64.5919
			D	5,425.70	11,755.68	141,068.20	67.8213
			E	5,696.98	12,343.46	148,121.48	71.2123
4459	Cultural Arts Program Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3524	Cultural Arts Supervisor*	TMMBU	A	3,622.85	7,849.51	94,194.10	45.2856
			B	3,804.00	8,242.00	98,904.00	47.5500
			C	3,994.20	8,654.10	103,849.20	49.9275
			D	4,193.90	9,086.78	109,041.40	52.4238
			E	4,403.60	9,541.13	114,493.60	55.0450
4461	Cultural Arts Technical Coordinator	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
3523	Cultural Arts Technical Supervisor*	TMMBU	A	3,007.51	6,516.27	78,195.26	37.5939
			B	3,157.90	6,842.12	82,105.40	39.4738
			C	3,315.79	7,184.21	86,210.54	41.4474
			D	3,481.58	7,543.42	90,521.08	43.5198
			E	3,655.67	7,920.62	95,047.42	45.6959

City of Tracy
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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9552	D.A.R.E Officer	LS	A				36.3700
			B				38.1900
			C				40.1000
			D				42.1000
			E				44.2100
2571	Deputy City Attorney I*	CONF	A	4,800.76	10,401.65	124,819.76	60.0095
			B	5,040.80	10,921.73	131,060.80	63.0100
			C	5,292.84	11,467.82	137,613.84	66.1605
			D	5,557.49	12,041.23	144,494.74	69.4686
			E	5,835.35	12,643.26	151,719.10	72.9419
2572	Deputy City Attorney II*	CONF	A	5,280.84	11,441.82	137,301.84	66.0105
			B	5,544.89	12,013.93	144,167.14	69.3111
			C	5,822.14	12,614.64	151,375.64	72.7768
			D	6,113.25	13,245.38	158,944.50	76.4156
			E	6,418.90	13,907.62	166,891.40	80.2363
4116	Deputy City Clerk	TTSSEA	A	2,791.45	6,048.14	72,577.70	34.8931
			B	2,931.03	6,350.57	76,206.78	36.6379
			C	3,077.57	6,668.07	80,016.82	38.4696
			D	3,231.47	7,001.52	84,018.22	40.3934
			E	3,393.03	7,351.57	88,218.78	42.4129
1515	Director of Development Services *	DH	Min	7,145.51	15,481.95	185,783.36	89.3189
			Max	8,683.90	18,815.12	225,781.42	108.5488
1522	Director of Finance*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.47	210,521.59	101.2123
1518	Director of Human Resources*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1516	Director of Parks and Recreation*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1512	Director of Public Works*	DH	Min	6,666.78	14,444.69	173,336.23	83.3348
			Max	8,096.98	17,543.46	210,521.54	101.2123
1520	Director of Utilities*	DH	Min	7,145.51	15,481.95	185,783.36	89.3189
			Max	8,683.90	18,815.12	225,781.42	108.5488
3208	Economic Development Mgmt Analyst I*	TMMBU	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3209	Economic Development Mgmt Analyst II*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
3207	Economic Development Manager*	TMMBU	A	4,329.49	9,380.56	112,566.74	54.1186
			B	4,545.96	9,849.58	118,194.96	56.8245
			C	4,773.26	10,342.06	124,104.76	59.6658
			D	5,011.92	10,859.16	130,309.92	62.6490
			E	5,262.51	11,402.11	136,825.26	65.7814
5325	Electrician	TEAMSTERS	A	3,317.38	7,187.66	86,251.88	41.4673
			B	3,483.26	7,547.06	90,564.76	43.5408
			C	3,657.44	7,924.45	95,093.44	45.7180
			D	3,840.29	8,320.63	99,847.54	48.0036
			E	4,032.31	8,736.67	104,840.06	50.4039
5221	Engineering Technician I	TEAMSTERS	A	2,640.32	5,720.69	68,648.32	33.0040
			B	2,772.33	6,006.72	72,080.58	34.6541
			C	2,910.94	6,307.04	75,684.44	36.3868
			D	3,056.49	6,622.40	79,468.74	38.2061
			E	3,209.33	6,953.55	83,442.58	40.1166
5225	Engineering Technician II	TEAMSTERS	A	2,772.34	6,006.74	72,080.84	34.6543
			B	2,910.96	6,307.08	75,684.96	36.3870
			C	3,056.51	6,622.44	79,469.26	38.2064
			D	3,209.36	6,953.61	83,443.36	40.1170
			E	3,369.79	7,301.21	87,614.54	42.1224
3412	Environmental Compliance Analyst	TMMBU Non-Exempt	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774
5424	Environmental Compliance Technician	TEAMSTERS	A	2,197.75	4,761.79	57,141.50	27.4719
			B	2,307.65	4,999.91	59,998.90	28.8456
			C	2,423.01	5,249.86	62,998.26	30.2876
			D	2,544.16	5,512.35	66,148.16	31.8020
			E	2,671.40	5,788.03	69,456.40	33.3925
5313	Equipment Mechanic I	TEAMSTERS	A	2,426.53	5,257.48	63,089.78	30.3316
			B	2,547.85	5,520.34	66,244.10	31.8481
			C	2,675.24	5,796.35	69,556.24	33.4405
			D	2,809.00	6,086.17	73,034.00	35.1125
			E	2,949.45	6,390.48	76,685.70	36.8681

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5314	Equipment Mechanic II	TEAMSTERS	A	2,547.84	5,520.32	66,243.84	31.8480
			B	2,675.24	5,796.35	69,556.24	33.4405
			C	2,808.99	6,086.15	73,033.74	35.1124
			D	2,949.45	6,390.48	76,685.70	36.8681
			E	3,096.91	6,709.97	80,519.66	38.7114
4108	Executive Assistant	TTSSEA	A	2,559.25	5,545.04	66,540.50	31.9906
			B	2,687.21	5,822.29	69,867.46	33.5901
			C	2,821.57	6,113.40	73,360.82	35.2696
			D	2,962.66	6,419.10	77,029.16	37.0333
			E	3,110.79	6,740.05	80,880.54	38.8849
8108	Executive Assistant - Confidential	CONF	A	2,622.72	5,682.56	68,190.72	32.7840
			B	2,753.86	5,966.70	71,600.36	34.4233
			C	2,891.55	6,265.03	75,180.30	36.1444
			D	3,036.12	6,578.26	78,939.12	37.9515
			E	3,187.93	6,907.18	82,886.18	39.8491
2581	Executive Assistant to City Manager	CONF	A	2,995.32	6,489.86	77,878.32	37.4415
			B	3,145.08	6,814.34	81,772.08	39.3135
			C	3,302.33	7,155.05	85,860.58	41.2791
			D	3,467.46	7,512.83	90,153.96	43.3433
			E	3,640.82	7,888.44	94,661.32	45.5103
9635	Facility Attendant	LS	A				19.8000
			B				20.7900
			C				21.8300
			D				22.9200
			E				24.0700
3404	Fleet Supervisor*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
3120	GIS Analyst *	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
4206	GIS Technician	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
2511	Human Resources Analyst I*	CONF	A	3,121.35	6,762.93	81,155.10	39.0169
			B	3,277.42	7,101.08	85,212.92	40.9678
			C	3,441.27	7,456.09	89,473.02	43.0159
			D	3,613.34	7,828.90	93,946.84	45.1668
			E	3,794.01	8,220.36	98,644.26	47.4251
2512	Human Resources Analyst II*	CONF	A	3,589.45	7,777.14	93,325.70	44.8681
			B	3,768.92	8,165.99	97,991.92	47.1115
			C	3,957.36	8,574.28	102,891.36	49.4670
			D	4,155.24	9,003.02	108,036.24	51.9405
			E	4,363.01	9,453.19	113,438.26	54.5376
2562	Human Resources Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
4301	Human Resources Technician	CONF	A	2,663.29	5,770.46	69,245.54	33.2911
			B	2,796.46	6,059.00	72,707.96	34.9558
			C	2,936.28	6,361.94	76,343.28	36.7035
			D	3,083.10	6,680.05	80,160.60	38.5388
			E	3,237.25	7,014.04	84,168.50	40.4656
4204	Information Systems Technician I	TTSSEA	A	2,465.55	5,342.03	64,104.30	30.8194
			B	2,588.83	5,609.13	67,309.58	32.3604
			C	2,718.28	5,889.61	70,675.28	33.9785
			D	2,854.19	6,184.08	74,208.94	35.6774
			E	2,996.90	6,493.28	77,919.40	37.4613
4205	Information Systems Technician II	TTSSEA	A	2,835.37	6,143.30	73,719.62	35.4421
			B	2,977.14	6,450.47	77,405.64	37.2143
			C	3,126.01	6,773.02	81,276.26	39.0751
			D	3,282.31	7,111.67	85,340.06	41.0289
			E	3,446.41	7,467.22	89,606.66	43.0801
2553	Information Technology Manager*	CONF	A	4,803.16	10,406.85	124,882.16	60.0395
			B	5,043.31	10,927.17	131,126.06	63.0414
			C	5,295.49	11,473.56	137,682.74	66.1936
			D	5,560.26	12,047.23	144,566.76	69.5033
			E	5,838.29	12,649.63	151,795.54	72.9786
3111	Information Technology Specialist*	TMMBU	A	3,402.46	7,372.00	88,463.96	42.5308
			B	3,572.60	7,740.63	92,887.60	44.6575
			C	3,751.22	8,127.64	97,531.72	46.8903
			D	3,938.77	8,534.00	102,408.02	49.2346
			E	4,135.71	8,960.71	107,528.46	51.6964

City of Tracy
Master Salary Schedule

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5413	Instrumentation Technician	TEAMSTERS	A	3,080.01	6,673.36	80,080.26	38.5001
			B	3,234.01	7,007.02	84,084.26	40.4251
			C	3,395.72	7,357.39	88,288.72	42.4465
			D	3,565.49	7,725.23	92,702.74	44.5686
			E	3,743.77	8,111.50	97,338.02	46.7971
9108	Intern-Generalist	LS	A				20.5500
			B				21.5800
			C				22.6600
			D				23.7900
			E				24.9800
5224	Junior Engineer	TEAMSTERS	A	3,049.14	6,606.47	79,277.64	38.1143
			B	3,201.59	6,936.78	83,241.34	40.0199
			C	3,361.66	7,283.60	87,403.16	42.0208
			D	3,529.75	7,647.79	91,773.50	44.1219
			E	3,706.24	8,030.19	96,362.24	46.3280
5423	Laboratory Quality Assurance Officer*	TMMBU	A	2,829.70	6,131.02	73,572.20	35.3713
			B	2,971.20	6,437.60	77,251.20	37.1400
			C	3,119.76	6,759.48	81,113.76	38.9970
			D	3,275.74	7,094.37	85,169.24	40.9468
			E	3,439.53	7,452.32	89,427.78	42.9941
5421	Laboratory Technician I	TEAMSTERS	A	2,395.98	5,191.29	62,295.48	29.9498
			B	2,515.76	5,450.81	65,409.76	31.4470
			C	2,641.57	5,723.40	68,680.82	33.0196
			D	2,773.64	6,009.55	72,114.64	34.6705
			E	2,912.31	6,310.01	75,720.06	36.4039
5422	Laboratory Technician II	TEAMSTERS	A	2,504.04	5,425.42	65,105.04	31.3005
			B	2,629.24	5,696.69	68,360.24	32.8655
			C	2,760.71	5,981.54	71,778.46	34.5089
			D	2,898.74	6,280.60	75,367.24	36.2343
			E	3,043.67	6,594.62	79,135.42	38.0459
3508	Landscape Architect*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
4109	Legal Secretary	CONF	A	2,860.68	6,198.14	74,377.68	35.7585
			B	3,003.71	6,508.04	78,096.46	37.5464
			C	3,153.90	6,833.45	82,001.40	39.4238
			D	3,311.60	7,175.13	86,101.60	41.3950
			E	3,477.18	7,533.89	90,406.68	43.4648

City of Tracy
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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9636	Lifeguard	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
9303	Maintenance Aide	LS	A				17.4500
			B				18.3200
			C				19.2300
			D				20.1900
			E				21.2000
5301	Maintenance Worker I	TEAMSTERS	A	1,786.00	3,869.67	46,436.00	22.3250
			B	1,875.31	4,063.17	48,758.06	23.4414
			C	1,969.07	4,266.32	51,195.82	24.6134
			D	2,067.52	4,479.63	53,755.52	25.8440
			E	2,170.90	4,703.62	56,443.40	27.1363
5303	Maintenance Worker II	TEAMSTERS	A	2,268.56	4,915.21	58,982.56	28.3570
			B	2,381.99	5,160.98	61,931.74	29.7749
			C	2,501.08	5,419.01	65,028.08	31.2635
			D	2,626.13	5,689.95	68,279.38	32.8266
			E	2,757.43	5,974.43	71,693.18	34.4679
3151	Management Analyst I*	TMMBU	A	3,045.81	6,599.26	79,191.06	38.0726
			B	3,198.09	6,929.20	83,150.34	39.9761
			C	3,358.00	7,275.67	87,308.00	41.9750
			D	3,525.89	7,639.43	91,673.14	44.0736
			E	3,702.19	8,021.41	96,256.94	46.2774
3152	Management Analyst II*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
1101	Mayor*			478.15	1,036.00	12,432.00	
3527	Media Services Supervisor	TMMBU Non-Exempt	A	3,007.51	6,516.27	78,195.26	37.5939
			B	3,157.90	6,842.12	82,105.40	39.4738
			C	3,315.79	7,184.21	86,210.54	41.4474
			D	3,481.58	7,543.42	90,521.08	43.5198
			E	3,655.67	7,920.62	95,047.42	45.6959
5531	Meter Reader	TEAMSTERS	A	1,547.54	3,353.00	40,236.04	19.3443
			B	1,624.91	3,520.64	42,247.66	20.3114
			C	1,706.16	3,696.68	44,360.16	21.3270
			D	1,791.46	3,881.50	46,577.96	22.3933
			E	1,881.04	4,075.59	48,907.04	23.5130

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4212	Multimedia Communications Assistant	TTSSEA	A	2,103.86	4,558.36	54,700.36	26.2983
			B	2,209.04	4,786.25	57,435.04	27.6130
			C	2,319.50	5,025.58	60,307.00	28.9938
			D	2,435.47	5,276.85	63,322.22	30.4434
			E	2,557.23	5,540.67	66,487.98	31.9654
4210	Multimedia Communications Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
4105	Office Assistant	TTSSEA	A	1,722.68	3,732.47	44,789.68	21.5335
			B	1,808.80	3,919.07	47,028.80	22.6100
			C	1,899.25	4,115.04	49,380.50	23.7406
			D	1,994.22	4,320.81	51,849.72	24.9278
			E	2,093.93	4,536.85	54,442.18	26.1741
1107	Parks Commissioner						
3509	Parks Planning & Development Manager*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
3306	Plan Check Engineer*	TMMBU	A	4,690.57	10,162.90	121,954.82	58.6321
			B	4,925.10	10,671.05	128,052.60	61.5638
			C	5,171.36	11,204.61	134,455.36	64.6420
			D	5,429.93	11,764.85	141,178.18	67.8741
			E	5,701.43	12,353.10	148,237.18	71.2679
5214	Plan Examiner I	TEAMSTERS	A	3,225.31	6,988.17	83,858.06	40.3164
			B	3,386.61	7,337.66	88,051.86	42.3326
			C	3,555.93	7,704.52	92,454.18	44.4491
			D	3,733.71	8,089.71	97,076.46	46.6714
			E	3,920.42	8,494.24	101,930.92	49.0053
5215	Plan Examiner II	TEAMSTERS	A	3,395.07	7,355.99	88,271.82	42.4384
			B	3,564.85	7,723.84	92,686.10	44.5606
			C	3,743.08	8,110.01	97,320.08	46.7885
			D	3,930.22	8,515.48	102,185.72	49.1278
			E	4,126.76	8,941.31	107,295.76	51.5845
1106	Planning Commissioner						
4506	Planning Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865

City of Tracy
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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
6212	Police Captain*	TPMA	A	5,903.58	12,791.09	153,493.08	73.7948
			B	6,198.77	13,430.67	161,168.02	77.4846
			C	6,508.69	14,102.16	169,225.94	81.3586
			D	6,834.13	14,807.28	177,687.38	85.4266
			E	7,175.87	15,547.72	186,572.62	89.6984
1513	Police Chief*	DH	Min	7,591.04	16,447.26	197,367.07	94.8880
			Max	9,226.99	19,991.81	239,901.77	115.3374
4603	Police Community Relations Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
6103	Police Corporal	TPOA	A	3,752.04	8,129.74	97,556.88	46.9005
			B	3,939.66	8,536.26	102,435.12	49.2458
			C	4,136.65	8,963.08	107,556.96	51.7081
			D	4,343.49	9,411.26	112,935.12	54.2936
			E	4,560.66	9,881.80	118,581.60	57.0082
9501	Police Intern/Parking Enforcement Officer	LS	A				19.5000
			B				20.4800
			C				21.5000
			D				22.5700
			E				23.7000
6211	Police Lieutenant*	TPMA	A	5,109.41	11,070.39	132,844.66	63.8676
			B	5,364.87	11,623.89	139,486.62	67.0609
			C	5,633.13	12,205.12	146,461.38	70.4141
			D	5,914.78	12,815.36	153,784.28	73.9348
			E	6,210.51	13,456.11	161,473.26	77.6314
6102	Police Officer	TPOA	A	3,410.95	7,390.68	88,688.16	42.6369
			B	3,581.50	7,760.22	93,122.64	44.7688
			C	3,760.58	8,148.24	97,778.88	47.0073
			D	3,948.63	8,555.70	102,668.40	49.3579
			E	4,146.06	8,983.46	107,801.52	51.8257
9517	Police Range Master	LS	A				31.1700
			B				32.7300
			C				34.3600
			D				36.0800
			E				37.8800

City of Tracy
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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4103	Police Records Assistant I	TTSSEA	A	2,135.53	4,626.98	55,523.78	26.6941
			B	2,242.32	4,858.36	58,300.32	28.0290
			C	2,354.45	5,101.31	61,215.70	29.4306
			D	2,472.15	5,356.33	64,275.90	30.9019
			E	2,595.76	5,624.15	67,489.76	32.4470
4104	Police Records Assistant II	TTSSEA	A	2,242.29	4,858.30	58,299.54	28.0286
			B	2,354.43	5,101.27	61,215.18	29.4304
			C	2,472.12	5,356.26	64,275.12	30.9015
			D	2,595.73	5,624.08	67,488.98	32.4466
			E	2,725.52	5,905.29	70,863.52	34.0690
3626	Police Records Supervisor*	TMMBU	A	3,060.95	6,632.06	79,584.70	38.2619
			B	3,214.01	6,963.69	83,564.26	40.1751
			C	3,374.70	7,311.85	87,742.20	42.1838
			D	3,543.45	7,677.48	92,129.70	44.2931
			E	3,720.60	8,061.30	96,735.60	46.5075
9551	Police Reserve	LS	A				40.5500
6105	Police Sergeant	TPOA	A	4,110.39	8,906.20	106,874.40	51.3799
			B	4,315.94	9,351.56	112,218.72	53.9492
			C	4,531.74	9,819.16	117,829.92	56.6468
			D	4,758.33	10,310.10	123,721.20	59.4791
			E	4,996.25	10,825.62	129,907.44	62.4531
2712	Police Support Operations Manager*	CONF	A	5,436.48	11,779.04	141,348.48	67.9560
			B	5,708.31	12,368.01	148,416.06	71.3539
			C	5,993.71	12,986.37	155,836.46	74.9214
			D	6,293.39	13,635.68	163,628.14	78.6674
			E	6,608.07	14,317.49	171,809.82	82.6009
4701	Police Support Services Technician	TTSSEA	A	2,598.83	5,630.80	67,569.58	32.4854
			B	2,728.79	5,912.38	70,948.54	34.1099
			C	2,865.21	6,207.96	74,495.46	35.8151
			D	3,008.49	6,518.40	78,220.74	37.6061
			E	3,158.92	6,844.33	82,131.92	39.4865
6101	Police Trainee (Non-Sworn)	TPOA	A	2,965.95	6,426.48	77,117.76	37.0744
9638	Pool Manager	LS	A				21.3100
			B				22.3800
			C				23.4900
			D				24.6700
			E				25.9000
9533	Professional Standards Officer	LS	A				51.9500
			B				54.5500
			C				57.2800
			D				60.1400
			E				63.1500

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Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9110	Program Assistant	LS	Min				15.0000
			Max				25.8200
9231	Project Specialist I	LS	Min				15.0000
			Max				50.0100
9232	Project Specialist II	LS	Min				50.0200
			Max				140.9900
5518	Property and Evidence Technician	TEAMSTERS	A	2,303.09	4,990.03	59,880.34	28.7886
			B	2,418.23	5,239.50	62,873.98	30.2279
			C	2,539.16	5,501.51	66,018.16	31.7395
			D	2,666.12	5,776.59	69,319.12	33.3265
			E	2,799.41	6,065.39	72,784.66	34.9926
2585	Public Information Officer*	CONF	A	3,589.45	7,777.14	93,325.70	44.8681
			B	3,768.92	8,165.99	97,991.92	47.1115
			C	3,957.36	8,574.28	102,891.36	49.4670
			D	4,155.24	9,003.02	108,036.24	51.9405
			E	4,363.01	9,453.19	113,438.26	54.5376
3623	Public Safety Dispatch Supervisor*	TMMBU	A	3,248.37	7,038.14	84,457.62	40.6046
			B	3,410.78	7,390.02	88,680.28	42.6348
			C	3,581.33	7,759.55	93,114.58	44.7666
			D	3,760.39	8,147.51	97,770.14	47.0049
			E	3,948.42	8,554.91	102,658.92	49.3553
5502	Public Safety Dispatcher I	TEAMSTERS	A	2,660.74	5,764.94	69,179.24	33.2593
			B	2,793.76	6,053.15	72,637.76	34.9220
			C	2,933.45	6,355.81	76,269.70	36.6681
			D	3,080.12	6,673.59	80,083.12	38.5015
			E	3,234.15	7,007.33	84,087.90	40.4269
5503	Public Safety Dispatcher II	TEAMSTERS	A	2,919.04	6,324.59	75,895.04	36.4880
			B	3,064.98	6,640.79	79,689.48	38.3123
			C	3,218.24	6,972.85	83,674.24	40.2280
			D	3,379.15	7,321.49	87,857.90	42.2394
			E	3,548.11	7,687.57	92,250.86	44.3514
9512	Public Safety Dispatcher II - Per Diem	LS	A				33.1100
			B				34.7700
			C				36.5100
			D				38.3300
			E				40.2500
3401	Public Works Superintendent*	TMMBU	A	4,047.63	8,769.87	105,238.38	50.5954
			B	4,250.02	9,208.38	110,500.52	53.1253
			C	4,462.52	9,668.79	116,025.52	55.7815
			D	4,685.65	10,152.24	121,826.90	58.5706
			E	4,919.92	10,659.83	127,917.92	61.4990

City of Tracy
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3405	Public Works Supervisor*	TMMBU	A	3,372.56	7,307.21	87,686.56	42.1570
			B	3,541.17	7,672.54	92,070.42	44.2646
			C	3,718.23	8,056.17	96,673.98	46.4779
			D	3,904.14	8,458.97	101,507.64	48.8018
			E	4,099.34	8,881.90	106,582.84	51.2418
9631	Recreation Leader I	LS	A				15.0000
			B				15.7500
			C				16.5400
			D				17.3600
			E				18.2300
9632	Recreation Leader II	LS	A				18.7900
			B				19.7300
			C				20.7200
			D				21.7500
			E				22.8400
9633	Recreation Leader III	LS	A				21.3100
			B				22.3800
			C				23.4900
			D				24.6900
			E				25.9000
4401	Recreation Program Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3513	Recreation Services Manager*	TMMBU	A	3,985.11	8,634.41	103,612.86	49.8139
			B	4,184.38	9,066.16	108,793.88	52.3048
			C	4,393.59	9,519.45	114,233.34	54.9199
			D	4,613.28	9,995.44	119,945.28	57.6660
			E	4,843.94	10,495.20	125,942.44	60.5493
3505	Recreation Services Supervisor*	TMMBU	A	3,622.84	7,849.49	94,193.84	45.2855
			B	3,803.99	8,241.98	98,903.74	47.5499
			C	3,994.19	8,654.08	103,848.94	49.9274
			D	4,193.89	9,086.76	109,041.14	52.4236
			E	4,403.58	9,541.09	114,493.08	55.0448
9626	Recreation Specialized Instructor	LS	Min				15.0000
			Max				53.2100
4113	Senior Account Clerk	TTSSEA	A	2,329.23	5,046.67	60,559.98	29.1154
			B	2,445.69	5,299.00	63,587.94	30.5711
			C	2,567.98	5,563.96	66,767.48	32.0998
			D	2,696.39	5,842.18	70,106.14	33.7049
			E	2,831.19	6,134.25	73,610.94	35.3899

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3105	Senior Accountant*	TMMBU	A	3,764.80	8,157.07	97,884.80	47.0600
			B	3,953.05	8,564.94	102,779.30	49.4131
			C	4,150.70	8,993.18	107,918.20	51.8838
			D	4,358.24	9,442.85	113,314.24	54.4780
			E	4,576.16	9,915.01	118,980.16	57.2020
4202	Senior Accounting Technician	TTSSEA	A	3,020.32	6,544.03	78,528.32	37.7540
			B	3,171.34	6,871.24	82,454.84	39.6418
			C	3,329.92	7,214.83	86,577.92	41.6240
			D	3,496.42	7,575.58	90,906.92	43.7053
			E	3,671.25	7,954.38	95,452.50	45.8906
5323	Senior Building Maintenance Worker	TEAMSTERS	A	2,560.67	5,548.12	66,577.42	32.0084
			B	2,688.69	5,825.50	69,905.94	33.6086
			C	2,823.12	6,116.76	73,401.12	35.2890
			D	2,964.29	6,422.63	77,071.54	37.0536
			E	3,112.52	6,743.79	80,925.52	38.9065
3304	Senior Civil Engineer*	TMMBU	A	4,690.70	10,163.18	121,958.20	58.6338
			B	4,925.23	10,671.33	128,055.98	61.5654
			C	5,171.50	11,204.92	134,459.00	64.6438
			D	5,430.08	11,765.17	141,182.08	67.8760
			E	5,701.58	12,353.42	148,241.08	71.2698
5315	Senior Equipment Mechanic	TEAMSTERS	A	2,675.25	5,796.38	69,556.50	33.4406
			B	2,809.00	6,086.17	73,034.00	35.1125
			C	2,949.46	6,390.50	76,685.96	36.8683
			D	3,096.92	6,709.99	80,519.92	38.7115
			E	3,251.77	7,045.50	84,546.02	40.6471
4208	Senior Information Systems Technician	TTSSEA	A	3,118.90	6,757.62	81,091.40	38.9863
			B	3,274.85	7,095.51	85,146.10	40.9356
			C	3,438.60	7,450.30	89,403.60	42.9825
			D	3,610.53	7,822.82	93,873.78	45.1316
			E	3,791.05	8,213.94	98,567.30	47.3881
9637	Senior Lifeguard	LS	A				18.7900
			B				19.7300
			C				20.7200
			D				21.7500
			E				22.8400
5305	Senior Maintenance Worker	TEAMSTERS	A	2,497.45	5,411.14	64,933.70	31.2181
			B	2,622.30	5,681.65	68,179.80	32.7788
			C	2,753.42	5,965.74	71,588.92	34.4178
			D	2,891.10	6,264.05	75,168.60	36.1388
			E	3,035.64	6,577.22	78,926.64	37.9455

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3203	Senior Planner*	TMMBU	A	4,021.02	8,712.21	104,546.52	50.2628
			B	4,222.07	9,147.82	109,773.82	52.7759
			C	4,433.18	9,605.22	115,262.68	55.4148
			D	4,654.84	10,085.49	121,025.84	58.1855
			E	4,887.58	10,589.76	127,077.08	61.0948
4410	Senior Police Records Assistant	TTSSEA	A	2,466.52	5,344.13	64,129.52	30.8315
			B	2,589.87	5,611.39	67,336.62	32.3734
			C	2,719.33	5,891.88	70,702.58	33.9916
			D	2,855.30	6,186.48	74,237.80	35.6913
			E	2,998.07	6,495.82	77,949.82	37.4759
5504	Senior Public Safety Dispatcher	TEAMSTERS	A	3,064.98	6,640.79	79,689.48	38.3123
			B	3,218.24	6,972.85	83,674.24	40.2280
			C	3,379.15	7,321.49	87,857.90	42.2394
			D	3,548.11	7,687.57	92,250.86	44.3514
			E	3,725.53	8,071.98	96,863.78	46.5691
5356	Senior Utilities Worker	TEAMSTERS	A	2,622.79	5,682.71	68,192.54	32.7849
			B	2,753.81	5,966.59	71,599.06	34.4226
			C	2,891.42	6,264.74	75,176.92	36.1428
			D	3,036.44	6,578.95	78,947.44	37.9555
			E	3,187.23	6,905.67	82,867.98	39.8404
3343	Supervising Building Inspector*	TMMBU	A	3,852.85	8,347.84	100,174.10	48.1606
			B	4,045.49	8,765.23	105,182.74	50.5686
			C	4,247.76	9,203.48	110,441.76	53.0970
			D	4,460.15	9,663.66	115,963.90	55.7519
			E	4,683.17	10,146.87	121,762.42	58.5396
3345	Supervising Construction Inspector	TMMBU Non-Exempt	A	3,752.51	8,130.44	97,565.26	46.9064
			B	3,940.14	8,536.97	102,443.64	49.2518
			C	4,137.15	8,963.83	107,565.90	51.7144
			D	4,343.99	9,411.98	112,943.74	54.2999
			E	4,561.19	9,882.58	118,590.94	57.0149
3117	System Administrator*	TMMBU	A	3,502.59	7,588.95	91,067.34	43.7824
			B	3,677.72	7,968.39	95,620.72	45.9715
			C	3,861.60	8,366.80	100,401.60	48.2700
			D	4,054.69	8,785.16	105,421.94	50.6836
			E	4,257.43	9,224.43	110,693.18	53.2179
9361	Theatre Technician	LS	A				29.7100
			B				31.1900
			C				32.7500
			D				34.3900
			E				36.1100

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4420	Transit Coordinator	TTSSEA	A	2,505.31	5,428.17	65,138.06	31.3164
			B	2,630.59	5,699.61	68,395.34	32.8824
			C	2,762.11	5,984.57	71,814.86	34.5264
			D	2,900.21	6,283.79	75,405.46	36.2526
			E	3,045.22	6,597.98	79,175.72	38.0653
3515	Transit Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
1109	Transportation Commissioner						
3424	Utilities Laboratory Superintendent*	TMMBU	A	4,047.63	8,769.87	105,238.38	50.5954
			B	4,250.02	9,208.38	110,500.52	53.1253
			C	4,462.52	9,668.79	116,025.52	55.7815
			D	4,685.65	10,152.24	121,826.90	58.5706
			E	4,919.92	10,659.83	127,917.92	61.4990
5350	Utilities Worker I	TEAMSTERS	A	1,874.60	4,061.63	48,739.60	23.4325
			B	1,968.54	4,265.17	51,182.04	24.6068
			C	2,066.59	4,477.61	53,731.34	25.8324
			D	2,170.42	4,702.58	56,430.92	27.1303
			E	2,280.01	4,940.02	59,280.26	28.5001
5353	Utilities Worker II	TEAMSTERS	A	2,381.36	5,159.61	61,915.36	29.7670
			B	2,500.84	5,418.49	65,021.84	31.2605
			C	2,625.26	5,688.06	68,256.76	32.8158
			D	2,757.10	5,973.72	71,684.60	34.4638
			E	2,894.71	6,271.87	75,262.46	36.1839
3403	Utility Line Maintenance Superintendent*	TMMBU	A	4,124.00	8,935.33	107,224.00	51.5500
			B	4,330.18	9,382.06	112,584.68	54.1273
			C	4,546.70	9,851.18	118,214.20	56.8338
			D	4,774.03	10,343.73	124,124.78	59.6754
			E	5,012.73	10,860.92	130,330.98	62.6591
3423	Utility Maintenance Superintendent*	TMMBU	A	4,200.33	9,100.72	109,208.58	52.5041
			B	4,410.34	9,555.74	114,668.84	55.1293
			C	4,630.85	10,033.51	120,402.10	57.8856
			D	4,862.40	10,535.20	126,422.40	60.7800
			E	5,105.51	11,061.94	132,743.26	63.8189
3410	Utility Maintenance Supervisor*	TMMBU	A	3,500.26	7,583.90	91,006.76	43.7533
			B	3,675.28	7,963.11	95,557.28	45.9410
			C	3,859.04	8,361.25	100,335.04	48.2380
			D	4,052.00	8,779.33	105,352.00	50.6500
			E	4,254.60	9,218.30	110,619.60	53.1825

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5411	Utility Mechanic I	TEAMSTERS	A	2,805.51	6,078.61	72,943.26	35.0689
			B	2,945.79	6,382.55	76,590.54	36.8224
			C	3,093.07	6,701.65	80,419.82	38.6634
			D	3,247.73	7,036.75	84,440.98	40.5966
			E	3,410.11	7,388.57	88,662.86	42.6264
5412	Utility Mechanic II	TEAMSTERS	A	2,875.63	6,230.53	74,766.38	35.9454
			B	3,019.42	6,542.08	78,504.92	37.7428
			C	3,170.39	6,869.18	82,430.14	39.6299
			D	3,328.90	7,212.62	86,551.40	41.6113
			E	3,495.35	7,573.26	90,879.10	43.6919
5404	Utility Operator	TEAMSTERS	A	3,362.14	7,284.64	87,415.64	42.0268
			B	3,530.21	7,648.79	91,785.46	44.1276
			C	3,706.74	8,031.27	96,375.24	46.3343
			D	3,892.08	8,432.84	101,194.08	48.6510
			E	4,086.68	8,854.47	106,253.68	51.0835
3422	Wastewater Operations Superintendent*	TMMBU	A	4,200.33	9,100.72	109,208.58	52.5041
			B	4,410.34	9,555.74	114,668.84	55.1293
			C	4,630.85	10,033.51	120,402.10	57.8856
			D	4,862.40	10,535.20	126,422.40	60.7800
			E	5,105.51	11,061.94	132,743.26	63.8189
5405	Wastewater Treatment Plant Operator I	TEAMSTERS	A	2,658.93	5,761.02	69,132.18	33.2366
			B	2,791.86	6,049.03	72,588.36	34.8983
			C	2,931.46	6,351.50	76,217.96	36.6433
			D	3,078.04	6,669.09	80,029.04	38.4755
			E	3,231.95	7,002.56	84,030.70	40.3994
5406	Wastewater Treatment Plant Operator II	TEAMSTERS	A	2,798.88	6,064.24	72,770.88	34.9860
			B	2,938.80	6,367.40	76,408.80	36.7350
			C	3,085.75	6,685.79	80,229.50	38.5719
			D	3,240.05	7,020.11	84,241.30	40.5006
			E	3,402.06	7,371.13	88,453.56	42.5258
5407	Wastewater Treatment Plant Operator III	TEAMSTERS	A	2,946.19	6,383.41	76,600.94	36.8274
			B	3,093.47	6,702.52	80,430.22	38.6684
			C	3,248.16	7,037.68	84,452.16	40.6020
			D	3,410.58	7,389.59	88,675.08	42.6323
			E	3,581.11	7,759.07	93,108.86	44.7639
3421	Water Operations Superintendent*	TMMBU	A	4,124.00	8,935.33	107,224.00	51.5500
			B	4,330.18	9,382.06	112,584.68	54.1273
			C	4,546.70	9,851.18	118,214.20	56.8338
			D	4,774.03	10,343.73	124,124.78	59.6754
			E	5,012.73	10,860.92	130,330.98	62.6591

City of Tracy
Master Salary Schedule

Effective 1-2-2022

Class Code	Position Title	Unit		Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
9351	Water Patrol Aide	LS	A				17.7000
			B				18.5900
			C				19.5100
			D				20.4900
			E				21.5100
3415	Water Resources and Compliance Manager*	TMMBU	A	3,901.95	8,454.23	101,450.70	48.7744
			B	4,097.03	8,876.90	106,522.78	51.2129
			C	4,301.90	9,320.78	111,849.40	53.7738
			D	4,516.98	9,786.79	117,441.48	56.4623
			E	4,742.83	10,276.13	123,313.58	59.2854
5401	Water Treatment Plant Operator I	TEAMSTERS	A	2,832.88	6,137.91	73,654.88	35.4110
			B	2,974.53	6,444.82	77,337.78	37.1816
			C	3,123.26	6,767.06	81,204.76	39.0408
			D	3,279.42	7,105.41	85,264.92	40.9928
			E	3,443.38	7,460.66	89,527.88	43.0423
5402	Water Treatment Plant Operator II	TEAMSTERS	A	2,981.98	6,460.96	77,531.48	37.2748
			B	3,131.09	6,784.03	81,408.34	39.1386
			C	3,287.65	7,123.24	85,478.90	41.0956
			D	3,452.02	7,479.38	89,752.52	43.1503
			E	3,624.62	7,853.34	94,240.12	45.3078
5403	Water Treatment Plant Operator III	TEAMSTERS	A	3,138.93	6,801.02	81,612.18	39.2366
			B	3,295.88	7,141.07	85,692.88	41.1985
			C	3,460.68	7,498.14	89,977.68	43.2585
			D	3,633.71	7,873.04	94,476.46	45.4214
			E	3,815.39	8,266.68	99,200.14	47.6924

RESOLUTION 2021 - _____

APPROVING SIDE LETTERS BETWEEN THE CITY OF TRACY AND THE TRACY MID-MANAGERS BARGAINING UNIT AND GENERAL TEAMSTERS LOCAL NO. 439, I.B.T.; REVISING COMPENSATION AND BENEFIT PLANS FOR THE CONFIDENTIAL EMPLOYEE UNIT, LIMITED SERVICE EMPLOYEES AND DEPARTMENT HEADS; AUTHORIZING THE CITY MANAGER TO APPROVE SIDE LETTER AGREEMENTS; AND AUTHORIZING AN AMENDMENT TO THE POSITION CONTROL ROSTER AND THE CITY MASTER SALARY SCHEDULES TO REFLECT THE ELIMINATION OF SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY POSITIONS AND COMPLY WITH STATE OF CALIFORNIA MINIMUM WAGE ORDER

WHEREAS, The City of Tracy employees assigned to the South San Joaquin County Fire Authority (“Authority”) will transition to and become employed by the South San Joaquin County Fire Authority effective January 2, 2022, and

WHEREAS, As a result of the transition, all positions currently allocated to the Authority will be eliminated from the City’s Position Control Roster and all classification specifications exclusively assigned to the Authority will be removed from the City’s Classification Plan and Master Salary Schedule, and

WHEREAS, Amending the existing Tracy Mid-Manager Bargaining Unit and General Teamsters Local No. 439 contract language is necessary to remove Fire Department exclusive classifications including Emergency Medical Services Manager and Fire Inspector, and

WHEREAS, Amending the existing Compensation and Benefit Plans for the Confidential Employee Unit, Limited Service Employees and Department Heads is necessary to remove Fire Department exclusive classifications including Fire Division Chief, Fire Marshal, Fire Reserve and Firefighter Trainee, and

WHEREAS, The City has met and conferred with both represented units regarding the contents of the side letters, and

WHEREAS, The City desires to grant authority to the City Manager to approve side letter agreements, and

WHEREAS, City Council approved Resolution # 2021-122 amending the Master Salary Schedule effective January 1, 2022 to comply with the State of California Minimum Wage Order, and

WHEREAS, Amendment to the Master Salary Schedule and Position Control Roster is necessary to remove Authority positions effective January 2, 2022, and

NOW, THEREFORE, BE IT RESOLVED, That City Council of the City of Tracy hereby approves the side letters and Compensation and Benefit Plans attached as Exhibit A between the City of Tracy and the Tracy Mid Managers Bargaining Unit, Exhibit B between the City of Tracy and the Teamsters Local No. 439, I.B.T, Exhibit C between the City of Tracy and the Confidential Employee Unit, Exhibit D between the City of Tracy and the Limited Service Employees, Exhibit E between the City of Tracy and the Department Heads authorizes the City

Manager to approve side letters agreements, approve the master salary schedules, and authorize the Budget Officer to amend the position control roster.

* * * * *

The foregoing Resolution 2021-_____ was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.K

REQUEST

AUTHORIZE THE USE OF THE UNITED STATES GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASE AGREEMENT WITH SPRUNG INSTANT STRUCTURES, INC. (CONTRACT NO. 47QSWA19D005G) FOR THE PURCHASE OF A SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG HIGH TENSION MEMBRANE STRUCTURE, DELIVERY, AND ASSOCIATED TECHNICAL CONSULTANT FEE, FOR A NOT-TO-EXCEED AMOUNT OF \$455,000, TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

EXECUTIVE SUMMARY

The Development Services Capital Improvement Projects Division, in coordination with the City Manager's Office, is finalizing construction documents for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112 (Project). Providing housing to accommodate residents and facility operations is a significant component of the project. This request is to authorize the use of the United States General Services Administration Cooperative Purchase Agreement with Sprung Instant Structures, Inc., Contract No. 47QSWA19D005G, for the purchase of a high-tension membrane structure, to be erected as part of the site improvements for the Temporary Emergency Housing Project, CIP 71112. Sprung Instant Structures components can be delivered to the site in six weeks and can be erected on site in 6-8 weeks on a site-constructed with reinforced concrete foundation, which is significantly less than the typical time to build a structure of similar size at the project site.

DISCUSSION

On September 1, 2020, Council authorized the creation of a Capital Improvement Project for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112, to create a safe and dignified facility for residents experiencing homelessness.

The Temporary Emergency Housing Project will require multiple structures for client housing, offices, restrooms, showers, laundry, storage, mechanical equipment, and administrative offices and kitchen facilities.

It was determined in design development that the use of prefabricated structures would best meet the City's goal to expedite the facility occupancy schedule. A steel component building structure was considered, however, lead times for a standard steel building component package was anticipated to take eleven (11) months. Sprung Instant Structures utilizes aluminum structural ribs and bracing components that are kept in stock and a complete structure package can be delivered in about six weeks. The structure has a high-tension membrane interior and exterior skin with an insulation layer in between, that fully encloses the structure and provides energy efficiency as required by California energy codes. The structure package will include doors and windows at the locations required to meet the City's interior design layout.

After reviewing the structure purchase options, staff determined that the use of the GSA Cooperative Purchase Agreement with Sprung Instant Structures, Inc. represented the best acquisition strategy for the City, and allowed the City to control costs and expedite delivery of the structure components.

Staff has begun securing bids for the construction of the Temporary Emergency Housing Project Site Improvements and will return to Council to award contracts for site improvement work in January. Foundation preparation and utility connections for the Sprung Structures structure will be a part of the site improvement bid package. These materials, including notations regarding the City's purchase of said materials, have been coordinated into the plans and specifications within the bid documents.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to Secure capital funding to construct a Temporary Emergency Housing Facility.

FISCAL IMPACT

Funding for this purchase is included in the project budget of \$4.2M. These units need to be purchased with non-federal funds.

RECOMMENDATION

Staff recommends that the City Council, by resolution, authorize the use of the US GSA Cooperative Purchase Agreement with Sprung Instant Structures, Inc. (Contract No. 47QSWA19D005G) for the purchase of a sixty-foot wide by one hundred five foot long, high tension membrane structure, associated costs for a Sprung Structures technical consultant and delivery, for a total amount not-to-exceed \$455,000 for site improvements at the Temporary Emergency Housing Project, CIP 71112.

Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Vanessa Carrera, Assistant to the City Manager
Robert Armijo, PE, City Engineer/Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Director of Development Services
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

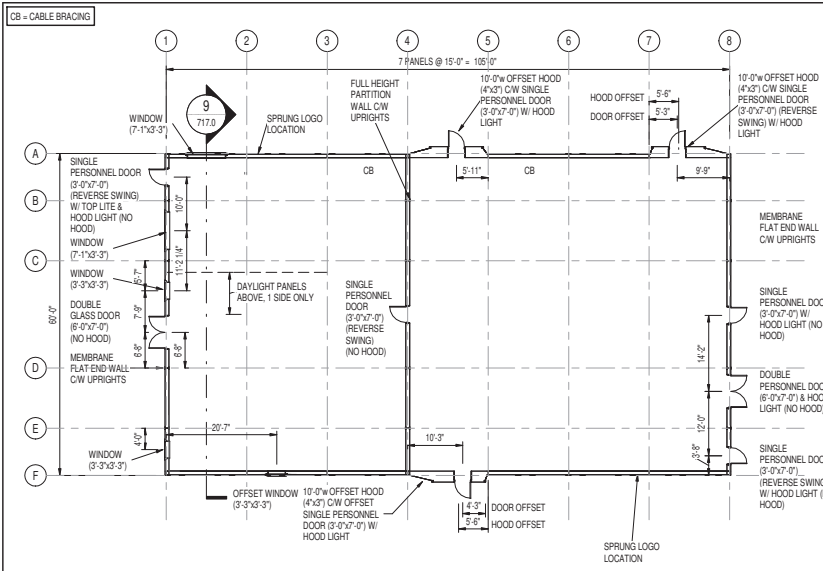
ATTACHMENTS

Attachment A – Sprung Instant Structure Render, Plan, Layout & Quote

**ATTACHMENT A -
SPRUNG INSTANT
STRUCTURES -
RENDER, PLAN,
LAYOUT, & QUOTE**



ATTACHMENT A - SPRUNG INSTANT STRUCTURES - RENDER, PLAN, LAYOUT, & QUOTE



1 OPEN PLAN VIEW
717.0 332' x 1'-0"

PERSONNEL DOORS							
CATEGORY	TYPE	HOOD WIDTH	BEAM	DOOR SIZE	COMMENT	SWING	COUNT
FLAT END	DGD			8'-0" x 7'-0"		STANDARD	1
FLAT END	SPD			8'-0" x 7'-0"		STANDARD	1
FLAT END	SPD			3'-0" x 7'-0"		(REVERSE SWING)	3
FLAT END	SPD			3'-0" x 7'-0"		STANDARD	1
HOOD	SPD	10'-0"	4"x2"	3'-0" x 7'-0"		REVERSE SWING	1
HOOD	SPD	10'-0"	4"x2"	3'-0" x 7'-0"		STANDARD	2

ACCESSORIES				
CATEGORY	TYPE	SIZE	COMMENT	COUNT
LIGHTING	HOOD LIGHT		LED	7
WINDOW	FLAT END	3'-3" x 3'-3"		2
WINDOW	FLAT END	7'-1" x 3'-3"		1
WINDOW	PANEL	3'-3" x 3'-3"		1
WINDOW	PANEL	7'-1" x 3'-3"		1

DRAWING APPROVAL

APPROVED
 APPROVED W/ CHANGES NOTED

CONFIRMATION OF DESIGN LOADS AT SITE PER THE LOCAL BUILDING DEPT.

SIGNATURE: _____
 DATE: _____

BUILDING CODE w/ YEAR: _____

WIND LOAD: _____
 EXPOSURE: _____ RISK: _____
 SNOW LOAD: _____

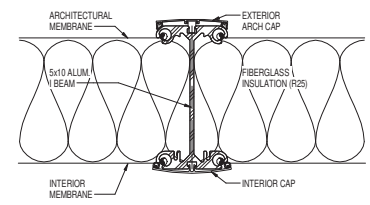


TOLL FREE: 1-800-528-9899
 (403) 601-2293 www.sprung.com

- GENERAL NOTES:**
- ALL PERSONNEL DOORS CW FINIC HERRING HOODS IS NOTED.
 - STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION CW INNER LINER TO DAYLIGHT PANEL LEVEL ONLY.
 - INNER & OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR.
 - STRUCTURE MEMBRANE MEETS WITH TO CALIFORNIA STATE FIRE MARSHAL ASTM ENF. CANULC-S 109 & CANULC-S 102 SPECIFICATIONS.
 - THIS STRUCTURE IS DESIGNED TO SHED/RELEASE SNOW. THE PERIMETER OF THE STRUCTURE SHALL BE KEPT CLEAR.
 - WHEN DESIGNING A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO ENSURE THAT THIS SYSTEM INTAKES MORE AIR THAN IS BEING EXHAUSTED. AT ANY GIVEN TIME, THIS PROCESS WILL RESULT IN A POSITIVE PRESSURE BEING MAINTAINED. CONVERSELY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
 - ALL INTERIOR WALLS & PARTITIONS IF APPLICABLE TO BE FREE STANDING & INDEPENDENT OF SPRUNG STRUCTURE.



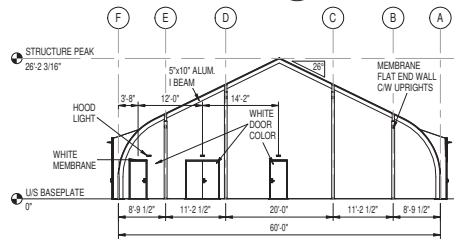
4 EXTERIOR VIEW
717.0



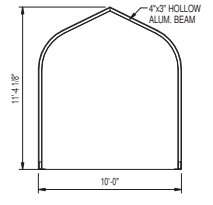
5 5x10 INSULATED BEAM SECTION
717.0 3" x 1'-0"

COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING ON PRINTED OR MONITOR. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.

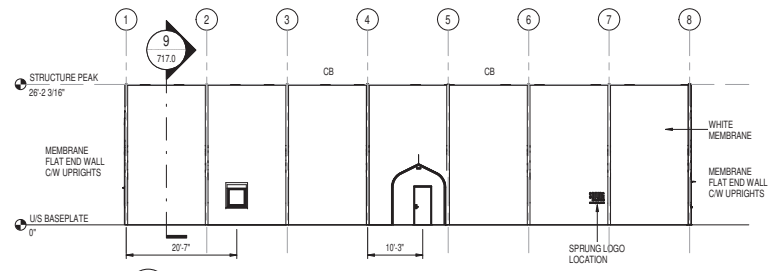
INTERIOR SHOWN FOR REFERENCE ONLY. FINAL LAYOUT DESIGNED & SUPPLIED BY OTHERS.



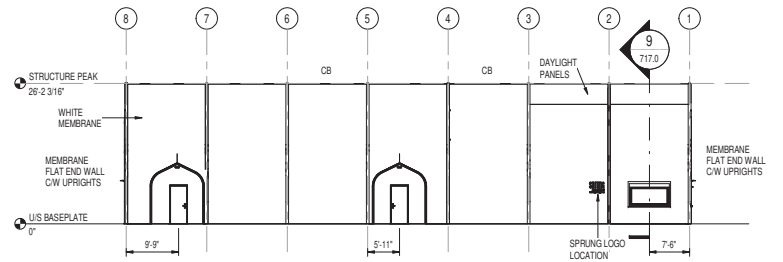
6 RIGHT ELEVATION
717.0 332' x 1'-0"



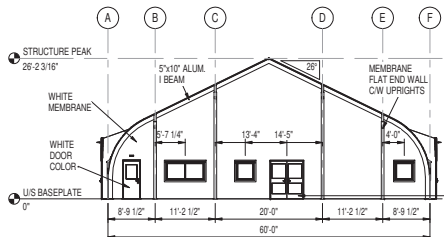
7 SECTION 10'-0" HOOD (4x3)
717.0 14' x 1'-0"



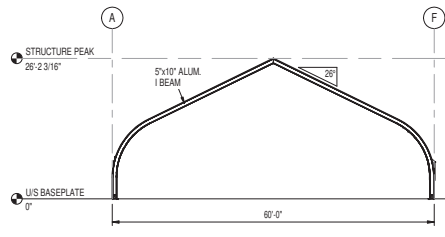
2 FRONT ELEVATION
717.0 332' x 1'-0"



3 REAR ELEVATION
717.0 332' x 1'-0"



8 LEFT ELEVATION
717.0 332' x 1'-0"



9 SECTION 60'-0" INSULATED STRUCTURE
717.0 332' x 1'-0"

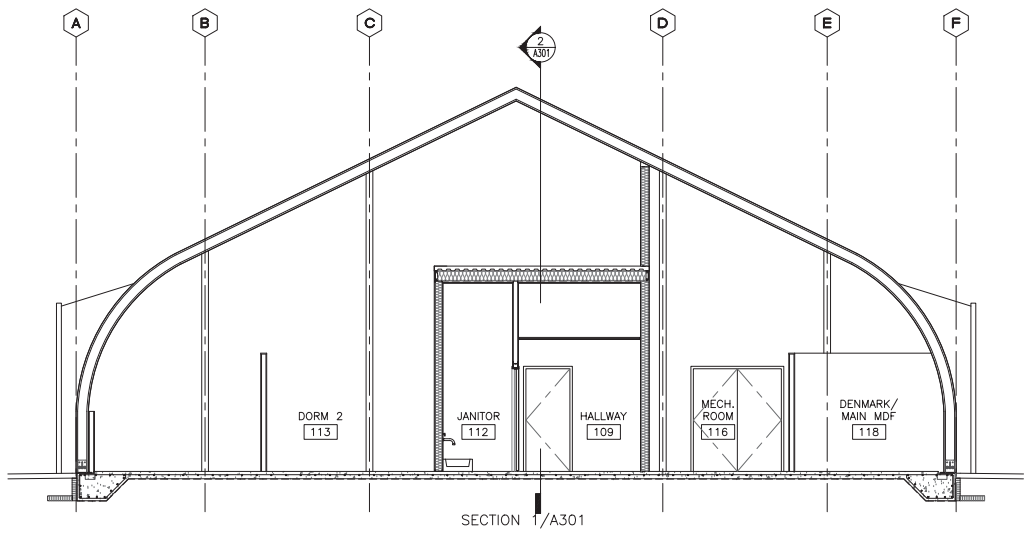
CITY OF TRACEY
 60'-0" x 105'-0"
 HOMELESS SHELTER
 TRACEY, CALIFORNIA, UNITED STATES

REV	MM/DD/YYYY	BY	DESCRIPTION
1	11/16/21	SP	REVISE ACCESSORIES
2	10/15/21	SP	REVISE LENGTH
3	11/06/21	PD	REVISE ACCESSORIES
4	11/16/21	SP	REVISE ACCESSORIES
5	11/16/21	SP	REVISE DAYLIGHT PANELS
6			
7			
8			
9			

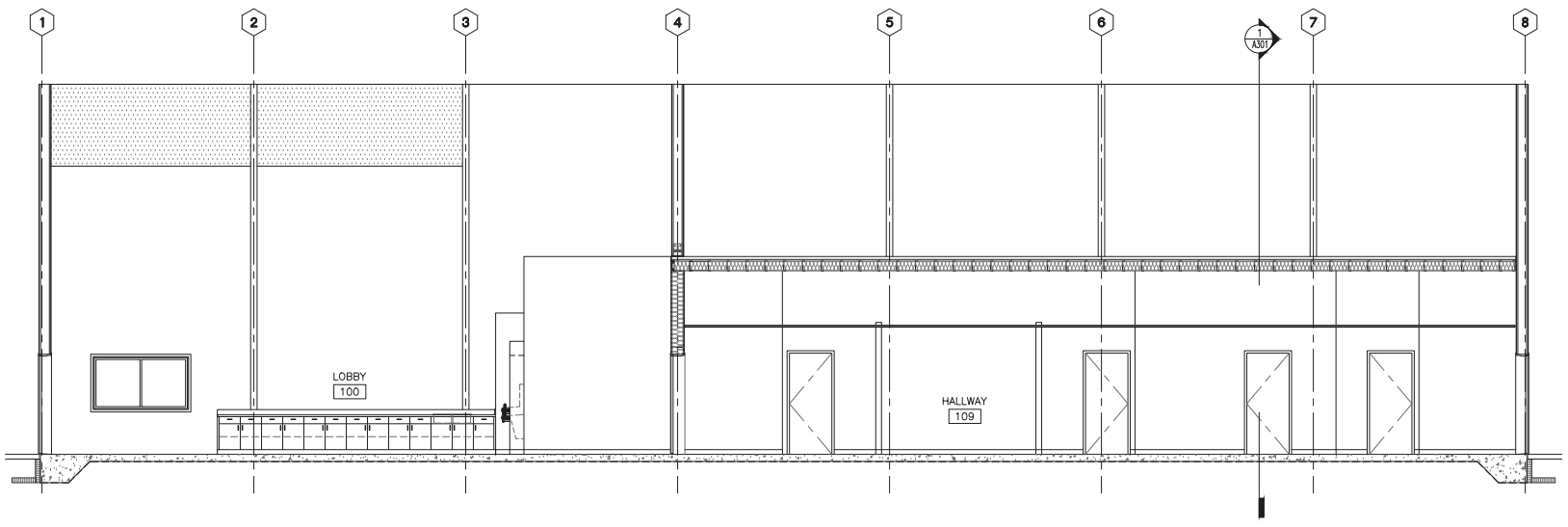
FLOOR PLAN & ELEVATIONS
 DATE: 09/16/2021 DRAWN BY: P. BLOUNT
 R21-717.0

SIGNATURE SERIES

ATTACHMENT A - SPRUNG INSTANT STRUCTURES - RENDER, PLAN, LAYOUT, & QUOTE





1 **BUILDING SECTION - EAST/WEST**
1/4" = 1'-0"



2 **BUILDING SECTION - NORTH/SOUTH**
1/4" = 1'-0"

CITY OF TRACY

APPROVED FOR CONSTRUCTION:
ROBERT PALMAD
DATE: _____
OFFICER/DATE: _____

SPRUNG BUILDING SECTIONS

REVISIONS	DATE	DESCRIPTION	APPROVED

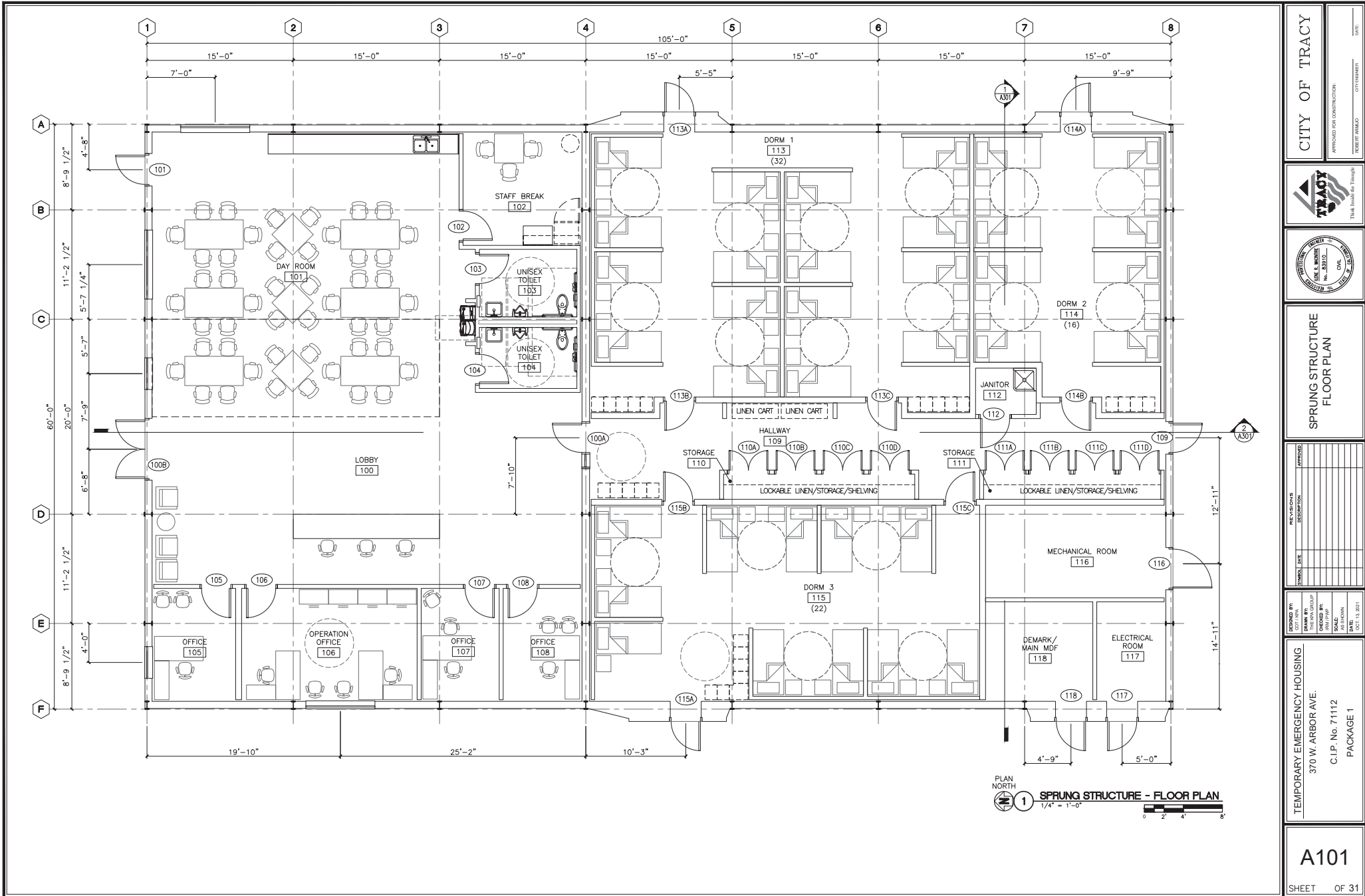
DRAWN BY: _____
 CHECKED BY: _____
 THE CITY ENGINEER: _____
 SCALE: AS SHOWN
 DATE: OCT 13, 2021

TEMPORARY EMERGENCY HOUSING
 370 W. ARBOR AVE.
 C.I.P. No. 7 1112
 PACKAGE 1

A301

SHEET OF 31

ATTACHMENT A - SPRUNG INSTANT STRUCTURES - RENDER, PLAN, LAYOUT, & QUOTE



CITY OF TRACY
APPROVED FOR CONSTRUCTION:
PROJECT NUMBER: 2023-001
DATE:



**SPRUNG STRUCTURE
FLOOR PLAN**

REVISIONS	DATE	DESCRIPTION

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN
DATE: OCT 13, 2023

TEMPORARY EMERGENCY HOUSING
370 W. ARBOR AVE.
C.I.P. No. 7 1112
PACKAGE 1

A101
SHEET OF 31



December 08, 2021

Ilene Macintire, P.E.
Senior Civil Engineer – Engineering Division
City of Tracy-Development Services
333 Civic Center Plaza
Tracy, California
95376

Telephone (209) 831.6454
Email ilene.macintire@cityoftracy.org

Dear Ilene

We are pleased to submit the following quotation for a Sprung Structure to be located at your site in Tracy, California. Sprung is the inventor of the stressed membrane structure which has been patented worldwide. With over 130 years of experience, Sprung offers an innovative, cost effective building alternative which dramatically accelerates construction timelines while providing complete flexibility for the future.

STRUCTURE DESCRIPTION:

Signature SERIES 60 feet wide by 105 feet long, measured by maximum width by maximum length including the following accessories:

- 1 - City of Tracy Graphic Logo at Entrance
- 1 - Double Glass Door(s) c/w High Traffic Panic & Closers (6'0" x 7'0") R4 in Flat End
- 1 - Insulated Single Personnel Door(s) XL c/w High Traffic Panic & Closer (4'0" x 7'0") in flat end
- 2 - Engineered Flat End(s) Insulated c/w 1 bay of cable bracing
- 2 - Tempered Safety Glass Window(s) 39" X 39" - Insulated R4.0
- 3 - Insulated Single Personnel Door(s) c/w High Traffic Panic & Closer (3'0" x 7'0") in flat end
- 3 - Tempered Safety Glass Window(s) 85" X 39" - Insulated R4.0
- 4 - Insulated Single Personnel Door(s) c/w Hood, High Traffic Panic & Closer (3'0"X7'0")
- 9 - LED Hood Light(s) 120-277, 50 or 60 Hz c/w Bracket and Photocell
- 48 - 75 lb. Hanging Brackets - Interior suspension eye-nuts, powder coated or mill finish
 - 8" (R-25) blanket of foil backed fiberglass insulation c/w white interior liner membrane
 - Conduit Holes Set as per diagram provided by Sprung
 - Engineered Stamped Drawings
 - Perimeter Flat Bar
 - Polyurethane opaque membrane (Standard)

ARCHITECTURAL MEMBRANE:

Polyurethane opaque membrane, with 10'x30' daylight panels.

AVAILABILITY:

Normally from inventory.

INTERIOR HANGING DETAILS:

Sprung Instant Structures offers a large selection of brackets and hangers which can be utilized for the hanging of lighting, HVAC and any other items that may need to be suspended from the interior of the structure. The type and size in each case will depend on weight and proposed position. Please contact your Sprung representative for diagrams and further details.

ERECTION: We will supply a Technical Consultant on site to provide advice on the best methods of structure assembly and erection to a construction supervisor (or equivalent). The Technical Consultant is not authorized to perform any other services or directly supervise workers, customer is responsible for supervision of and safety compliance in structure location, orientation, assembly, and erection. The Technical Consultant is not a project manager, customer is solely responsible for project management if this is a requirement.

Required equipment and manpower:

- a) Manlifts
- b) Appropriate fall protection (body harness and lifeline).
- c) Electrical power to site.
- d) Estimated 7 workmen for approximately 22, 8 hour working days, approximately half of which should be manlift qualified. Total manhours to complete is estimated at 1232.
- e) A supervisor with construction experience.

CRANE: We request that you supply a crane with operator and rigger to assist in raising the free span aluminum beams will be required during the erection sequence. It will be needed for approximately 7 hours.

HAND TOOLS: Although specialized hand tools are supplied for your use at no charge, you are responsible for the tools while they are at your site and until picked up by Sprung following completion of the erection of the structure. Lost, stolen, or damaged tools will be billed at their full replacement cost.

ANCHORAGE: Concrete Footing. Base reactions will be provided when required.

PURCHASE PRICE	
STRUCTURE AND ACCESSORIES AS ABOVE: F.O.B. Salt Lake City, Utah, USA, Incoterms 2010, sales and/or use taxes extra.	\$368,905.50
TERMS, O.A.C: 50% with order; balance upon delivery of the structure.	

ADDITIONAL CHARGES	
Technical Consultant Per Diem: The Technical Consultant's travel, accommodation, and meals will be charged to you at the fixed cost shown.	\$10,327.44
Delivery: On your behalf, we can arrange for delivery of this structure by commercial carrier to your site in Tracy, California at the fixed cost shown. This structure is sold F.O.B. Utah, 2010 Incoterms. Sprung will maintain responsibility for the shipment and will insure the shipment up until the point of delivery. Customer is responsible to receive and unload freight in a timely manner.	\$5,340.00

PERMITS, LICENSES AND TAXES: It will be your responsibility to obtain all permits, licenses and pay all applicable taxes. This structure is designed to meet the CBC 2019

ONSITE ENGINEERING INSPECTIONS: If onsite engineering inspections are required, please advise our sales office to request a quotation. These services will be quoted at our cost. Onsite inspections are not included as a part of Engineered Stamped Drawings.

GUARANTEE: To demonstrate our confidence in the quality and longevity of the Sprung Structure, our product comes with a 50 year pro-rata guarantee on the aluminum substructure

and an architectural membrane pro-rata guarantee, in accordance with the attached Guarantee Certificate.

NOTE: This quotation is valid for 30 days.

Thank you for the opportunity to submit this quotation and we look forward to being of service to you in the future.

Yours very truly,
Bo Comings

Business Development Manager
SPRUNG INSTANT STRUCTURES, INC.

Sprung Instant Structures

This Guarantee is presented to:

City of Tracy

The architectural membrane and aluminum materials utilized in Sprung Structures have been selected for their proven strength, durability and longevity. To show our sincere confidence in our product, Sprung Instant Structures is pleased to issue the following guarantees.

ARCHITECTURAL MEMBRANE WITH POLYURETHANE COATING

All membranes used are water and mildew resistant, insect proof and flame retardant. They withstand extreme climatic variations and contain ultra-violet inhibitors to reduce degradation by the sun's rays. Flame retardant status has been warranted by the membrane suppliers.

Sprung Instant Structures guarantees to supply new replacement membrane, on a pro-rata basis at the then current price, for membrane which deteriorates from any of the aforementioned factors within FIFTEEN (15) YEARS from the date of delivery of the structure(s), for polyurethane coated architectural membranes in white, tan or gray colors.

EXTRUDED ALUMINUM SUBSTRUCTURE AND COMPONENTS

Aluminum used is professionally engineered and is of the highest quality and structural capability. Sprung Instant Structures guarantees to replace, on a pro-rata basis at the then current price, any aluminum which deteriorates from normal usage within FIFTY (50) years from the date of delivery of the structure(s).

The guarantee will not be valid if a Sprung technical consultant is not present during all erections and dismantling's of the structure during the guarantee period or if any payments associated with the structure(s) are not made on time.

December 08, 2021



PHIL SPRUNG - PRESIDENT

RESOLUTION 2021-_____

AUTHORIZING THE USE OF THE UNITED STATES GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASE AGREEMENT WITH SPRUNG INSTANT STRUCTURES, INC. (CONTRACT NO. 47QSWA19D005G0) FOR THE PURCHASE OF PRE-MANUFACTURED SIXTY (60) FOOT WIDE BY ONE HUNDRED FIVE (105) FOOT LONG HIGH-TENSION MEMBRANE STRUCTURE, WITH ASSOCIATED DELIVERY AND TECHNICAL CONSULTANT FEES, IN THE NOT-TO-EXCEED AMOUNT OF \$455,000 FOR INSTALLATION AS PART OF THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

WHEREAS, The Development Services Capital Improvement Division is finalizing construction documents for facilities at the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue (Project). A significant component of the project is a 60'X105' long, high-tension membrane structure to be erected as part of the site improvements that will accommodate living and dormitory spaces for residents, and

WHEREAS, The vendor, Sprung Instant Structures, Inc. has negotiated with United States General Services Agreement - Cooperative Purchasing to establish a contract price for the high-tension membrane structure components that will be erected on site, and by purchasing the structure in advance through the US GSA Agreement, staff expects to minimize the delivery time of structure components to the project site as well as save costs over a traditional site built structure, and

WHEREAS, The City Council, on September 1, 2020, authorized the creation of a Capital Improvement Project, the Temporary Emergency Housing Project, CIP 71112, and adequate funding is available in the project, and

WHEREAS, The Development Services Capital Improvement Division and the City Manager's Office, plan to secure bids for construction of the Temporary Emergency Housing Project site improvement, by the end of January 2022, and will return to Council to award the construction contract;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves, via resolution, the purchase of a 60' wide x105' long, high tension membrane structure package, associated delivery and technical consultant fees, in the amount of \$455,000 to be installed as part of the Temporary Emergency Housing Project, CIP 71112, at 379 Arbor Avenue.

Description	Qty.	Unit Cost	Total	Reason for Award
60'x105' long high-tension membrane structure	1	\$358,500	\$358,500	Authorization to purchase through US GSA Cooperative Purchasing Agreement
Delivery and Technical Consultant Fee		\$30,750	\$30,700	
CA Sales Tax (8.25%)		\$30,587	\$30,587	
Contingency (10%)		\$35,213	\$35,213	
		Total	\$455,000	

* * * * *

The foregoing Resolution 2021-_____ was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.L

REQUEST

AUTHORIZE THE PURCHASE OF PRE-MANUFACTURED COMMERCIAL KITCHEN STRUCTURE, FROM KITCHENS TO GO, BY MOBILE MODULAR, FOR AN AMOUNT NOT-TO-EXCEED \$673,000, TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

EXECUTIVE SUMMARY

The City Engineer's office in coordination with the City Manager's Office, is finalizing construction documents for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112 (Project). City staff requests authorization of the direct purchase of a pre-manufactured commercial kitchen, in a not-to-exceed amount of \$673,000, from the manufacturer, Kitchens To Go, by Mobile Modular (Livermore, CA), to expedite the fabrication, delivery, and installation of a fully furnished prefabricated commercial kitchen and to reduce project costs.

DISCUSSION

On September 1, 2020, Council authorized the creation of a Capital Improvement Project for the Temporary Emergency Housing Project, CIP 71112 to create a safe and dignified facility for residents experiencing homelessness.

The Temporary Emergency Housing Project will require structures for client housing, offices, restrooms, showers, laundry, storage, mechanical equipment, and administrative offices and kitchen facilities. Pre-manufactured structures provide an expedited construction process because they are fabricated at the manufacturer's facility under controlled conditions, reducing costs and time to complete turnkey structures. Pre-manufactured structures must be approved by the California Department of Housing and Community Development (HCD) to ensure compliance with all California building codes. The structure designs are approved by HCD prior to construction and structures are inspected during fabrication by a third party, to ensure compliance with approved construction plans. Completed structures are shipped to the project site completely furnished, installed on prepared foundations, and once connected to site infrastructure, are ready for occupancy.

City staff considered multiple options for constructing or leasing a fully outfitted kitchen facility that could accommodate the initial client population and be capable of handling the increased demand from future phases of the Project. A traditionally constructed facility would be significantly more expensive and leasing options also proved to be inadequate for the needs of the facility. Kitchens To Go specializes in prefabricated kitchen facilities for institutional applications, like schools, temporary hotel kitchens and emergency housing projects, and has experience creating facilities that meet all the requirements of the regulating agencies, like the San Joaquin County Health Authority, who will need to permit, inspect and approve the kitchen for use.

Staff feels sole sourcing this prefabricated kitchen structure from Kitchens To Go, by Mobile Modular, is warranted due to the Temporary Emergency Housing Project's need for an expedited completion schedule and cost effectiveness.

The prefabricated kitchen structure will be a 12'x38' modular kitchen structure with an 8'x10' dual temperature walk-in cooler attached that is accessible from the kitchen interior. The kitchen will be fully equipped with a six burner stove with oven, 24" grill, large capacity tilt skillet, ventilation hood and Ansul fire suppression system, dual stack convection oven, 20 quart mixer, reach in refrigerator & freezer, stainless steel food preparation tables, clean and dirty dish tables and commercial dishwasher, dual and triple sinks, handwashing station, HVAC system, a water heater, fire extinguishers and a variety of wall mounted shelving and racks for food and equipment storage. The kitchen structure will accommodate the meal preparation needs for the residents of the first project phase and have additional capacity for all future project phases and residents. The kitchen will be fabricated at the vendors facility, shipped to the project site, and installed by the vendor, on a prepared foundation.

Preparation of the structure foundation and utility connections for the kitchen will be included in the construction contract for the site improvements. Staff has begun securing bids for the construction of CIP 71112, the Temporary Emergency Housing Project Site, and will return to Council to award contracts for site improvement work. These materials, including notations regarding the City's purchase of said materials, have been coordinated into the plans and specifications within the bid documents.

Below is a list of the estimated costs:

Description	Qty.	Unit Cost	Total
12' x 48' Modular Kitchen & Equipment	1	\$521,500	\$521,500
Manufacture Installation on site	1	\$35,000	\$35,000
Delivery from Phoenix, AZ	1	\$8,500	\$8,500
CA Sales Tax (8.25%)	1	\$46,613	\$46,613
Contingency (10%)			\$61,387
		Total	\$673,000

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to Secure capital funding to construct a Temporary Emergency Housing Facility.

FISCAL IMPACT

Funding for this purchase is included in the project budget of \$4.2M. These units need to be purchased with non-federal funds.

RECOMMENDATION

Staff recommends that the City Council, by resolution, authorize the purchase of the pre-manufactured commercial kitchen, from Kitchens To Go, by Mobile Modular, in the amount of \$673,000 to be installed as part of the site improvements for the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue.

Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Vanessa Carrera, Assistant to the City Manager
Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Director of Development Services
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

Attachment 1 – Prefabricated Kitchen estimate, Image and Interior Layout

We Keep You Cooking!™

**Attachment A - KITCHENS TO GO DRAFT
ESTIMATE, IMAGE AND FLOOR PLAN**

November 18, 2021



Jessica A. Tyler, AIA, NCARB, LEED-AP
Project Architect
6700 Koll Center Parkway, Suite 125
Pleasanton, CA 94566
M 608.345.6370
www.thekpagroup.com/

RE: Budgetary Estimate – Factory Built Commercial Kitchen

Dear Jessica:

Thank you for your interest in Kitchens To Go by Mobile Modular (KTG), the leader in both interim and permanent solutions for foodservice providers. KTG offers flexible foodservice facility solutions to continue or expand operations, ensuring business continuity. Whether a planned facilities renovation, expansion, casualty loss or special event, we seamlessly integrate components for a fully functional, health and building code compliant, foodservice solution.

From our recent discussion, it is understood that the City of Tracy (CA) is interested in looking at factory built kitchen options and is in need of a cost estimate based off a design produced by KPA. The following information is only budgetary in nature and is based off the detail provided by KPA (attached and sent with this proposal). It is hoped that this information provides the City with the information needed at the moment.

Due to the budgetary nature of this proposal and the volatility in the materials markets... KTG suggest that a 15% pad be added to the estimated budget to account for unknown potential changes out of our control.

Project Parameters:

Delivery Date:	TBD
Site Location:	Tracy, CA
Type Kitchen:	Wood Frame / Modular
Specs:	See Attached Detail Produced and Provided by KPA Group

PURCHASE OPTION:

48' x 12' Modular Kitchen:

\$521,500 plus applicable taxes

- Health Department Submittal Set
- State of CA DOH Certification
- Sprinklers
- Entry Doors
- LED Interior Lighting
- Food Grade Interior Finishes
- Serving Window
- Air Conditioner / Heater
- Make Up Air
- Hood and Ansul Fire Protection
- Water Heater
- Equipment (As Per KPA Floor Plan)
- Entry Door Lights (Exterior)
- Roof Top Parapet
- 8'x 10' Attached Walk In Cooler

Installation:

\$30,000 - \$35,000 plus applicable taxes

- Set Kitchen on Provided Foundation
- Set Walk In on Provided Foundation
- Seal Walk In to Kitchen
- Heavy Equipment Allowance (Crane) Included
- Provide Set Crew and Foreman
- Final Clean
- On-site Tuning and Training on Equipment

Delivery (Phoenix, AZ to Tracy, CA):

\$7,500 - \$8,500 plus applicable taxes

Exclusions:

- Applicable Taxes
- County Health Plan Check / Permit Fees
- City Building / Planning Submittal Set
- City Building / Planning Plan Check / Permit Fees
- Site Work
- Utility Improvements
- Utility Connections

Scope of Work - Preliminary Outline:

Kitchens To Go will:

- o Provide utility capacity requirements, drawings and specifications clearly defining the utility connection locations and capacities
- o Provide shop drawings for use by client in obtaining required permits.
- o Deliver kitchen and components
- o Start-Up and operationally check equipment
- o Training on the equipment
- o Disassemble and remove unit(s) upon project completion

Client will...

- o Liaison with local Authority to obtain and pay all required permits
- o Provide a flat substantial surface for placement of the unit(s)

- Provide and connect utilities
- Inform KTG if prevailing wage, union wages or certified payroll will be required
- Install and remove all platforms, decks, stairs and ramps required
- Provide regular maintenance
- Provide exterior lighting and electrical package, when needed

It is hoped that the above framework is responsive to your requirements for information. I will call to follow-up with you shortly. Thank you for your consideration of Kitchens To Go!

Sincerely,



Account Executive
Kitchens To Go by Mobile Modular

General Information

Typical Payment Terms:

- 50% at Contract Signing
- 40% Prior to Ship From Plant
- 10% Retainage

Site Conditions:

- Required site preparation will be determined by a site inspection, and is the responsibility of the client / contractor
- Pricing above is budgetary until a site visit by KTG has been performed. This site visit is required prior to final contract pricing

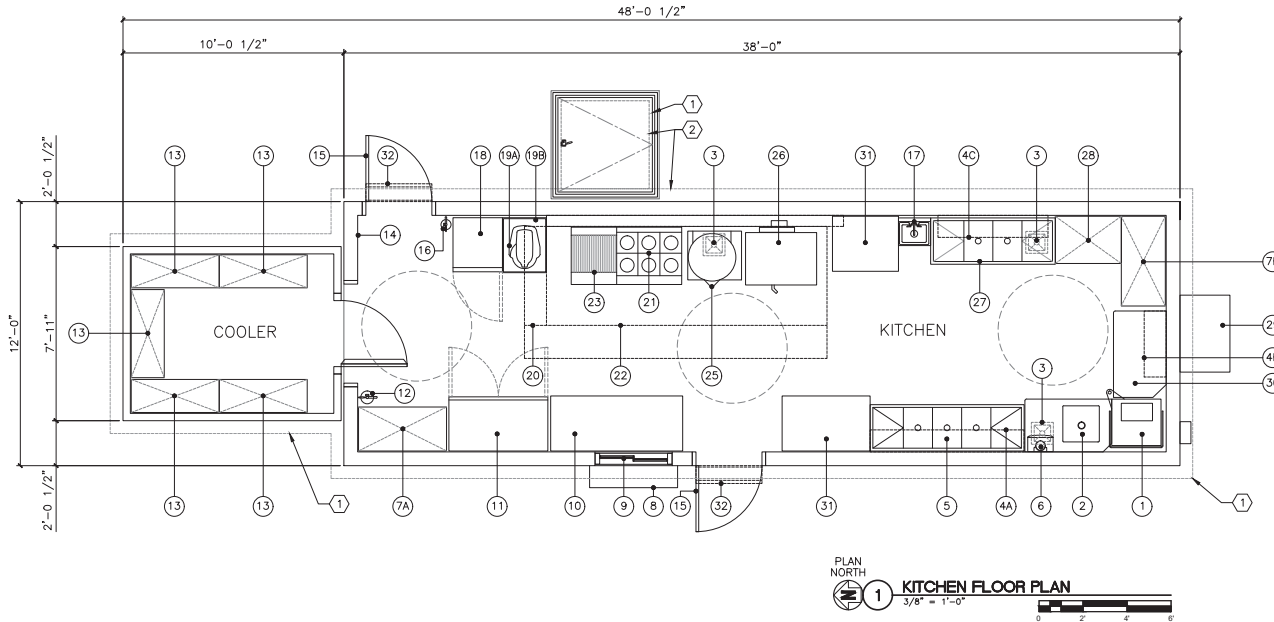
Please Note:

- Kitchens To Go continues to support the needs of our clients throughout COVID-19. We are doing our very best to control costs and maintain schedules. Nevertheless, due to the constraints imposed to safely prepare and deliver our units, costs related to materials, installation, dismantle, and transportation may be higher than estimated. Unit availability and personnel availability may also impact schedule. We will communicate cost and schedule changes promptly when they occur
- Units are subject to availability
- All prices quoted are valid for **30 days** from the date of this letter.

Image of similar sized kitchen



ATTACHMENT A - KITCHENS TO GO DRAFT ESTIMATE, IMAGE AND FLOOR PLAN



GENERAL NOTES:

- COORDINATE ALL DIMENSIONS SHOWN WITH KITCHEN MODULAR UNIT SHOP DRAWINGS.
- TOTAL STORAGE OF 102 SF, NOT INCLUDING UNDER SHELVES OR OVER SHELVES AND REACH-IN REFRIGERATION.
- ALL KITCHEN SHALL BE ELECTRICALLY POWERED.
- (##) = EQUIPMENT TAG

KEYED NOTES:

- STEEL ACCESS HATCH, 4'-0" x 4'-0" CLEAR OPENING, ATTACHED TO 6x6 PRE-TREATED WOOD RAILS ANCHORED TO 6" CONCRETE WALLS
- OUTLINE OF FOUNDATION WALL BELOW

EQUIPMENT SCHEDULE

CS = CLIENT SUPPLIED EQUIPMENT

ITEM NO.	DESCRIPTION	KTQ	CS	ITEM NO.	DESCRIPTION	KTQ	CS	ITEM NO.	DESCRIPTION	KTQ	CS
1	DISHWASHER	X		10	30" x 72" STAINLESS STEEL WORK TABLE	X		21	6 BURNER ELECTRIC RANGE WITH STANDARD OVEN BELOW	X	
2	SOILED DISH TABLE WITH PRE-RINSE - 48"	X		11	REACH-IN REFRIGERATOR - 2 DOOR	X		22	STAINLESS STEEL CANOPY HOOD	X	
3	FLOOR SINK	X		12	FIRE EXTINGUISHER - "K" TYPE	X		23	24" CHARBROILER ON STAND	X	
4A	STAINLESS STEEL WALL MOUNTED SHELF - 12" x 84"	X		13	WIRE SHELVING - 18" x 48"	X		24	SPARE		
4B	STAINLESS STEEL WALL MOUNTED SHELF - 12" x 36"	X		14	ELECTRICAL PANEL	X		25	TILT SKILLET - 16 GALLON	X	
4C	STAINLESS STEEL WALL MOUNTED SHELF - 12" x 60"	X		15	36" ENTRY DOOR	X		26	DUAL STACK CONVECTION OVEN	X	
5	THREE COMPARTMENT SINK	X		16	FIRE EXTINGUISHER - "ABC" TYPE	X		27	TWO COMPARTMENT SINK	X	
6	WATER HEATER	X		17	HAND SINK WITH SIDE SPLASH GUARDS	X		28	WIRE SHELVING - 24" x 36"	X	
7A	WIRE SHELVING - 24" x 48"	X		18	REACH-IN FREEZER - 1 DOOR	X		29	HVAC UNIT	X	
7B	WIRE SHELVING - 24" x 48"	X		19A	MIXER - 20QT.	X		30	CLEAN DISH TABLE	X	
8	STAINLESS STEEL EXTERIOR SERVICE COUNTER	X		19B	EQUIPMENT STAND	X		31	30" x 36" STAINLESS STEEL WORK TABLE	X	
9	SERVING WINDOW	X		20	FIRE SUPPRESSION SYSTEM	X		32	AIR CURTAIN	X	

FINISH SCHEDULE

FLOOR	COVERING: ALTRO STRONGHOLD 30 ANTI SLIP FLOORING (WITH ALTRIFIX 30 ADHESIVE)
CEILING	FISSURED SUSPENDED CEILING (T-GRID) WITH 2'x4' LAY-IN TILE WITH 7'-10 1/2" FINISH CEILING HEIGHT USG #56091 CLRM CLIMA + FC UNPRF CL100M CEILING TILES
INTERIOR WALLS	COVERING: .090 FRP (8'H) LAMINATED TO 5/8" UNFINISHED GYPSUM BOARD WITH BATTENS AT 48" O.C.

CITY OF TRACY

APPROVED FOR CONSTRUCTION:
ROBERT PALMAD
DATE:
OFFICER/OWNER:



KITCHEN FLOOR PLAN

REVISIONS	DATE	DESCRIPTION	APPROVED

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:

TEMPORARY EMERGENCY HOUSING
370 W. ARBOR AVE.
C.I.P. No. 7 1112
PACKAGE 1

A111

SHEET OF 31

RESOLUTION 2021-_____

AUTHORIZING THE PURCHASE OF PRE-MANUFACTURED COMMERCIAL KITCHEN STRUCTURE, FOR AN AMOUNT NOT-TO-EXCEED \$673,000 TO BE INSTALLED AS PART OF THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

WHEREAS, The City Engineer’s Office is finalizing construction documents for facilities at the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue (Project), and a significant component of the Project is a fully self-contained commercial kitchen that can accommodate the preparation of meals for residents, and has capacity to accommodate increased number of residents during future project phases, and

WHEREAS, The City Council, on September 1, 2020, authorized the creation of a Capital Improvement Project, the Temporary Emergency Housing Project, CIP 71112, and there are sufficient funds in the Project, and

WHEREAS, The vendor, Kitchens To Go, by Mobile Modular, specializes in pre-manufactured mobile and permanent kitchen facilities for institutional and commercial applications and is also certified by the California Department of Housing and Community Development (HCD) to produce these types of pre-manufactured structures to meet California building code requirements, and

WHEREAS, By purchasing the structures in advance and directly from the manufacturer, staff expects to minimize production time delays to the Project, as well as save costs over a site-built commercial kitchen, and

WHEREAS, The City Engineer’s Office and the City Manager’s Office, plan to secure bids for construction of the Temporary Emergency Housing Project site improvement, by the end of January 2022, and will return to Council to award the construction contract;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves, via resolution, the purchase of a pre-manufactured commercial kitchen, in the amount of \$673,000 to be installed as part of the Temporary Emergency Housing Project, CIP 71112, at 379 Arbor Avenue.

Description	Qty	Unit Cost	Total	Reason for Award
12’x38’ kitchen structure, with an attached 8’x10’ dual temperature walk-in cooler	1	\$611,613	\$611,613	Sole Source
Contingency (10%)		\$61,387	\$61,387	
		Total	\$673,000	

The foregoing Resolution 2021-____ was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.M

REQUEST

AUTHORIZE THE PURCHASE OF PRE-MANUFACTURED RESTROOM, SHOWER, LAUNDRY, STORAGE AND MECHANICAL BUILDING STRUCTURES IN THE AMOUNT OF \$530,500 FROM LINKED EQUIPMENT, INC. TO BE INSTALLED AS PART OF THE SITE IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

EXECUTIVE SUMMARY

The City Engineer's Office, in coordination with the City Manager's Office, is finalizing construction documents for the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue (Project). Staff requests authorization of the direct purchase of equipment, in a not-to-exceed amount of \$530,500, from the manufacturer, Linked Equipment, Inc. to expedite the fabrication, delivery, and installation of the facilities and to reduce project costs.

DISCUSSION

On September 1, 2020, Council authorized the creation of a Capital Improvement Project for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112, to create a safe and dignified facility for residents experiencing homelessness.

The Temporary Emergency Housing Project will require structures for client dormitory spaces, program management offices, restrooms, showers, laundry, storage, mechanical equipment, and administrative offices and kitchen facilities. During design development, it was determined that pre-manufactured structures would provide an expedited construction timeline, and reduce the costs and time needed to have turnkey structures in place. Pre-manufactured structures must be approved by the California Department of Housing and Community Development (HCD) to ensure compliance with all California Building Codes. Prior to fabrication, the structure designs are approved by HCD and structures are inspected during fabrication by a third party, to ensure compliance approved construction. Completed structures are shipped to the Project site completely furnished, set on prepared foundations, and once connected to site infrastructure are ready for occupancy.

City staff contacted multiple vendors who could provide modified single trip shipping containers for use as restrooms and locker rooms. Linked Equipment, Inc. was the only vendor that was both licensed by HCD and willing to meet the City's specifications for the accessible and private interior layouts and utilize the materials the City requested to outfit the interior of the facilities. Staff feels sole sourcing these pre-manufactured structures from Linked Equipment, Inc. is warranted due to the Temporary Emergency Housing Project's need for expedited schedule, cost effectiveness, and due to the custom services the vendor is willing to provide.

Linked Equipment, Inc. will modify single trip shipping containers to create restroom, shower, laundry, mechanical and storage structures that meet the City's specific

requirements, in an 8-to-10-week timeframe. A total of 10 structures will be purchased for the Project: two (2) restroom structures, two (2) shower structures, one (1) laundry structure with four sets of laundry equipment, three (3) 20' operations storage units, one (1) mechanical structure for water heaters and electrical equipment, and one (1) 40' unit to replace a storage facility on site that is being demolished. The restroom, shower and laundry units are all furnished with HVAC equipment to provide temperature-controlled interiors. In addition, a set of panels that match the finish of the completed units will be provided to fully enclose the service area between the units.

Below is a list of the products to be purchased:

Description	Qty.	Unit Cost	Total
Three Unit Restroom (1 ADA, 2 STD) – 20' modified container	2	\$56,225	\$112,450
Five Unit Shower (3 ADA, 2 STD) – 40' modified container	2	\$96,776	\$193,552
Laundry – 4 sets of washer/dryers (2 ADA, 2 STD) 20' modified container	1	\$53,915	\$53,915
Mechanical Room – two 100-gallon water heaters, electrical frames	1	\$27,311	\$27,311
Operations Storage – 20' modified container with lighting and ventilation	3	\$12,938	\$38,814
Storage – 40' modified container with three – six foot wide roll up doors.	1	\$15,590	\$15,590
Complex Enclosure – panels to close spaces between structures	1	\$4,100	\$4,100
CA Sales Tax (8.25%)		\$36,773	\$36,773
Contingency (10%)			\$47,995
		Total	\$530,500

Staff has begun securing bids for the construction of the Temporary Emergency Housing Project Site Improvements and will return to Council to award contracts for site improvement work. Foundation preparation and utility connections for the facilities listed in this staff report will be a part of the site improvement bid package. These materials, including notations regarding the City's purchase of said materials, have been coordinated into the plans and specifications within the bid documents.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to secure capital funding to construct a Temporary Emergency Housing Facility.

FISCAL IMPACT

Funding for this purchase is included in the project budget of \$4.2M. These units need to be purchased with non-federal funds.

RECOMMENDATION

Staff recommends that the City Council, by resolution, authorize the purchase of the listed equipment from Linked Equipment, Inc., in the amount of \$530,500 to be installed as part of the site improvements for the Temporary Emergency Housing Project, CIP 71112, at 379 Arbor Avenue.

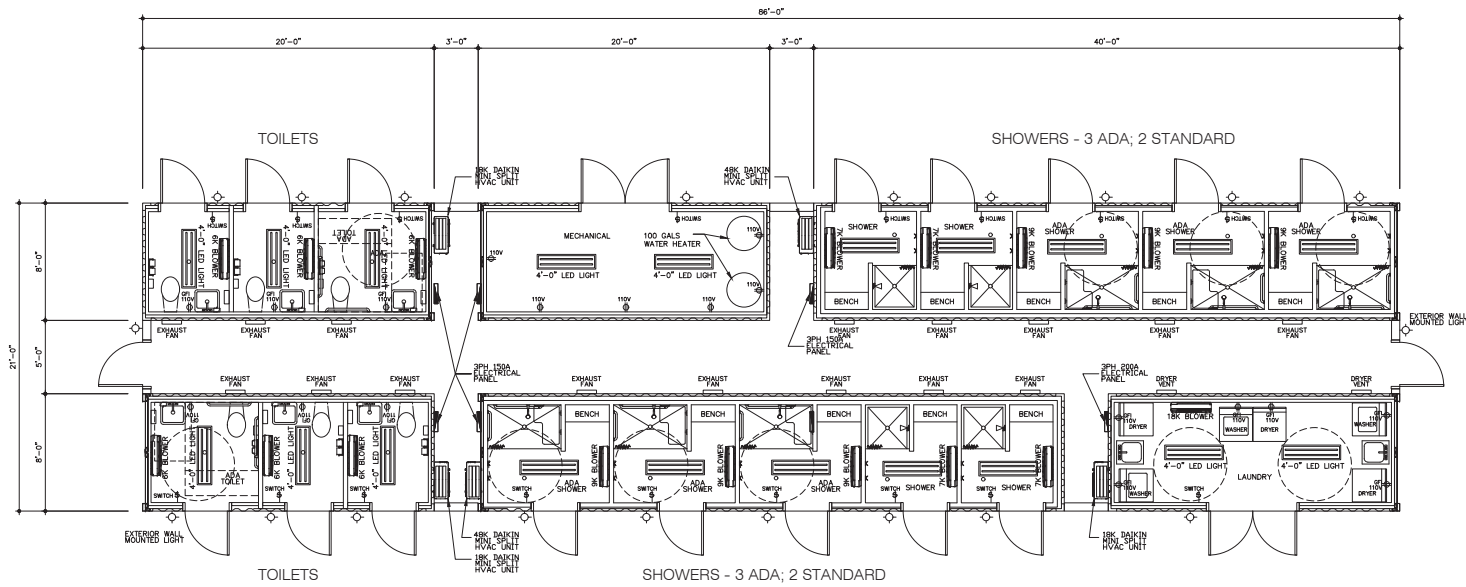
Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Vanessa Carrera, Assistant to the City Manager
Robert Armijo, PE, City Engineer / Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Director of Development Services
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

Attachment A – Restroom, Shower and Laundry Complex Layout



FLOOR PLAN
SCALE: 1/4" = 1'-0"



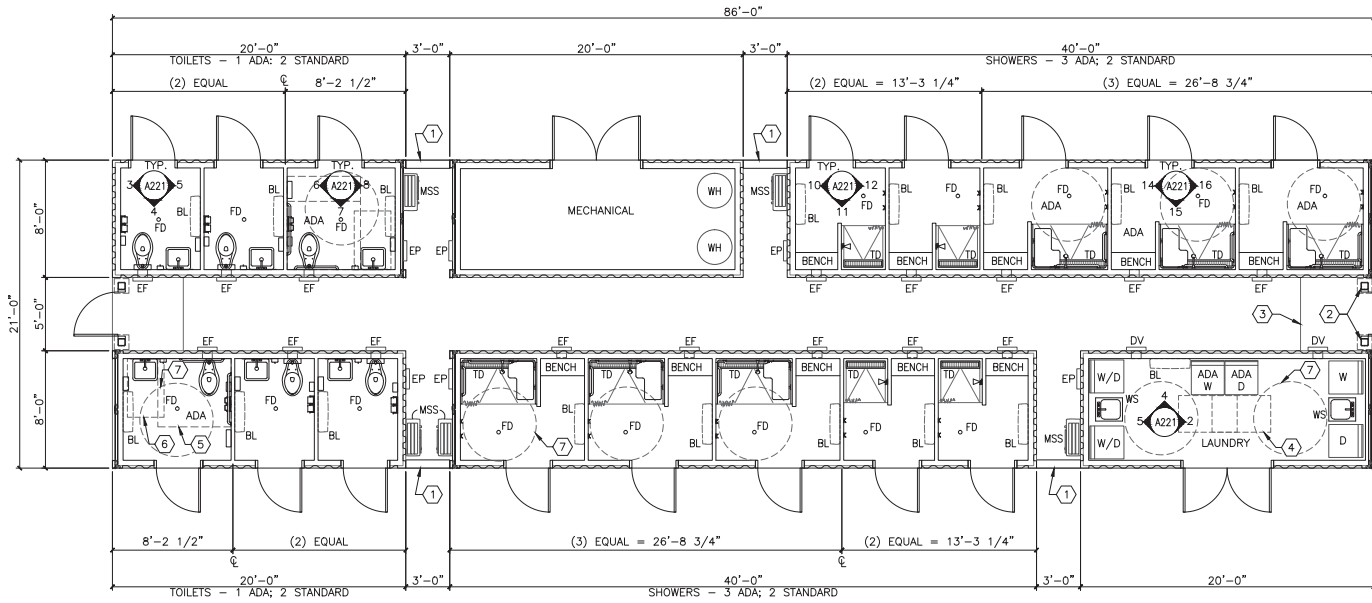
AUTHORIZED SIGNATURE OF PRODUCTION

I HAVE REVIEWED ALL PLANS AND SPECIFICATIONS FOR THE PROJECT AND I AGREE TO CONSTRUCT THE PROJECT AS IS. I UNDERSTAND THAT ANY CHANGES MADE TO THE PROJECT WILL RESULT IN ADDITIONAL CHARGES.

TRACY CA FACILITY
ADA RESTROOM / SHOWER/ LAUNDRY

SHEET TITLE :	FLOOR PLAN
SIZE	
QUOTE NUMBER	
SERIAL NUMBER	
DATE:	10/14/21
SHEET	A-1

LINKED EQUIPMENT RESTROOM, SHOWER AND
LAUNDRY COMPLEX LAYOUT FOR STAFF REPORT

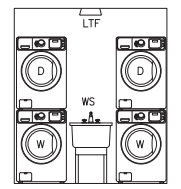


PLAN NORTH
1 RESTROOM FACILITIES - FLOOR PLAN
1/4" = 1'-0"

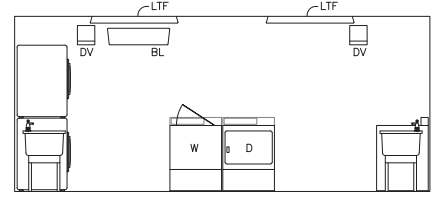
GENERAL NOTES:

- WASHING MACHINES AND CLOTHES DRYERS SHALL BE FRONT LOADING, SEE SPECIFICATIONS.
 - MAXIMUM HIGH FORWARD REACH FOR CONTROLS AND OPERATING MECHANISMS IS 48"; MAXIMUM LOW FORWARD REACH IS 15".
 - ADA COMPLIANT STACKABLE DRYERS ARE ADA COMPLIANT WHEN INSTALLED ON THE FLOOR, THEY ARE NOT ADA COMPLIANT WHEN MOUNTED ON PEDESTALS OR STACKED BECAUSE IT PITS THE CONTROLS ABOVE 48" HEIGHT FROM THE GROUND LEVEL.
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS.
 - FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY/COMPARTMENT LOCATED 15" MIN. AND 36" MAX. FROM THE FLOOR.
 - CBC 2019 CODE:
 - 11B-305.3 SIZE: THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM
 - 11B-309.4 OPERATION: OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY w/ SECTION 11B-309.
 - 11B-611 WASHING MACHINES AND CLOTHES DRYERS
 - 11B-611.1 GENERAL: WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY w/ SECTION 11B-611.
 - 11B-611.2 CLEAR FLOOR SPACES: A CLEAR FLOOR OR GROUND SPACE COMPLYING w/ SECTION 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.
 - 11B-611.4 HEIGHT: TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. SEE DETAIL 2/A121.
 - COORDINATE ALL ELECTRICAL POWER SUPPLY w/ ELECTRICAL DRAWINGS, INCLUDES OUTLET POWER AND LIGHTING REQUIREMENTS;
 - BL = BLOWER - WALL MOUNTED
 - D = DRYER
 - DV = DRYER VENT
 - EF = EXHAUST FAN
 - EP = ELECTRICAL PANEL
 - FD = FLOOR DRAIN
 - MSS = MINI-SPLIT SYSTEM
 - TD = TRENCH DRAIN
 - W = WASHER
 - W/D = WASHER/DRYER (STACKED)
 - WH = WATER HEATER
 - WS = WASH SINK
- SHI # INTERIOR ELEVATION CALLOUTS

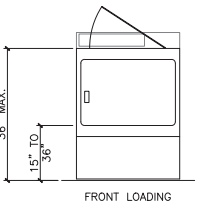
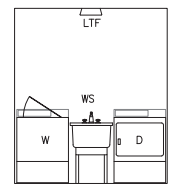
5 LAUNDRY ROOM ELEVATION
3/8" = 1'-0"



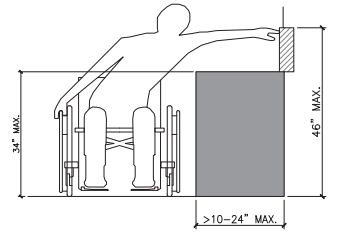
4 LAUNDRY ROOM ELEVATION
3/8" = 1'-0"



2 LAUNDRY ROOM ELEVATION
3/8" = 1'-0"



3 CBC CODE DIAGRAMS
NO SCALE



11B-611.4
HEIGHT OF LAUNDRY COMPARTMENT OPENING
THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE FINISHED FLOOR

KEYED NOTES:

- METAL SIDING OVER STEEL STUDS AT 16" O.C., SIDING TO MATCH MANUFACTURERS STEEL CONTAINER EXTERIOR FINISH
- HSS STEEL POSTS, EACH SIDE OF DOOR FRAME, SEE DETAILS X/AXXX
- RAISED REINFORCED CONCRETE LANDING
- 30"x48" CLEAR FLOOR SPACE CENTERED ON WASHER/DRYER
- 60"x60" CLEAR FLOOR SPACE
- 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK
- 60" CLEAR TURNING RADIUS, TYPICAL

CITY OF TRACY
APPROVED FOR CONSTRUCTION:
PROJECT MANAGER
DATE:

TRACY
Think Local Go Global

RESTROOM FACILITIES FLOOR PLAN

REVISIONS	DESCRIPTION	DATE

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
SCALE: []
DATE: []

TEMPORARY EMERGENCY HOUSING
370 W. ARBOR AVE.
C.I.P. No. 7 1112
PACKAGE 1

A121
SHEET OF 31

GENERAL NOTES:

1. THE HIGHEST OPERABLE PART ON ALL DISPENSERS SHALL BE NO MORE THAN 40" ABOVE FINISHED FLOOR.
2. LEVER/PUSH TYPE LAVATORY CONTROLS WITH SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW), 5 LB. MAX. OPERATING FORCE.
3. INSULATE HOT WATER DRAIN PIPE UNDER SINKS. SEE SPECIFICATIONS FOR PLUMBING FIXTURES.

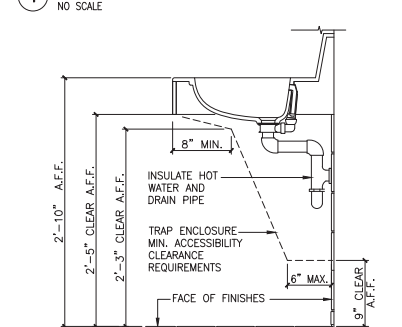
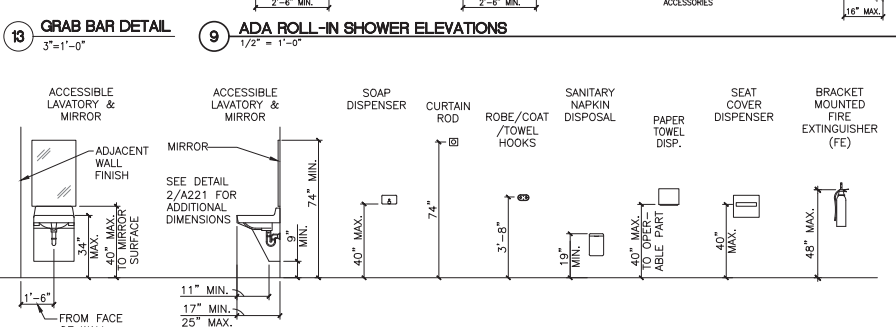
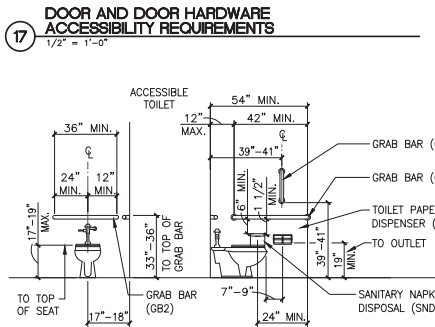
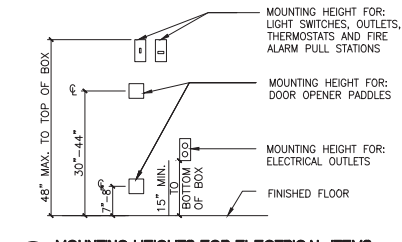
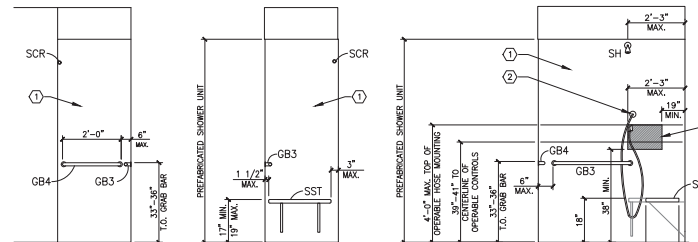
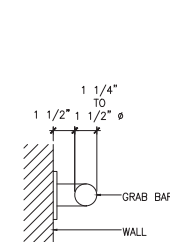
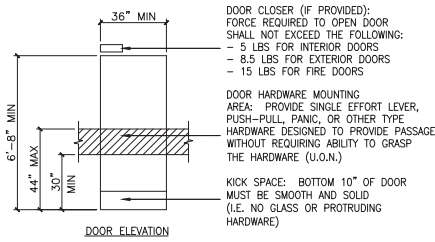
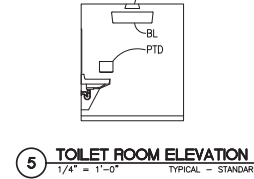
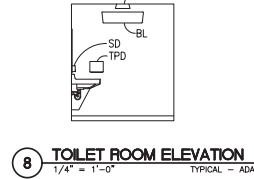
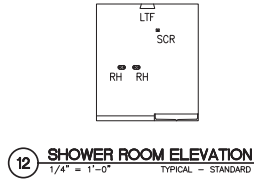
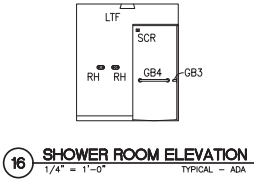
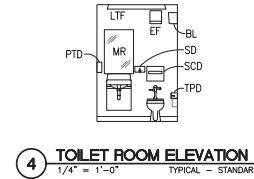
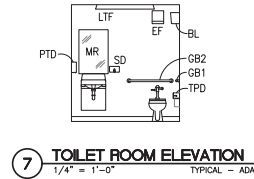
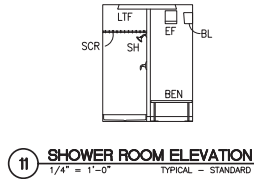
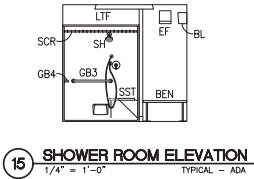
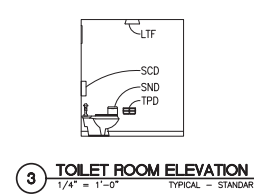
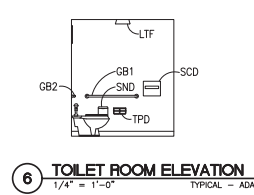
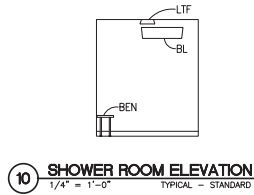
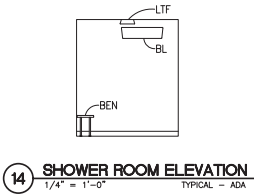
LEGEND:

- | | |
|-----|---|
| BL | BLOWER |
| BEN | BENCH - ANCHORED TO FLOOR |
| GB1 | GRAB BAR 42" LONG |
| GB2 | GRAB BAR 36" LONG |
| GB3 | GRAB BAR 32" LONG |
| GB4 | GRAB BAR 24" LONG |
| LTF | LIGHT FIXTURE - SURFACE MOUNTED |
| MR | MIRROR 24"W. x 36"H. - POLISHED STAINLESS STEEL |
| PTD | PAPER TOWEL DISPENSER |
| RH | ROBE HOOK |
| SCD | SEAT COVER DISPENSER - TOILET |
| SD | SOAP DISPENSER - WALL MOUNTED |
| SH | SHOWER HEAD SPRAY |
| SCR | SHOWER CURTAIN AND ROD |
| SND | SANITARY NAPKIN DISPOSAL |
| SST | SHOWER SEAT - ADA COMPLIANT |
| TPD | TOILET PAPER DISPENSER |

SHOWER KEYED NOTES:

SEE DETAIL 9/A221

- 1 NEW 36"x60" ADA PREFABRICATED SHOWER UNIT
- 2 FLEXIBLE SHOWER SPRAY HOSE - MIN. 59" L., SHALL COMPLY WITH CBC 11B-608.5.2 & 11B-608.6
- 3 SHOWER CONTROLS SHALL COMPLY WITH CBC 11B-608.5.2



REVISIONS	DESCRIPTION	DATE

RESOLUTION 2021-_____

AUTHORIZING THE PURCHASE OF PRE-MANUFACTURED RESTROOM, SHOWER, LAUNDRY, STORAGE AND MECHANICAL BUILDING STRUCTURES IN THE AMOUNT OF \$530,500 FOR INSTALLATION AS PART OF THE TEMPORARY EMERGENCY HOUSING PROJECT, CIP 71112, AT 370 ARBOR AVENUE

WHEREAS, The City Engineer’s Office is finalizing construction documents for facilities at the Temporary Emergency Housing Project, CIP 71112, at Arbor Avenue, with a significant part of the project to include the purchase and installation of ten (10) pre-manufactured building structures, including a restroom, shower, laundry, storage and mechanical building structures, and

WHEREAS, The City Council, on September 1, 2020, authorized the creation of a Capital Improvement Project, the Temporary Emergency Housing Project, CIP 71112, to fund the improvements at 370 Arbor Avenue, and

WHEREAS, The vendor, Linked Equipment, Inc., manufactures restroom, shower, laundry, storage and mechanical building structures that come fully equipped with all required interior furnishings including heating and ventilation equipment, and at this time, they are the only company identified, available and willing to customize the structures to the City’s requirements for accessibility and privacy, and is also certified by the California Department of Housing and Community Development to produce these types of pre-fabricated structures to meet California building code requirements, and

WHEREAS, By purchasing the structures in advance and directly from the manufacturer, staff expects to minimize production time delays to the Project;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves, via resolution, the purchase of ten (10) pre-manufactured structures and one (1) equipment enclosure in the amount not-to-exceed \$530,500 for installation as part of the Temporary Emergency Housing Project, CIP 71112, at 370 Arbor Avenue.

Description	Qty.	Unit Cost	Total
Three Unit Restroom (1 ADA, 2 STD) – 20’ modified container	2	\$56,225	\$112,450
Five Unit Shower (3 ADA, 2 STD) – 40’ modified container	2	\$96,776	\$193,552
Laundry – 4 sets of washer/dryers (2 ADA, 2 STD) 20’ modified container	1	\$53,915	\$53,915
Mechanical Room – two 100-gallon water heaters, electrical frames	1	\$27,311	\$27,311
Operations Storage – 20’ modified container with lighting and ventilation	3	\$12,938	\$38,814
Storage – 40’ modified container with three – six foot wide roll up doors.	1	\$15,590	\$15,590
Complex Enclosure – panels to close spaces between structures	1	\$4,100	\$4,100
CA Sales Tax (8.25%)		\$36,773	\$36,773
Contingency (10%)			\$47,995
		Total	\$530,500

The foregoing Resolution 2021-_____ was adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.N

REQUEST

APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TRACY COMMUNITY CONNECTIONS CENTER (TCCC) TO OPERATE A TEMPORARY SEASONAL WARMING CENTER IN THE AMOUNT NOT TO EXCEED \$187,000 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT, AND AUTHORIZE THE DONATION OF A CITY SURPLUS VEHICLE VALUED AT \$4,000 TO TCCC TO ASSIST WITH TRANSPORTATION SERVICES TO AND FROM THE WARMING CENTER

EXECUTIVE SUMMARY

On September 21, 2021, the City Council directed staff to stand up a temporary warming center this winter to help protect Tracy's unsheltered population from the seasonal elements. The City issued a Request for Proposals (RFP) to solicit applications from private entities and/or non-profit organizations to establish and operate the warming center. The RFP was released on October 18, 2021 with a deadline of November 4, 2021 at 5:00 p.m. Two proposals were received, one of which was submitted after the proposal deadline. After evaluating the proposals, staff recommends that the City enter into an agreement with Tracy Community Connections Center (TCCC) to operate a temporary seasonal warming center from December 22, 2021 – March 31, 2022 in the not to exceed amount of \$187,000. In addition, staff is requesting Council's approval to donate a City surplus vehicle valued at \$4,000 to TCCC to assist with transportation services to and from the warming center. The agreement scope of work, budget, and service provider qualifications are outlined in Attachment A.

DISCUSSION

During Fiscal Year 2020-2021, the Council directed staff to stand up a warming center to help protect Tracy's unsheltered population from the winter elements. With roughly \$150,000 in State housing assistance funding, the City issued a Request for Proposals and entered into a contract with a local non-profit to operate a warming center at the Tracy Community Center from December 2020 – March 2021, seven days a week from 7:00 p.m. to 7:00 a.m. The warming center supported an average of 15 individuals per night and provided intake and support services. During that time, the Community Center was not being rented or programmed due to the pandemic, however, with recreation programming and indoor activities resuming in 2021, an overnight warming center can no longer be accommodated at the Community Center.

Given the Temporary Emergency Housing Facility will not be completed and operational by this winter, staff requested Council direction to contract with a service provider to operate a warming center this winter. This process included issuing a Request for Proposals (RFP), evaluating proposals with preference given to applicants who have a location secured, and returning to Council to authorize the contract and funding source.

The City issued the Warming Center RFP on October 18, 2021 with a deadline of November 4, 2021 at 5:00 p.m. Two proposals were received, one of which was

submitted after the proposal deadline. After evaluating the proposals, staff recommends that the City enter into an agreement with TCCC to operate a temporary seasonal warming center from December 22, 2021 – March 31, 2022 in the not to exceed amount of \$187,000. The agreement scope of work and budget are outlined in Attachment A.

TCCC recently inquired with the City about the possibility of purchasing a surplus vehicle, specifically a van with a wheelchair lift, to support their transportation services for the unsheltered. Staff researched this request and found that a decommissioned vehicle was surplus by Council on November 2, 2021 per Resolution 2021-155. Typically, surplus vehicles would be put up for auction, however, per Tracy Municipal Code 2.20.310, the Public Works Director has the authority to sell or dispose of all commodities and equipment which cannot be used by any department or which have become unsuitable for City use, or to exchange the same for or trade the same in on new commodities and equipment. Disposition may include a donation to a public body, charitable, or non-profit organization. Rather than paying for transportation services as part of the warming center agreement with TCCC, City staff proposed to include the surplus vehicle donation as part of the warming center agreement. City Council approval is needed if the value of the commodity is equal to or exceeds \$2,000. The surplus vehicle is valued at \$4,000 which requires Council's authorization to donate to TCCC.

FISCAL IMPACT

Funding has been appropriated in the Fiscal Year 2021-22 American Resource Plan Act (ARPA) operating budget to fund the warming center agreement.

STRATEGIC PLAN

This agenda item supports the City Council's Strategic Plan to Prevent and End Homelessness, specifically:

Goal 2: Increase access to coordinated support services for people experiencing homelessness.

RECOMMENDATION

That the City Council approve, by resolution, a professional services agreement with Tracy Community Connections Center to operate a temporary seasonal warming center in the not to exceed amount of \$187,000 and authorize the Mayor to execute the agreement, and authorize the donation of a City surplus vehicle valued at \$4,000 to TCCC to assist with transportation services to and from the warming center.

Prepared by: Vanessa Carrera, Assistant to the City Manager

Reviewed by: Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

A – Professionals Services Agreement with Tracy Community Connections Center

**CITY OF TRACY
PROFESSIONAL SERVICES AGREEMENT WITH
TRACY COMMUNITY CONNECTIONS CENTER
For the Operation of a Warming Center**

This Professional Services Agreement (**Agreement**) is entered into between the City of Tracy, a municipal corporation (**City**), and Tracy Community Connections Center, a 501(c)(3) Public Benefit Corporation (**Consultant**). City and Consultant are referred to individually as "Party" and collectively as "Parties."

Recitals

A. City desires to retain Consultant to establish and operate a seasonal Warming Center for Tracy's unsheltered population; and

B. On October 18, 2021, the City issued a Request for Proposal (RFP) for the operations of a Warming Center. On November 4, 2021, Consultant submitted its proposal for the Project to the City. City has determined that Consultant possesses the skills required to provide the services; and

C. After negotiations between the City and Consultant, the Parties have reached an agreement for the performance of services in accordance with the terms set forth in this Agreement.

Now therefore, the Parties mutually agree as follows:

1. Scope of Work. Consultant shall perform the services described in Exhibit "A" attached and incorporated by reference. The services shall be performed by, or under the direct supervision of, Consultant's Authorized Representative: Bubba Paris. Consultant shall not replace its Authorized Representative, nor shall Consultant use or replace any subcontractor or subconsultant, without City's prior written consent. A failure to obtain the City's prior written consent for any change or replacement in personnel or subcontractor/subconsultant may result in the termination of this Agreement.

2. Time of Performance. Time is of the essence in the performance of services under this Agreement and the timing requirements set forth shall be strictly adhered to unless otherwise modified in writing in accordance with this Agreement. Consultant shall begin performance, and shall complete all required services no later than the dates set forth in Exhibit "A." Any services for which times for performance are not specified in this Agreement shall be started and completed by Consultant in a reasonably prompt and timely manner based upon the circumstances and direction communicated to the Consultant. Consultant shall submit all requests for time extensions to the City in writing no later than ten days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due. City shall grant or deny such requests at its sole discretion.

2.1 Term. The term of this Agreement shall begin upon execution of Agreement and end no later than March 31, 2022, unless terminated in accordance with Section 6.

3. Compensation. City shall pay Consultant in seven (7) day increments, to be paid as set forth in Exhibit "B", attached and incorporated by reference for services performed under this agreement.

3.1 Not to Exceed Amount. Consultant's total compensation under this Agreement shall not exceed an average of \$12,000 per seven (7) days. Consultant's cumulative compensation shall not exceed \$187,000. Consultant's billing rates shall cover all costs and expenses for Consultant's performance of this Agreement. No work shall be performed by Consultant in excess of the total compensation amount provided in this section without the City's prior written approval.

3.2 Invoices. Consultant shall submit invoice(s) as listed in Exhibit "B" to the City that describe the services performed, including times, dates, and names of persons performing the services.

3.2.1 If Consultant is providing services in response to a development application, separate invoice(s) must be issued for each application and each invoice shall contain the City's designated development application number.

3.2.2 Consultant's failure to submit invoice(s) in accordance with these requirements may result in the City rejecting said invoice(s) and thereby delaying payment to Consultant.

3.3 Payment. Within 30 days after the City's receipt of invoice(s), City shall make payment to the Consultant based upon the services described on the invoice(s) and approved by the City.

4. Indemnification. Consultant shall, to the fullest extent permitted by law, indemnify, defend (with independent counsel approved by the City), and hold harmless the City from and against any claims arising out of Consultant's performance or failure to comply with obligations under this Agreement, except to the extent caused by the sole, active negligence or willful misconduct of the City.

In this section, "City" means the City, its officials, officers, agents, employees and volunteers; "Consultant" means the Consultant, its employees, agents and subcontractors; "Claims" includes claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all related costs and expenses) and any allegations of these; and "Arising out of" includes "pertaining to" and "relating to".

(The duty of a "design professional" to indemnify and defend the City is limited to claims that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the design professional, under Civ. Code § 2782.8.)

The provisions of this section survive completion of the services or the termination of this Agreement, and are not limited by the provisions of Section 5 relating to insurance.

5. Insurance. Consultant shall, throughout the duration of this Agreement, maintain insurance to cover Consultant, its agents, representatives, and employees in connection with the performance of services under this Agreement at the minimum levels set forth herein.

5.1 Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) "per occurrence" coverage shall be maintained in an amount not less than \$2,000,000 general aggregate and \$1,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.

5.2 Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") "claims made" coverage shall be maintained in an amount not less than \$1,000,000 per accident for bodily injury and property damage.

5.3 Workers' Compensation coverage shall be maintained as required by the State of California.

5.4 Professional Liability "claims made" coverage shall be maintained to cover damages that may be the result of errors, omissions, or negligent acts of Consultant in an amount not less than \$1,000,000 per claim.

5.5 Endorsements. Consultant shall obtain endorsements to the automobile and commercial general liability insurance policies with the following provisions:

5.5.1 The City (including its elected officials, officers, employees, agents, and volunteers) shall be named as an additional "insured."

5.5.2 For any claims related to this Agreement, Consultant's coverage shall be primary insurance with respect to the City. Any insurance maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

5.6 Notice of Cancellation. Consultant shall notify the City if the policy is canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation. Consultant shall immediately obtain a replacement policy.

5.7 Authorized Insurers. All insurance companies providing coverage to Consultant shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.

5.8 Insurance Certificate. Consultant shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance and endorsements, in a form satisfactory to the City, before the City signs this Agreement.

5.9 Substitute Certificates. Consultant shall provide a substitute certificate of insurance no later than 30 days prior to the policy expiration date of any insurance policy required by this Agreement.

5.10 Consultant's Obligation. Maintenance of insurance by the Consultant as specified in this Agreement shall in no way be interpreted as relieving the Consultant of any responsibility whatsoever (including indemnity obligations under this Agreement), and the Consultant may carry, at its own expense, such additional insurance as it deems necessary. Failure to provide or maintain any insurance policies or endorsements required herein may result in the City terminating this Agreement.

6. Termination. The City may terminate this Agreement by giving ten days' written notice to Consultant. Upon termination, Consultant shall give the City all original documents, including preliminary drafts and supporting documents, prepared by Consultant for this Agreement. The City shall pay Consultant for all services satisfactorily performed in accordance with this Agreement, up to the date notice is given.

7. Dispute Resolution. If any dispute arises between the City and Consultant that cannot be settled after engaging in good faith negotiations, City and Consultant agree to resolve the dispute in accordance with the following:

7.1 Each Party shall designate a senior management or executive level representative to negotiate the dispute;

7.2 The representatives shall attempt, through good faith negotiations, to resolve the dispute by any means within their authority.

7.3 If the issue remains unresolved after fifteen (15) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by negotiations between legal counsel. If the aforementioned process fails, the Parties shall resolve any remaining disputes through mediation to expedite the resolution of the dispute.

7.4 The mediation process shall provide for the selection within fifteen (15) days by both Parties of a disinterested third person as mediator, shall be commenced within thirty (30) days and shall be concluded within fifteen (15) days from the commencement of the mediation.

7.5 The Parties shall equally bear the costs of any third party in any alternative dispute resolution process.

7.6 The dispute resolution process is a material condition to this Agreement and must be exhausted prior to either Party initiating legal action. This dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code §§ 900 et seq.

8. Ownership of Work. All original documents prepared by Consultant for this Agreement, whether complete or in progress, are the property of the City, and shall be given to the City at the completion of Consultant's services, or upon demand from the City. No such documents shall be revealed or made available by Consultant to any third party without the City's prior written consent.

9. Independent Contractor Status. Consultant is an independent contractor and is solely responsible for the acts of its employees or agents, including any negligent acts or omissions. Consultant is not City's employee and Consultant shall have no authority, express or implied, to act on behalf of the City as an agent, or to bind the City to any obligation, unless the City provides prior written authorization. Consultant is free to work for other entities while under contract with the City. Consultant, and its agents or employees, are not entitled to City benefits.

10. Conflicts of Interest. Consultant (including its employees, agents, and subconsultants) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. If Consultant maintains or acquires such a conflicting interest, the City may terminate any contract (including this Agreement) involving Consultant's conflicting interest.

11. Rebates, Kickbacks, or Other Unlawful Consideration. Consultant warrants that this Agreement was not obtained or secured through rebates, kickbacks, or other unlawful consideration either promised or paid to any City official or employee. For breach of this warranty, City shall have the right, in its sole discretion, to terminate this Agreement without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Notices. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered or mailed to the other party to the addresses listed below. Communications shall be deemed to have been given and received on the first to occur of: (1) actual receipt at the address designated below, or (2) three working days after the deposit in the United States Mail of registered or certified mail, sent to the address designated below.

To City:

City of Tracy
Midori Lichtwardt, Assistant City Manager
333 Civic Center Plaza
Tracy, CA 95376

To Consultant:

Tracy Community Connections Center
Bubba Paris, Executive Director
324 E 11th Street, Suite B1
Tracy, CA

With a copy to:

City Attorney
333 Civic Center Plaza
Tracy, CA 95376

13. Miscellaneous.

13.1 Standard of Care. Unless otherwise specified in this Agreement, the standard of care applicable to Consultant's services will be the degree of skill and diligence ordinarily used by reputable professionals performing in the same or similar time and locality, and under the same or similar circumstances.

13.2 Amendments. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both Parties.

13.3 Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

13.4 Assignment and Delegation. Consultant may not assign, transfer or delegate this Agreement or any portion of it without the City's written consent. Any attempt to do so will be void. City's consent to one assignment shall not be deemed to be a consent to any subsequent assignment.

13.5 Jurisdiction and Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.

13.6 Compliance with the Law. Consultant shall comply with all applicable local, state, and federal laws, whether or not those laws are expressly stated in this Agreement.

13.6.1 Prevailing Wage Laws. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates; employment of apprentices (§ 1777.5), certified payroll records (§1776), hours of labor (§1813 and §1815), debarment of contractors and subcontractors (§1777.1) and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed under this Agreement are part of a "public works" or "maintenance" project, as defined in the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. These prevailing rates are on file with the City and are available online at <http://www.dir.ca.gov/DLSR>. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents, harmless from any and all claims, costs, penalties, or interests arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

13.6.2 Non-discrimination. Consultant represents and warrants that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Consultant shall also comply with all applicable anti-discrimination federal and state laws, including but not limited to, the California Fair Employment and Housing Act (Gov. Code 12990 (a-f) et seq.).

13.7 Business Entity Status. Consultant is responsible for filing all required documents and/or forms with the California Secretary of State and meeting all requirements of the Franchise Tax Board, to the extent such requirements apply to Consultant. By entering into this Agreement, Consultant represents that it is not a suspended corporation. If Consultant is a suspended corporation at the time it enters this Agreement, City may take steps to have this Agreement declared voidable.

13.8 Business License. Before the City signs this Agreement, Consultant shall obtain a City of Tracy Business License. Consultant shall maintain an active City of Tracy Business License during the term of this Agreement.

13.9 Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

13.10 Construction of Agreement. Each Party hereto has had an equivalent opportunity to participate in the drafting of this Agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting Party shall not apply hereto.

13.11 Severability. If a term of this Agreement is held invalid by a court of competent jurisdiction, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in effect.

13.12 Controlling Provisions. In the case of any conflict between the terms of this Agreement and the Exhibits hereto, and Consultant's proposal (if any), the Agreement shall control. In the case of any conflict between the Exhibits hereto and the Consultant's proposal (if any), the Exhibits shall control.

13.13 Entire Agreement. This Agreement and the attached Exhibits comprise the entire integrated understanding between the Parties concerning the services to be performed. This Agreement supersedes all prior negotiations, representations or agreements. All exhibits attached hereto are incorporated by reference herein.

14. Signatures. The individuals executing this Agreement on behalf of Consultant represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of Consultant.

[SIGNATURES ON FOLLOWING PAGE]

The Parties agree to the full performance of the terms set forth here.

City of Tracy

By: Nancy D. Young
Title: Mayor
Date: _____

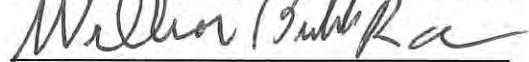
Attest:

Adrienne Richardson, City Clerk

Approved as to form:


Gregory J. Rubens, Interim City Attorney

Tracy Community Connections Center



By: Bubba Paris
Title: Executive Director
Date: 12/14/2021

Federal Employer Tax ID No. 47-5483883



By: Dom Nkunku
Title: Treasurer
Date: 12/14/2021

Exhibits:

- A - Scope of Work, including personnel and time of performance (See Agreement sections 1 and 2.)
- B - Compensation (See Agreement section 3.)

EXHIBIT "A" **Scope of Work**

Temporary Seasonal Warming Center

Tracy Community Connections Center (TCCC) shall work with the City of Tracy to stand up a temporary seasonal warming center at the Good Shepard Community Church, located at 306 West Eaton Avenue in Tracy. TCCC shall equip the warming center with the necessary staffing, tools, and resources needed to operate the warming center in compliance with California Department of Public Health (CDPH) COVID-19 health and safety guidelines and Center for Disease Control and Prevention's (CDC) Interim Guidance on Unsheltered Homelessness and Coronavirus Disease 2019 (COVID-19) for Homeless Service Providers and Local Officials.

TCCC will begin operation as soon as possible but no later than December 22, 2021 and will maintain a schedule of operations of seven days per week from 7:00 p.m. to 7:00 a.m. (hours and days may be adjusted dependent on usage upon the written consent of the City).

This Agreement may be terminated with 96 hours written notice from either party. This provision has precedence over the termination notice provided in the form of Professional Services Agreement.

Program Description

The City desires to implement a 12-hour, indoor warming center for Tracy residents. The warming center will offer temporary respite from inclement and frigid weather conditions during the winter months from the hours of 7:00 p.m. to 7:00 a.m. The warming center is not designed to serve as a 24-hour emergency housing shelter.

Location

TCCC has partnered with Good Shepard Community Church to house the warming center at 306 West Eaton Avenue in Tracy. Use of the facility may include the main sanctuary space, dining hall, restrooms, and storage rooms. This location is conveniently located on the Tracy TRACER bus route.

Contractor Provided Services

- TCCC recognizes the warming center location is in close proximity to residential, school, and business establishments. To that end, TCCC will take necessary steps to avoid loitering of warming center clients during and at the conclusion of each programming day.
- Due to space limitations and to minimize the movement of people and personal possessions in a COVID-19 environment, TCCC will only allow entry to people and the belongings they can carry on their person and will not allow storage on-site. Additionally, TCCC will not allow the storage of personal belongings outside of the facility.
- TCCC staff and volunteers agree to remain on-site at all times during warming center hours of operation.

TCCC will provide the following services:

- Provide appropriate staffing to supervise/assist a maximum of 50 guests.
- Develop warming center rules and responsibilities to guide guest behavior and ensure safety.
- Communicate rules and responsibilities to warming center guests.

- Provide a copy of said rules and responsibilities to the City.
- Supervise clients during their stay to ensure a safe environment.
- Develop guest intake procedures and enter intake information into the San Joaquin Continuum of Care (SJCoC) Homeless Management Information System (HMIS) within 2 weeks (14 days) of collecting individual information.
- Conduct temperature screening for all incoming guests and staff.
- Clean assembly room, bathrooms, and hallway per the State of California Department of Health cleaning/sanitation protocols.
- Develop and implement standard operating procedures and protocols to operate the warming center and Emergency Action Plan/Emergency Evacuation Plans for the facility.
- Designate and provide to the City a point of contact to respond to public inquiries regarding warming center operations.
- Outreach to the local homeless population to inform them of the warming center. Provide transportation services if possible.
- Provide identification badges for warming center staff and volunteers. Identification badges are to be worn at all times.

At the intake site, staff and/or volunteers will follow the admission procedure below for all potential guests:

1. Follow COVID-19 intake safety procedures (temperature check, symptom survey, ensure guest is provided with a face mask).
2. Ask persons to identify themselves and provide date of birth.
3. Conduct search of each guest's bag or backpack for weapons, needles, and drugs.
4. Administer guest intake form.
5. Present the Rules and Responsibilities for guests and have guests acknowledge receipt and sign a release of liability form.

Additional Services

At TCCC's discretion, TCCC will leverage its partnerships with various County and nonprofit entities to provide guests with access to services that target and serve their population. These could include the following services:

- Clothing and hygienic supplies
- Permanent housing
- Healthcare
- Mental health
- Employment services
- Legal services
- Veteran's services
- Substance recovery

Medical Care

TCCC staff will have access to a basic First Aid kit on-site. However, staff and volunteers are not licensed medical practitioners and will not be qualified to treat or diagnose illnesses or injuries for guests. If a guest requires urgent medical attention, TCCC will call 911.

Non-Discrimination Statement

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this contract because of age, sex, race, color, religion, creed, marital status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities.

TCCC Board of Directors

- David Weisenberger, Board Member/ President
- Wayne Templeton, Board Member/ Vice President
- Dom Nkunku, Board Member/ Treasurer
- Stephanie Burrell, Board Member/ Secretary
- Barbara Pombo, Board Member
- Stephen Thompson, Board Member
- Mary Dokes, Board Member
- Guy McIntyre, Board Member

Staffing Plan

TCCC will require the following staffed positions for daily warming center operations:

One (1) Case Manager – Collect all intake information and enter into HMIS. Engage will guests and inform them of resources available to them, such as housing, ID vouchers, substance abuse referrals. Set up resource area with flyers and brochures for guests. Observe interactions with individuals and maintain a safe environment through communication and de-escalation skills.

One (1) Program Facilitator – Processes individuals entering the facility. Follows all required health and safety guidelines to ensure the safety of employees and patrons per department of Health and state guidelines. This includes temperature checks, symptom screening, HMIS data collection and bag checks, Provides Warming Center rules and answers questions.

One (1) Security Guard - Secures premises and personnel by patrolling property; monitors activity inside warming center, responds to safety and security related issues, obtains help by contacting public safety, prevents losses and damage by reporting irregularities; informing violators of policy and procedures.

TCCC will staff the warming center with a minimum of two staff members for up to 20 guests and will add one staff member for every additional 10 guests. Should additional staff be required, TCCC will reach out to its staff and its large volunteer base to maintain and meet all operational and safety guidelines established by the City of Tracy and TCCC. To date, TCCC has 7 confirmed volunteers

committed to offer their time to ensure the warming center is open and available to as many individuals as possible for as many days as possible. Guests utilizing the warming center will also be encouraged to volunteer and assist in the operation of the warming center with tasks such as daily set up and cleaning.

Program Schedule

TCCC will open the warming center at 7:00 p.m. and begin intake services. Intake Includes: COVID-19 screening and sanitizing, providing personnel protective equipment, checking in belongings, presenting the rules and regulations of the warming center, and the emergency evacuation plan. TCCC will collect client data and enter it into the HMIS. Case management services will be provided until 10:00 p.m. If TCCC discovers that a client or family qualifies for emergency hotel vouchers, they will try to accommodate at their sole discretion.

On Tuesdays and Fridays during designated times, a meal will be provided through existing partnerships with TCCC and faith-based organizations. On Mondays and Thursdays showers will be made available and the ability to get a clean change of clothes and laundry services. TCCC will also have limited shuttle service to and from the warming center.

Clients will be processed out of the warming center at 6:45 a.m. and at 7:00 a.m. the program will end. TCCC will then sanitize and clean the facility in preparation for the next day.

Transportation

As part of this agreement, the City of Tracy will donate one decommissioned surplus van that has a wheelchair lift, valued at roughly \$4,000, to Tracy Community Connections Center in order to assist with transporting guests to and from the warming center.

EXHIBIT "B" Compensation

Compensation and Invoicing

The agreement not to exceed amount is \$187,000. TCCC shall not exceed an average of \$12,000 per 7-day period, commencing on date of contract execution.

Payment will be remitted to TCCC within 30 business days of the City's receipt of an invoice and supporting expenditure documentation (e.g. receipts) to justify expenses. Invoices and supporting expenditure documentation shall be submitted to the City on a weekly basis.

For invoices to be received and accepted by the City of Tracy, Finance Department, Contractors must include the following:

- Submitted, accepted, and approved W-9 on file;
- Invoice includes invoice number, date, and remit address;
- A report of the number of clients served to-date and an activity summary.

The City recognizes there are startup costs associated with establishing a temporary seasonal warming center, such as securing personnel, supplies, and rent/lease agreements. As such, the City will issue an upfront payment to TCCC in the amount of \$25,000, which is inclusive of the not-to-exceed agreement amount. TCCC will provide an invoice for the startup payment by December 22, 2021.

Please note: Invoices are often held because the invoice remit address does not match the address that the vendor provided with the W-9. If the vendor has a different mailing address than their office location, we ask that they confirm that information to ensure the City is sending payment to the correct location.

Budget Breakdown (December 22, 2021 – March 31, 2022)

CATEGORY	CITY OF TRACY CONTRIBUTION	TCCC CONTRIBUTION	TOTAL BUDGET
Warming Center Staffing <ul style="list-style-type: none"> • Case Managers (4) • Program Facilitators (5) 	\$110,592	\$6,500	\$117,092
Security (contract service)	\$38,000		\$38,000
Building and Grounds (Lease/rent)	\$12,667		\$12,667
Utilities	\$4,667		\$4,667
Insurance	\$4,334		\$4,334
Office Equipment and Technology		\$1,400	\$1,400
Communications (phone/ internet)	\$500		\$500
Supplies <ul style="list-style-type: none"> • Safety (first aid, fire extinguishers, personal protective equipment) • Office • Hygiene 	\$3,000	\$8,900	\$11,900
Cleaning Service		\$6,579	\$6,579
Entertainment		\$2,040	\$2,040
Training (contract service)	\$1,000		\$1,000

ATTACHMENT - A

City of Tracy -- Professional Services Agreement with Tracy Community Connections Center

Refreshments for clients	\$1,000		\$1,000
Transportation	Donation of City surplus van valued at \$4,000		N/A
Printing and signage	\$1,000		\$1,000
TCCC Overhead (administrative oversight and support, business operations)	\$10,000		\$10,000
Total Budget	\$186,760	\$25,419	\$212,179



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ministry Pacific LLC PO BOX 329 Ukiah, CA 95482-0329 Agency Account 866-870-2700		CONTACT Karlyn Stern NAME: PHONE (A/C, No, Ext): 866-870-2700 FAX (A/C, No): 866-855-5030 E-MAIL ADDRESS:	
INSURED Tracy Community Connections Center, Inc. 324 E 11th St. Ste. B1 Tracy, CA 95376		INSURER(S) AFFORDING COVERAGE INSURER A: Nonprofits' Insurance Alliance NAIC # 11845 INSURER B: State Compensation Insurance F INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		2021-47259	09/01/2021	09/01/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 20,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	X					COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			923111420	05/09/2021	05/09/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of General Liability, Business Auto Liability and Directors & Officers Liability Coverage for Tracy Community Connections Center, Inc. Certificate Holder is named as Additional Insured on the policy. Proof of Worker's Compensation coverage is in force.

CERTIFICATE HOLDER

CANCELLATION

City of Tracy, its elected officials, officers, employees agents & volunteers 333 Civic Center Plaza Tracy, CA 95376	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Agency Account
--	---

POLICY NUMBER:2021-47259

COMMERCIAL GENERAL LIABILITY

CG 20 26 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

**City of Tracy, its elected officials, officers, employees, agents & volunteers
333 Civic Center Plaza
Tracy, CA 95376**

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.
--

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

RESOLUTION 2021-_____

APPROVING PROFESSIONAL SERVICES AGREEMENT WITH TRACY COMMUNITY CONNECTIONS CENTER FOR THE OPERATION OF A TEMPORARY SEASONAL WARMING CENTER

WHEREAS, On September 21, 2021, the City Council directed staff to stand up a temporary warming center this winter to help protect Tracy’s unsheltered population from the seasonal elements, and

WHEREAS, The City issued a Request for Proposals on October 18, 2021 to solicit applications from private entities and/or non-profit organizations to establish and operate the warming center, and

WHEREAS, After evaluating the proposals, staff recommends that the City enter into an agreement with Tracy Community Connections Center (TCCC) to operate a temporary seasonal warming center from December 22, 2021 – March 31, 2022 in the not to exceed amount of \$187,000, and

WHEREAS, staff is requesting Council’s approval to donate a City surplus vehicle valued at \$4,000 to TCCC per Tracy Municipal Code 2.20.310;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Tracy hereby approves the Professional Services Agreement with Tracy Community Connections Center as contained in Attachment “A” and authorizes the donation of a City surplus vehicle to TCCC valued at \$4,000.

* * * * *

The foregoing Resolution 2021-_____ was passed and adopted by the Tracy City Council on the ___ day of December, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 3.B

REQUEST

PUBLIC HEARING TO CONSIDER A PROPOSED INCREASE TO SOLID WASTE RATES AND ADOPT THE PROPOSED SOLID WASTE RATES AT THE CONCLUSION OF THE PUBLIC HEARING

EXECUTIVE SUMMARY

In 2019, the City obtained the services of HF&H Consultants, LLC to perform a solid waste rate study. The purpose of the study was to analyze the service costs for the collection and processing of refuse, recycling, and organics within the City and make recommendations for any necessary changes. Also included in the study is the fiscal impact that California Senate Bill (SB) 1383 (mandatory organics recycling) and other State mandates have on the cost of operations.

In comparing the revenue required to cover the cost of providing service to the revenue from current rates, the need for rate increases was identified. The rate increases are necessary for several key reasons: new State-mandated diversion programs require additional funding, the City's solid waste rates were last adjusted in January 2012, the service area has increased due to the City's expansion, the cost of collection of solid waste has increased, and there have been significant drops in revenue in the recycling market.

DISCUSSION

The City of Tracy currently has a Franchise Agreement with Tracy Delta Disposal Service Inc. (Tracy Disposal) for the collection, transportation, and disposal of solid waste within the City. The Franchise expires in March 2028. The City also maintains a Service Agreement with Tracy Material Recovery and Solid Waste Transfer, Inc. (Tracy MRF) for material acceptance, processing, and transfer services. The Service Agreement expires in December 2037 with the option to extend the Agreement an additional five years. The City provides customer service and billing services to the City's solid waste customers and contracts with Tracy Disposal to provide all residential and commercial solid waste, recycling, and organics collection and related transportation, material processing, and disposal services.

SB 1383, passed in 2016 with final regulations adopted in 2020, focuses on the reduction of methane emitted into the atmosphere. The regulations require organics to be diverted from landfills. Organics, as defined in the regulations, include food scraps, yard trimmings, paper, cardboard, and other compostable and recyclable materials. Organic materials will need to be separately collected from the City's generators/customers. For the City, this represents a significant change to current collection practices and is a major driver of the necessary fee increases.

In order to comply with the requirements of SB 1383, additional State mandates, and the increase in cost of service, the City is requesting a rate increase to cover these and

other program needs. As a result of the multiple changes needed to implement SB 1383, cities all over the State are expected to increase their solid waste rates. The League of California Cities sent out a survey asking jurisdictions how many of them are expecting to increase their solid waste and recycling rates in the next three years. The results of the survey are from May 13, 2021, and of the 160 cities that participated in the survey, 50% of the cities are expected to raise their rates anywhere from 11% to 30%, while an additional 11.25% of the cities are expected to raise their rates from 41% to over 100%.

One of the most significant changes within the Solid Waste and Recycling program is the disposal of food waste. The City's residents currently include food waste in the garbage container. Beginning in 2022, food waste will not be allowed to be disposed of in the garbage container as per SB 1383 requirements. Rather, residential food waste will have to be placed in the same container as yard waste. Due to the nature of food waste, new non-vented containers are required to provide sanitary disposal of organic materials. This change also requires weekly collection of organics resulting in increased collection and processing costs. The additional costs will include the cost of added labor, maintenance, and vehicle purchases for Tracy Disposal to switch from *every other week*, to *every week* organics collection. The more frequent collection is required due to the rotting of the food waste and potential odors generated by that process.

Currently, the residential recycling container is collected on a bi-weekly schedule. In order to eliminate confusion to customers about which containers should be placed in the street for collection, and encourage increased participation in recycling as mandated by Cal Recycle, the recycling container, in addition to the organics container, will also now be collected on a weekly basis.

A vehicle impact analysis was included to determine the cost impact due to the increase in large vehicle traffic on City streets. The analysis identified approximately \$2,057,700 per year in street impacts associated with the City's Refuse Vehicle traffic. In the past, Solid Waste fees did not include this calculation. In order to aid in protecting and improving roadway conditions within the City, and ensuring the impacts on City streets from refuse truck traffic is mitigated, it is vital to implement the practice of including these costs within the rates. Without sufficient funding, delays in preventative maintenance increase the quantity and severity of pavement defects, and result in higher costs during pavement life. Consequently, using only a routine and reactive approach will considerably increase the lifecycle costs of the pavement.¹

With the increase, residents will receive additional benefits and services from the Solid Waste program. There are currently several recycling events and services that are available to residents on an annual basis. These events include household hazardous waste disposal, electronic waste recycling, free compost pick-up, and document shredding. Services such as battery recycling, medicinal and sharps disposal, appliance vouchers to dispose of appliances at no additional charge, and an annual pickup of bulky items are available. Coordination and promotion of the popular citywide garage sales is also included. The proposed increased rates will allow the continuation and expansion of these services and other programs offered to residents and businesses.

¹ A Pavement Preventative Maintenance Program; Larry Galehouse, P.E., L.S.; Michigan Department of Transportation.

The new rate structure provides a closure in the funding gap between revenues and basic costs of operations. Comparing the revenue required to cover the cost of providing service with the revenue from current rates indicates the need for rate increases. Since the last rate increase in January 2012, the cost of service has increased substantially. The proposed increases are projected to close this expanding gap.

To lessen the impacts the rate increases will have on customers, the Solid Waste and Recycling program's reserve fund will be utilized for the first two years of the proposed rate increase to smooth the implementation process and lighten the initial burden on rate payers. The fiscal impact from State mandates, including SB 1383 and the California Air Resources Board which requires the reduction of diesel particulate matter emissions (necessitating the previously unanticipated purchase of new garbage trucks within the period of the study) make up a majority of the rate increase in the first two years. The updated service costs also include increases in labor costs and the impacts of expanding service areas due to growth which consequently requires additional equipment and personnel (Attachment A).

When residents sign up for garbage service, they have the option of receiving a 60-gallon or a 90-gallon container for refuse. Each resident also receives a 90-gallon container for recycled materials and a 90-gallon container for yard waste, regardless of the container size they have for refuse. Residents also have the option to add additional containers for their use. Currently, residents are not charged for having an additional recycling container but there is a charge for having an additional yard waste container. As part of the proposed rates, the cost of servicing the additional containers will be charged to the customer (Attachment A).

Per direction by the City Council at a special meeting on November 2, 2021, staff sent out the notification of the public hearing and proposed rate increase to property owners and tenants on November 4, 2021. The rates are anticipated to become effective beginning January 1, 2022 with an increase each January 1st in the subsequent years with the last scheduled increase on January 1, 2026.

As a result of the meeting and notification of proposed rate increases being received, there were several questions and comments that were brought up by City Council and the public. The concerns were for residents on a fixed income, residents in multi-family complexes having the ability to dispose of bulky items, whether the City applied for grants to assist with implementation costs, why the rate increase is being presented for approval two weeks before some portions of SB 1383 go into effect, and what type of outreach will be done in the coming year regarding the new processes. Each of these items is briefly outlined in the following paragraphs.

Residents on a Fixed Income - The City's utility bills incorporate rates for water, sewer, and garbage services, each of which are determined separately through individual rate studies. Currently, the City offers a low-income rate assistance (LIRA) program for water, sewer, and garbage service. The LIRA program waives the minimum monthly meter charge of \$18.50, discounts the monthly sewer fee by \$2.55, and discounts the basic monthly garbage fee by \$5.00. Since the City's residents can only pay for the cost of services received by them, these discounts are covered by the General Fund for anyone

who received LIRA in order to make up the full cost of service provided. Further discussion of the LIRA program as related to all funds is anticipated in 2022.

Bulky Items Pick Up - One of the benefits if the solid waste rate increases are approved is the increase in the amount of bulky items pickups available at no additional charge. Currently, only one complimentary bulky items pickup is available, and with the rate increase, there will be two bulky items pickups available annually. With regard to residents in multi-family complexes, if they currently have the three-cart system like residential homes do, they are currently receiving this benefit as well. For multi-family complexes that do not have the three-cart system, residents are allowed to dispose of their items in the hoppers (dumpsters) available on-site.

Solid Waste and Recycling Grants - The City regularly looks for, and is notified of, grants related to solid waste and recycling. To date, there have not been any grants available to jurisdictions to prepare for and implement changes required by SB 1383. There is a SB 1383 Local Assistance Grant Program (Greenhouse Gas Reduction Fund) through CalRecycle that will be opening up in January 2022 that the City will be applying for. In addition, Tracy Disposal has applied for two grants from CalRecycle (Grant ORG1 and Grant ORG2). Unfortunately, they did not qualify for funding from either grant as they were more focused on processing new tonnage of material and not reclassifying existing disposal tonnage to food waste or compost tons. Staff continues to look for any funding opportunities to lessen the impact of costs to residents and businesses in the City, to expand current programs, or to implement new recycling efforts.

Timing of Rate Increase – The solid waste rate study began in 2019. Since the previous solid waste rate study was in 2011, and there have been numerous changes in regulatory requirements in the industry since that time, the initial phase of the study took considerable time to complete. These changes greatly increased the complexity of factoring in all the costs associated with solid waste and recycling services and meeting compliance with State mandates. The rate study was initially scheduled to go to Council in May 2020. However, challenges brought on by COVID-19 further delayed the process. Some of these challenges included: increased safety protocols, tracking and reporting of the effects of the pandemic, staffing impacts, and an acknowledgement that COVID-19 had a very real financial impact on many residents and businesses that should be considered. After being on hold for over a year, the study was able to begin again. The noted delays necessitated that the calculations for cost of services be updated with the most recent figures which took additional time to complete. Finally, Proposition 218 notification requirements meant that the public hearing to approve the proposed solid waste rate increase is brought before Council today.

Outreach Efforts – With the numerous changes involved with compliance of State mandates, outreach is a priority for City staff. In collaboration with the City's Public Information Officer and Tracy Disposal, information will be sent out to all residents and businesses on the changes in containers, items allowed in each container, and recycling programs. The outreach will be across all of the City's social media sites, the Tracy Press, on our website, and in person. There will be multiple outreach efforts to get the message out of all the changes prior to them occurring and will continue well after all the changes go into effect.

FISCAL IMPACT

The Solid Waste and Recycling program's reserves will be used for the first two fiscal years to decrease the impact to the City's rate payers. In doing so, the reserves will decrease by \$2,500,000 in FY 21/22 and FY 22/23. Following the use of the current reserves for the first two years, the remaining reserves are estimated to be \$5,000,000, approximately two months of operating expenditures.

With the new rate increase, the City will receive approximately \$600,000 annually to fund new solid waste-related programs and enhancements to the Community Preservation programs. Additionally, Franchise fees are expected to increase by approximately \$300,000 in FY 21/22. The City will also have the ability to recover costs related to the wear and tear on City streets from solid waste collection vehicles. The total annual financial impact is \$2,057,000 and will be phased over the five-year rate setting period.

STRATEGIC PLAN

This agenda item supports the City's Governance Strategic Priority:

Governance Strategy

Goal 2: Ensure short and long-term fiscal health

Objective 6: Complete rate and fee studies: Solid Waste, Wastewater, Citywide, Core Fees, Master Impact Fees

RECOMMENDATION

It is recommended that City Council open the public hearing to consider a proposed increase to the solid waste rates and adopt the proposed solid waste rates at the conclusion of the public hearing.

Prepared by: Connie Vieira, Management Analyst II

Reviewed by: Don Scholl, Director of Public Works
Karin Schnaider, Director of Finance
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

Attachment A – Charts of Rate Increases
Attachment B – HF&H Consultants, LLC Solid Waste Cost of Service and Rate Study
Attachment C – Solid Waste Rate Study PowerPoint Presentation

Projected Cost of Service and Proposed Monthly Rate Increase

Solid Waste, Recycling, and Organics (Residential)	Current Rates	FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60-Gallon Container*	\$36.50	\$44.38	+ \$7.88	\$52.35	+ \$7.96	\$61.18	+ \$8.83	\$65.75	+ \$4.56	\$70.40	+ \$4.66
90-Gallon Container*	\$43.20	\$52.57	+ \$9.37	\$60.87	+ \$8.30	\$70.21	+ \$9.35	\$75.50	+ \$5.29	\$80.89	+ \$5.39

*Only applicable for Residential Customers. Includes a 90 Gallon Recycling and a 90 Gallon Organics container.

Projected Rate Increase per Category

Residential Increase	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
State Mandates	\$6.65	\$4.62	\$0.48	\$0.24	\$0.25
60-Gallon Service Costs	\$1.24	\$3.34	\$8.35	\$4.32	\$4.41
60-Gallon Total Increase	+ \$7.88	+ \$7.96	+ \$8.83	+ \$4.56	+ \$4.66
90-Gallon Service Costs	\$2.72	\$3.68	\$8.87	\$5.05	\$5.14
90- Gallon Total Increase	+ \$9.37	+ \$8.30	+ \$9.35	+ \$5.29	+ \$5.39

Rates for Additional Carts

Residential Increase	Current Rate	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Recycle Container*	--	\$4.27	\$5.64	\$6.05	\$6.66	\$7.29
Organics Container*	\$8.70	\$7.77	\$9.94	\$10.54	\$11.35	\$12.18

*The same rate applies to both 60-gallon and 90-gallon customers.



CITY OF TRACY

SOLID WASTE RATE

STUDY

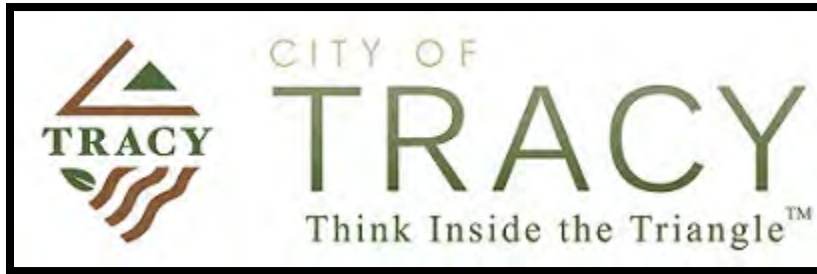


October 26, 2021

CITY OF TRACY

520 TRACY BLVD

TRACY, CA 95376



SOLID WASTE RATE STUDY

October 26, 2021

HF&H CONSULTANTS, LLC

201 North Civic Drive, Suite 230

Walnut Creek, CA 94596



201 N. Civic Drive, Suite 230
Walnut Creek, California 94596
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Robert C. Hilton, CMC

October 26, 2021

Ms. Connie Vieira
Management Analyst
Public Works Department
City of Tracy
520 Tracy Boulevard
Tracy, CA 95376

Subject: Solid Waste Rate Study

Dear Ms. Vieira,

HF&H Consultants, LLC (HF&H) is pleased to submit this Solid Waste Rate Study report to the City of Tracy (City). The report begins with determining how much projected revenue is needed from solid waste, recycling and Organic rates during the next five years, Fiscal Year 2021-2022 through Fiscal Year 2025-2026. The report then describes how the revenue is apportioned between customers receiving bin, cart, and roll off service. The report concludes with a discussion of the rate design that is appropriate for each class to ensure that customers are paying their proportionate share.

The report reflects input from the City and Tracy Delta Solid Waste Management, Inc. (Tracy Disposal) staff in refining the rates. The resulting rate increases are necessary for several reasons: (1) the City's rates have not been adjusted in over nine years (2) the cost of collection of solid waste has increased; and (3) new State-mandated diversion programs require additional funding.

* * * *

We are pleased to have had the opportunity to assist the City with this study and would like to thank you for your support during the project.

If you have any questions, please call Marva at (925) 977-6961 or Scott at (925) 977-6967.

Very truly yours,
HF&H CONSULTANTS, LLC



Marva M. Sheehan, CPA
Vice President



Scott Holt
Project Manger

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A-2 Cart Cost of Service Calculations

A-3 Monthly Cart Rates – Cost of Service

A-4 Solid Waste Bin Cost of Service Calculations

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A-6 Organics Bin Cost of Service Calculations

A-7 Monthly Bin Rates – Cost of Service

A-8 Roll Off Cost of Service Calculations

A-9 Roll Off Per Pull Rates – Cost of Service – Loose Material

A-10 Roll Off Per Pull Rates – Cost of Service – Compact Material

A-11 Current Rate Schedule

ACRONYMS/DEFINITIONS

Bin (Hoppers)	Container provided by the City through partnership with Tracy Disposal and are usually made from metal. Tracy Disposal provides its bin customers with solid waste collection service at varying frequencies in a range of container sizes to meet each customer's needs. These customers are charged a monthly rate based on their subscription level (e.g., one cubic yard bin, serviced one time per week; three cubic yard bin, serviced three times per week) or a per-pickup rate for on-call services.
Cart (Toters)	Container provided by the City through partnership with Tracy Disposal and are usually made from plastic with wheels for portability. Tracy Disposal provides its cart customers with solid waste collection in either 60-, or 90-gallon carts. As part of its contract with the City, Tracy Delta Solid Waste Management Inc. provides collection in 96-gallon recycling carts and 96-gallon yard waste carts to residential and commercial customers.
City	City of Tracy
COS	Cost-of-service
ECU	Equivalent container unit
ECF	Equivalent container factor
Fixed Collection Costs	Costs not dependent on the subscribed volume of service.
Food Waste	Residential and commercial putrescible food waste materials
Frequency Surcharge	Additional cost for receiving service multiple times per week. Routing is negatively impacted when trucks must return to areas previously serviced.
FTE	Full time equivalent
FY	Fiscal year
MSW	Municipal solid waste
Organics	Material includes yard waste and food scraps.
Rate	The rate charged to each customer based on size of container and frequency of service.
Rate Model	The part of the Solid Waste Rate Study where the rates are developed and modeled to meet the City's desired results.
Roll-Off	Container provided by the City through partnership with Tracy Disposal or self-owned by the commercial customer made from metal. Tracy Disposal provides its roll-off customers with solid waste, recycling, construction and demolition, or

yard waste collection service in a range of container sizes to meet each customer's needs. These customers are charged a per-pickup rate for on-call services based on their debris box size (e.g., 10 cubic yard bin, 20 cubic yard compactor bin, and 40 cubic yard self-contained compactor bin).

Rate Study	Solid Waste Rate Study performed to develop the appropriate rates for the collection, processing and disposal of solid waste, recyclables and organic materials to meet the City's revenue requirements.
SFR	Single-family residential
Tracy Disposal	Tracy Delta Solid Waste Management Inc., the City's franchisee for the collection, transportation, and disposal of refuse and garbage, including the collection of recyclable material, in the City.
Volumetric charge	The variable costs associated with the size of the container subscribed to by residential, multi-family or commercial customers.
Yard Waste	Biodegradable materials such as leaves, grass, weeds, and wood materials from trees and shrubs.

LIMITATIONS

This Solid Waste Rate Study (Rate Study) was prepared solely for the City in accordance with the contract between the City and HF&H and is not intended for use by any other party for any other purpose.

In preparing the Rate Study, HF&H relied on information and instructions from the City and Tracy Disposal and Tracy Material Recovery & Solid Waste Transfer, Inc., which we consider to be accurate and reliable and did not independently verify.

For purposes of the Rate Study, and clarity of this report, a 3% annual inflation factor was applied to operating and overhead costs. Annual growth factors were applied to residential, commercial, and roll-off, per direction of the City.

The Rate Study with its accompanying analyses contain projections of revenues and expenditures based on various assumptions and estimates provided by the City, Tracy Disposal and Tracy Material Recovery & Solid Waste Transfer, Inc. While we reviewed those projections for reasonableness, actual results of operations will usually differ from projections because events and circumstances do not always occur as expected. Those differences may be significant and materially affect the analyses and findings presented in this report.

Rounding differences caused by stored values in electronic models may exist.

The Rate Study addresses relevant laws, regulations, and court decisions but should not be relied upon as legal advice. Questions concerning the interpretation of legal authorities referenced in this study should be referred to a qualified attorney.

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EXECUTIVE SUMMARY

The City of Tracy's (City) Public Works Department oversees solid waste services to the City's residents and businesses in partnership with Tracy Delta Solid Waste Management, Inc. (Tracy Disposal) and Tracy Material Recovery Facility and Solid Waste Transfer, Inc.

The City provides customer service and billing services to the City's solid waste customers and contracts with Tracy Disposal to provide all residential and commercial solid waste, recycling, and Organics collection and related transportation, material processing, and disposal services.

In order to increase rates for these services, the City intends to comply with Article XIID, Section 6 of the California Constitution, which was enacted by Proposition 218 in 1996. This Section requires that (1) revenues derived from fees or charges for property-related service not exceed the cost to provide service; (2) revenues derived from fees or charges not be used for any purpose other than that for which it was imposed; (3) the amount of a fee or charge upon an account not exceed the proportional cost of the service attributable to the parcel; (4) no fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property; and, (5) no fee or charge may be imposed for general governmental services. The analysis conducted in support of this study was founded on legal direction related to Proposition 218, which was provided by City's legal counsel.

Study Purpose and Objectives

The purpose of this Solid Waste Rate Study (Rate Study) is to conduct a comprehensive analysis of the City's solid waste, recyclables and Organics collection rates, including documentation of the analysis, underlying assumptions, and the rationale for the recommended rates.

This Rate Study has several key objectives:

- Determine revenue that is necessary to meet the City's requirements, including operations and maintenance, capital improvement, and maintaining an adequate reserve fund;
- Determine the cost of service attributable to each parcel based upon the subscribed service level; and,
- Ensure that the proposed rate structure is compatible with Proposition 218 mandates.

These objectives are met by applying industry best practices and by complying with all applicable laws.

Findings and Recommendations

In preparing the Rate Study, the following findings were made.

1. Operating cost increases / decreases.

- a. SB 1383 requires the City to remove organic materials from its disposed refuse effective January 1, 2022. To comply with the legal requirements, the City will have to require customers to combine Food Waste and Yard Waste in Organics carts and collect the Organics carts every week, rather than the current practice of every other week, beginning on January 1, 2022. The additional costs to provide weekly organics collection have been included in the Rate Study.

- b. A Refuse Vehicle Road Impact Study was performed in early 2020 to determine the cost impact of the solid waste, recyclables and Organics collection vehicles operating on the City's streets. The financial impact attributable to the solid waste, recyclables, and Organics collection trucks is \$2,057,000, annually. City staff has elected to phase the costs into the rates over the 5-year rate setting period (\$411,540 each year).
 - c. The Rate Study includes additional costs as recommended by the City for code enforcement, community preservation, illegal dumping, and homeless encampment cleanup.
 - d. The Rate Study includes the additional costs to provide weekly collection of residential curbside recycling.
 - e. City staff has elected to use \$2,500,000 of fund balance reserves in FY 21/22 and FY 22/23 (\$5,000,000 total) to mitigate the rate increases necessary in those years.
2. **Projected revenue increases.**

The Rate Study projected increasing rates to generate additional overall revenue to cover the recent cost increases and revenue shortfall. Comparing the revenue required to cover the cost of providing service with the revenue from current rates indicates the need for rate increases sufficient to generate additional revenue as follows:

- January 2021 – 23.7% (with use of fund balance reserves)
- January 2022 – 12.9% (with use of fund balance reserves)
- January 2023 – 16.9%
- January 2024 – 8.5%
- January 2025 – 8.2%

The percentage increases reflect system-wide increases rather than increases for each material type collected, subscription level, or customer class. It should be noted the projected revenue increase for 2023 includes the annual cost inflators as well as absorbing the costs that were offset with fund balance reserves in the prior two years.

The rate adjustment period for the Rate Study has been changed from fiscal year (July – June) to calendar year (January – December). For reporting purposes, we are using fiscal year (FY XX/XX) to reflect the years with the understanding the adjustments will take place January 1 each year.

3. **Revenue increases by customer class and by material type.**

Customer classes for the purpose of the Rate Study are “cart” customers comprised of both residential and commercial customers, “bin” customers, and “roll-off” customers based on the type of container used. **Figure ES-1** compares the revenue from current rates and the cost to provide service, by customer class, material type, and container type. The COS includes projected growth and inflation as noted in the limitations. This figure indicates how much revenue is needed from service charges, from each customer class, to generate the 23.7% additional overall revenue needed in FY 21/22. As shown, the revenue increase varies by customer class, a 19.4% increase needed in cart rate revenue, a 5.4% increase in bin rates with the largest increase to roll-off customers at 52.8%. An intrinsic part of the Rate Study was to reallocate costs based on material type collected and size of container resulting in different increases by customer class.

Figure ES 1
Current Rate Revenue Compared with the Cost of Service
(FY 21/22)

Service Class Components	Revenue at Current Rates		Cost of Service*		Difference COS less Current Revenue	
Carts						
Solid Waste	\$ 11,058,260	53.6%	\$ 8,158,232	32.0%	\$ (2,900,028)	
Recycling	42,118	0.2%	1,904,580	7.5%	\$ 1,862,462	
Organics	34,007	0.2%	3,227,154	12.6%	3,193,147	
	<u>\$ 11,134,384</u>	<u>53.9%</u>	<u>\$ 13,289,966</u>	<u>52.0%</u>	<u>\$ 2,155,582</u>	<u>19.4%</u>
Bins						
Solid Waste	\$ 4,671,098	22.6%	\$ 4,985,945	19.5%	\$ 314,848	6.7%
Recycling	145,222	0.7%	66,724	0.3%	\$ (78,498)	-54.1%
Organics	23,962	0.1%	48,041	0.2%	24,079	100.5%
	<u>\$ 4,840,281</u>	<u>23.4%</u>	<u>\$ 5,100,710</u>	<u>20.0%</u>	<u>\$ 260,429</u>	<u>5.4%</u>
Roll-Off						
Solid Waste	\$ 4,262,229	20.6%	\$ 6,622,102	25.9%	\$ 2,359,873	55.4%
C&D	401,373	1.9%	\$ 505,524	2.0%	\$ 104,151	25.9%
Organics	3,364	0.0%	\$ 4,937	0.0%	1,572	46.7%
Wood	6,646	0.0%	\$ 10,445	0.0%	3,800	57.2%
	<u>\$ 4,673,612</u>	<u>22.6%</u>	<u>\$ 7,143,008</u>	<u>28.0%</u>	<u>\$ 2,469,396</u>	<u>52.8%</u>
Total	<u>\$ 20,648,277</u>	<u>100.0%</u>	<u>\$ 25,533,684</u>	<u>100.0%</u>	<u>\$ 4,885,407</u>	<u>23.7%</u>

*Includes 2% projected subscription growth for residential accounts, a 4.5% increase for commercial accounts, and 3% annual inflation

4. **Monthly rate increases.** To generate the necessary annual percentage increases in revenue summarized in Item #2 above, monthly rates for both cart and bin service require changes over the next five years. The current and COS-based rates for the most commonly subscribed services are summarized in **Figure ES-2**. Note that the COS rate years include growth and inflation adjustments as noted in the limitations. The City currently offers a monthly rate for bundled solid waste, recycling, and Organics cart collection service for residential customers. The City also offers monthly and per pick-up rates for commercial solid waste, recycling, and Organic bin service, and a bundled recycling and Yard Waste cart collection service for commercial carts. The full rate schedules are included in the Appendices (A-3, A-7, A-9, and A-10).

Figure ES-2
Current and Cost of Service Based Monthly Rates
(Serviced 1 Time per Week)

Solid Waste, Recycling, and Organics	Current Rates	FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60 Gallon Cart*	\$ 36.50	\$ 44.38	\$ 7.88	\$ 52.35	\$ 7.96	\$ 61.18	\$ 8.83	\$ 65.75	\$ 4.56	\$ 70.40	\$ 4.66
90 Gallon Cart*	\$ 43.20	\$ 52.57	\$ 9.37	\$ 60.87	\$ 8.30	\$ 70.21	\$ 9.35	\$ 75.50	\$ 5.29	\$ 80.89	\$ 5.39
*Only applicable for Residential Customers. Includes a 96 Gallon Recycling and 96 Gallon Organics carts.											
Solid Waste	Current Rates	FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60 Gallon Cart*	\$ 39.70	\$ 23.05	\$ (16.65)	\$ 24.73	\$ 1.69	\$ 29.03	\$ 4.29	\$ 31.23	\$ 2.20	\$ 33.48	\$ 2.25
90 Gallon Cart*	\$ 51.85	\$ 31.23	\$ (20.62)	\$ 33.25	\$ 2.02	\$ 38.06	\$ 4.81	\$ 40.99	\$ 2.93	\$ 43.97	\$ 2.98
1.5 Yard Bin	\$ 148.20	\$ 205.94	\$ 57.74	\$ 215.20	\$ 9.26	\$ 264.40	\$ 49.19	\$ 271.00	\$ 6.60	\$ 277.86	\$ 6.87
2 Yard Bin	\$ 191.85	\$ 235.71	\$ 43.86	\$ 246.35	\$ 10.64	\$ 297.03	\$ 50.68	\$ 305.69	\$ 8.65	\$ 314.62	\$ 8.93
3 Yard Bin	\$ 257.55	\$ 297.16	\$ 39.61	\$ 310.74	\$ 13.58	\$ 364.61	\$ 53.87	\$ 377.72	\$ 13.11	\$ 391.13	\$ 13.41
4 Yard Bin	\$ 322.65	\$ 358.61	\$ 35.96	\$ 375.12	\$ 16.52	\$ 432.18	\$ 57.05	\$ 449.75	\$ 17.57	\$ 467.64	\$ 17.89
6 Yard Bin	\$ 440.55	\$ 492.97	\$ 52.42	\$ 516.45	\$ 23.49	\$ 581.12	\$ 64.66	\$ 609.68	\$ 28.56	\$ 638.60	\$ 28.92
*Only applicable for Commercial Customers. Does not include recycling or Organics.											

5. **Reserve Fund Balance.** The City's projected reserve fund balance as of June 30, 2021, is \$10,247,000. The reserve fund balance may be used to assist in implementation of new programs such as those required by SB 1383, help offset future rate increases, or used in an emergency for unforeseen events. Currently the fund balance is sufficient to provide funding for approximately 4-5 months of operations. After using \$5,000,000 of reserves in FY 21/22 and FY 22/23, the reserve fund balance, to phase-in the rate impact of increased costs and revenue shortfall, the City's fund balance is projected to be approximately \$5,000,000, roughly two (2) months of operations.

SECTION 1. INTRODUCTION

The City's Public Works Department oversees solid waste services to the City's residents and businesses in partnership with Tracy Disposal. The City provides customer service and billing services to the City's solid waste customers and contracts with Tracy Disposal to provide all residential and commercial solid waste, recycling, and yard waste collection and related transportation, material processing, and disposal services.

In 2019, the City requested HF&H to assist with developing a COS model and rate structure based on the level of service received by each customer class. Since that time, HF&H, City staff and Tracy Disposal have worked together in developing the Rate Study. The purpose of this report is to document the analysis and summarize our assumptions, findings, and recommendations.

The report is organized to explain how the revenue requirements are determined over the next five years. As part of the documentation, this report includes a copy of the spreadsheet model that was used to derive rates (See Attachments).

Study Purpose

The main purpose of this Rate Study is to document that the City's rates comply with the relevant laws in California for setting solid waste, recyclables and Organics collection rates. Another key purpose is to ensure that the rates generate sufficient revenue to fund the City's operating and capital costs as well as to maintain adequate reserves.

Current Rates

The City's solid waste accounts are billed through the City's Utility Billing System.

The City's single-family rate payers pay one monthly charge for collection and disposal/processing service of solid waste, recycling, and yard waste. Extra recycling carts are available at no charge. Extra yard waste carts are available for an additional charge.

The City's commercial and multi-family rate payers pay one monthly charge for collection and disposal service of solid waste but pay separately for recycling and organics bins. The only bundled rate for commercial and multi-family customers is for a recycling and yard waste cart combination.

The City's Low Income Assistance program currently provides rate relief for low-income senior and low-income disabled customers. Approximately 7% of the 60 gallon residential customers and 3.5% of the 90 gallon residential customers participate in the program. The program is paid through the use of non-rate revenues.

According to the City's franchise agreement with Tracy Disposal, the rates shall be periodically adjusted by the City as needed to ensure sufficient funding for the City to meet all its financial and other obligations under the franchise agreement. The last rate increase was on January 1, 2012. Significant time has passed since the last rate increase that the cost of providing service to the City's customers has increased significantly, both in total and between customer classes, and the current rates no longer reflect the current cost to provide collection, processing, and disposal service.

The current rates for one time per week service are summarized in **Figures 1-1, 1-2, and 1-3**.

Figure 1-1 – Residential Cart Rates

RESIDENTIAL REFUSE, RECYCLING, AND Organics RATES			
Subscription Levels	Current Monthly Rate	Extra Recycling	Extra Organics
60 Gallon Refuse 96 Gallon Recycling 96 Gallon Organics	\$ 36.50	\$ -	\$ 8.70
90 Gallon Refuse 96 Gallon Recycling 96 Gallon Organics	\$ 43.20	\$ -	\$ 8.70

Figure 1-2 – Commercial Cart Rates

COMMERCIAL REFUSE, RECYCLING, AND Organics RATES				
Subscription Levels	Current Monthly Rate	Combination Recycling & Organics	Extra Recycling	Extra Organics
60 Gallon Refuse	\$ 39.70	\$ 43.60	\$ -	\$ 8.70
90 Gallon Refuse	\$ 51.58	\$ 43.60	\$ -	\$ 8.70

Figure 1-2 Bin and Roll-Off Rates **

REFUSE AND RECYCLING BIN RATES		
Subscription Levels	Current Monthly Rate	Temporary Per Load Rate
REFUSE		
1.5 Yards	\$ 148.20	\$ 40.65
2 Yards	\$ 191.58	\$ 55.10
3 Yards	\$ 257.55	\$ 77.70
4 Yards	\$ 322.65	\$ 99.80
6 Yards	\$ 440.55	\$ 140.05
RECYCLING		
1.5 Yards	\$ 130.90	\$ 35.55
2 Yards	\$ 169.70	\$ 48.50
3 Yards	\$ 226.00	\$ 68.70
4 Yards	\$ 280.40	\$ 88.45
6 Yards	\$ 377.15	\$ 124.55
ROLL-OFF RATES*		
Subscription Levels	Current Monthly Rate	Per Load Rate
10 Yards	N/A	\$ 276.90
20 Yards	N/A	\$ 395.95
30 Yards	N/A	\$ 518.05
40 Yards	N/A	\$ 637.10

* Additional fees based on weight may apply

** Partial list of rates. The full rate sheet is included in Appendix A-11.

Legal Requirements

The City is responsible for setting rates in compliance with California law. Voters passed Proposition 218 in November 1996, which enacted Article XIID of the California Constitution. Article XIID1 has five substantive provisions that must be met:

1. Revenue from rates must not exceed the cost of providing service;
2. Revenue from rates must be used for providing service;
3. Fees and charges must be proportional to the cost of providing the service attributable to the parcel;

¹ Sections 6(b) 1 - 5.

4. Fee or charge may not be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property; and,
5. No fee or charge may be imposed for general governmental services.

The basis for setting rates that are proportional to the cost of providing service was not prescribed in Article XIID; therefore, the analyst was responsible for meeting the requirements of Sections 6(b) 1-5, as reasonably as possible. "Reasonable" rates are not capricious (there is a documented source for all data), not arbitrary (decisions required to make assumptions and analyze data have a sound reason), and not discriminatory (the results do not unduly favor one customer at the expense of another).

We interpret this concept to mean that rates must be proportionate to the COS across the range of subscribed service. We further interpret it to mean that the rates for each level of service must correlate with the actual demand that customers place on the vehicles and for which the system must be designed to provide the level of service customers require.

SECTION 2. REVENUE REQUIREMENT PROJECTIONS

To determine whether additional rate revenue is required, projected operating expenses are compared with projected revenue from current rates. Annual surpluses and deficits are then applied to the reserve funds. Rates are then increased so that the expenses are covered and operating and capital reserves are maintained at or close to target levels.

Expense Projections

The City’s FY 18/19 actual expenditures and Tracy Disposal’s FY 20/21 projected income statement served as the basis for determining the revenue requirement. The City’s historical costs were inflated to FY 21/22 values by the factors show in in Figure 2-1. The City budget is developed annually by the Department of Financial Management (Financial Management) and approved by the City Council. The City’s overhead costs for solid waste oversight are included in Public Works Admin, Contracted Services, Commodities, and ISC Charges. Expenditures paid to Tracy Disposal for collection, transportation, and disposal of material are included in Contracted Services. The model currently allows inflation to be applied individually to subcategories within the four main categories below, and further by year to accurately reflect anticipated or known increases in personnel, benefits, capital expenses, capital improvements, and new programs. The Rate Model currently accounts for a 3% CPI across all line items for each year, as noted in our limitations.

Figure 2-1. Inflatos used in Cost of Service Study

Sub-Object Title	%	%	%	%	%	%	%
	Inflation FY 19/20	Inflation FY 20/21	Inflation FY 21/22	Inflation FY 22/23	Inflation FY 23/24	% Inflation FY 24/25	Inflation FY 25/26
5100-5199 Public Works Admin	3%	3%	3%	3%	3%	3%	3%
5200-5299 Contracted Services*	3%	3%	3%	3%	3%	3%	3%
5300-5399 Commodities	3%	3%	3%	3%	3%	3%	3%
5400-5499 ISC Charges	3%	3%	3%	3%	3%	3%	3%

* Contracted Services includes the amount paid to Tracy Disposal, City related overhead, and additional known costs. Tracy Disposal projected FY20/21 based on actual costs and known changes. Tracy Disposal costs were adjusted by inflation beginning in FY21/22.

SB 1383 – Short-lived Climate Pollutants: Methane Emissions: Dairy & Livestock; Landfills: Organics

SB 1383, passed in 2016 and final regulations adopted in 2020, focuses on the reduction of methane emitted into the atmosphere. The regulations require organics (as defined in the regulations) to be diverted from the landfill. Therefore, all organic material will need to be separately collected from the City’s generators. For the City, this represents a change to current collection practices.

The City’s residents currently include food scraps in the solid waste container. Effective January 1, 2022, the food scraps will not be permitted in the solid waste container. Most agencies throughout the state are including the food scraps with the yard waste currently being collected. The City’s residential customers will be required to combine food scraps and yard waste in the new Organics container. This will require weekly collection of Organics resulting in increased collection and processing costs. The additional costs will include the cost of added labor, maintenance, and vehicle purchases for Tracy Disposal to switch from every other week to every week organics collection. The timing of converting to weekly collection is expected to commence effective January 1, 2022, so the increase in collection and processing costs will be phased in with one half absorbed in FY 21/22 and one half absorbed in FY 22/23 rate setting.

Migration

When there are significant rate increases, customers may downsize their subscription levels to a lower cost service. Due to the limited options for downsizing carts, minimal increase in solid waste bins, and decrease in recycling bin costs, a major migration is not expected between service levels. Therefore, service migration has been limited to 2% in FY 22/23, the first year after the COS Study rate implementation.

Customers with more than one recycling container will be billed for each additional container beginning FY 21/22. It is not anticipated that customers will reduce recycling services.

Reserve Fund Balance

A Reserve Fund Balance is necessary to help stabilize customers' rates and provide for unexpected contingencies. The Reserve Fund Balance can be drawn on in years when the City experiences above average costs and augmented during years when costs are below average. The City has elected to use \$2.5 million of its Reserve Fund Balance to help mitigate the rate increases for FY21/22 and FY22/23 for a total of \$5.0 million reduction to the reserve balance. The reserve balance is estimated to be approximately \$5.0 million at the end of FY 22/23, roughly two (2) months of expenditures.

Revenue Increases

Revenue increases, along with the use of Reserve Fund Balance, were derived to cover the City's costs. **Figure 2-2** summarizes the projected revenue from current rates, annual revenue requirements, annual variances, and the rate increases necessary to cover the City's costs. It is assumed the full rate increase required to meet the current year revenue requirement is implemented.

When the revenue from current rates is compared with the net revenue requirements (i.e., revenue requirement less non-operating revenue), there is a deficit variance that requires a large revenue increase in FY 21/22 to reach cost of service, and smaller annual increases to match inflationary and growth projections.

Figure 2-2. Rate Increase Calculations

		FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Revenue from Current Rates	A	\$ 20,648,277	\$ 25,533,684	\$ 28,819,008	\$ 33,699,872	\$ 36,565,382
Revenue Requirement*		\$ 28,782,768	\$ 32,090,564	\$ 34,494,575	\$ 37,383,925	\$ 40,411,868
Less: Non-operating Revenue		\$ (749,083)	\$ (771,556)	\$ (794,703)	\$ (818,544)	\$ (843,100)
Less: Use of Fund Balance Reserves		\$ (2,500,000)	\$ (2,500,000)	\$ -	\$ -	\$ -
Net Revenue Requirement	B	\$ 25,533,684	\$ 28,819,008	\$ 33,699,872	\$ 36,565,382	\$ 39,568,768
Revenue Shortfall C = A-B		\$ (4,885,407)	\$ (3,285,323)	\$ (4,880,865)	\$ (2,865,509)	\$ (3,003,386)
Rate Increase Necessary	C / A	23.7%	12.9%	16.9%	8.5%	8.2%
* Projected Budget Expenditures						

Revenue increases are achieved by increasing rates. In years when rates are not being restructured to align with the cost of service, rates would be increased by the same percentage to generate the required

revenue increase. For example, a 5% revenue increase would be achieved with a 5% across-the-board increase in the current rates at the various subscription levels.² In this Rate Study, however, rates are being restructured to align with the cost to provide service. As a result, different percentage increases in the service and volume charges will occur. The derivation of these rate increases is explained in the next section of this report.

² The *rate* increase is the same as the *revenue* increase when the rate increase is effective for the whole 12 months. If the rate increase is in effect for less than a whole year, the percentage *rate* increase needs to be higher than the percentage *revenue* increase to generate the required revenue in a shorter period of time.

SECTION 3. COST OF SERVICE STUDY

Methodology

A Rate Study determines the unit cost of the services provided to the City's solid waste customers. Each customer class is charged the same unit cost for its share of the services that it requires. In this way, the total revenue requirement is split between the fixed service charges and the volumetric charges; with the volumetric charges further proportioned among the customer classes. Because the service is provided based on the type of truck and container, we have determined customer classes for this rate study to be classified as "cart", "bin", and "roll-off" customers.

Most the City's solid waste services are related to meeting customer demands for the solid waste, recycling and Organics collection services. The collection services vary based on the customer's subscribed size and type of container (bin vs cart vs roll-off) used for the collection of solid waste materials.

The solid waste collection service levels are defined as follows:

1. **Bin Customers** – Bin customers receive service in a bin that has 1.5- to 6-cubic yards of volume. The bins are collected by a front-loader truck. Typically, these containers are used at multi-family complexes or commercial businesses.
2. **Cart Customers** – Cart customers receive service in a 60- or 90-gallon cart for solid waste, and a 96-gallon cart for recycling and Organics service. The carts are typically collected by a rear-loader or automated truck and are used by residential, multi-family, and commercial customers depending on the amount of capacity required.
3. **Roll-Off Customer** – Roll-Off customers receive on-call service for debris box containers that have 8- to 40-cubic yards of volume.



The complete costs of the collection, transportation, and disposal system includes two main categories: City overhead expenses and Tracy Disposal expenses. City overhead costs include city staff and administrative expenses to bill and oversee solid waste services, including new programs. Tracy Disposal expenses include the direct costs of collection, transportation, overhead, depreciation of fixed assets, and processing and disposal of solid waste, recycling, and organic material.

The direct costs to collect and dispose materials were based on actual expenses. All overhead costs from the City and Tracy Disposal were allocated based on the number of residential vs commercial accounts between carts, bins, and roll-off containers, and further subdivided by the total number of lifts. Leaf pick-up and annual clean-up costs provided by Tracy Disposal were allocated to residential customers. New programs were allocated between residential and commercial accounts, but further allocated by material type impacted by the program. Refer to **Figure 3-1** for the four allocation factors.

Figure 3-1. Allocation Factors

Allocation Factor	Carts						Bins			Roll-Off
	Solid Waste - Residential	Solid Waste - Commercial	Recycling - Residential	Recycling - Commercial	Organics - Residential	Organics - Commercial	Solid Waste	Recycling	Organics	Customers
Weekly Subscribed Volume	25.91%	2.30%	13.29%	0.47%	13.11%	0.21%	16.45%	0.57%	0.09%	27.62%
Residential vs. Commercial	<i>Varies by Program</i>									
Residential Only, by Solid Waste Accounts	100%	-	-	-	-	-	-	-	-	-
Direct Line of Business Expenditure	<i>Directly Charged to Line of Business</i>									

Figure 3-2 provides a detailed breakdown of the expenses and COS allocations for FY 21/22.

Figure 3-2. Cost of Service Allocations

	FY 21-22	Carts				Bins			Roll-Off
	Expenses	Solid Waste	Recycling	Yard Waste	Solid Waste	Recycling	Yard Waste	Customers	
Residential									
City Overhead - Public Works Admin	\$ 566,494	\$ 280,598	\$ 143,929	\$ 141,966	-	-	-	-	
City Overhead - Contracted Services (Excl. Contractor Payment)	272,822	135,135	69,316	68,371	-	-	-	-	
City Overhead - Commodities & ISC Charges (Excl. Franchise Fees)	551,526	273,184	140,127	138,215	-	-	-	-	
City Overhead - New Programs	2,089,048	408,542	626,443	1,054,063	-	-	-	-	
Tracy Delta Overhead - General Admin	1,049,455	519,820	266,636	262,999	-	-	-	-	
Tracy Delta Overhead - Depreciation	667,517	349,805	161,671	156,041	-	-	-	-	
Tracy Delta - Direct Costs	2,604,310	1,232,803	699,305	672,202	-	-	-	-	
Tracy Delta - Leaf Pickup & On-Call Cleanup	895,350	895,350	-	-	-	-	-	-	
Tracy Delta - Franchise Fee	1,244,671	767,822	172,092	304,757	-	-	-	-	
Tracy MRF - Processing and Disposal	4,672,025	3,856,441	-	815,584	-	-	-	-	
Operating Reserve	(1,307,549)	(647,661)	(332,210)	(327,678)	-	-	-	-	
Commercial									
City Overhead - Public Works Admin	\$ 516,628	\$ 24,860	\$ 5,077	\$ 2,302	\$ 179,164	\$ 6,142	\$ 926	\$ 298,156	
City Overhead - Contracted Services (Excl. Contractor Payment)	248,807	11,973	2,445	1,109	86,285	2,958	446	143,591	
City Overhead - Commodities & ISC Charges (Excl. Franchise Fees)	502,978	24,204	4,943	2,241	174,430	5,980	902	290,278	
City Overhead - New Programs	75,109	5,912	18,209	15,721	25,947	1,013	136	8,170	
Tracy Delta Overhead - General Admin	1,097,807	46,055	9,406	4,264	374,676	12,845	1,937	648,624	
Tracy Delta Overhead - Depreciation	690,748	28,130	5,674	2,530	298,914	9,585	1,445	344,470	
Tracy Delta - Direct Costs	3,234,726	118,271	24,517	10,899	1,176,649	39,719	5,988	1,858,682	
Tracy Delta - Franchise Fee	1,259,736	8,992	1,771	1,749	505,756	6,906	4,841	729,720	
Tracy MRF - Processing and Disposal	6,463,012	6,631	-	4,908	2,701,570	-	34,198	3,715,706	
Operating Reserve	(1,192,451)	(57,381)	(11,720)	(5,313)	(413,536)	(14,177)	(2,138)	(688,187)	
Subtotal	\$ 26,202,768	\$ 8,289,486	\$ 2,007,633	\$ 3,326,929	\$ 5,109,854	\$ 70,972	\$ 48,681	\$ 7,349,212	
Non-Rate Revenue	(669,083)	(131,254)	(103,053)	(99,775)	(123,909)	(4,248)	(640)	(206,204)	
Total Revenue Requirement	\$25,533,684								

The customer class allocations and the expense attributable to customer accounts are compared with the estimated revenue from current rates in **Figure 3-3**. The allocation of costs between volumetric and fixed costs is not available for the current rate year.

Figure 3-3. Current Rate Revenue Compared to Cost of Service

Components of Rate Structure	Current Revenue (No Rate Increase)				Cost of Service (COS)					Difference (COS Minus Current)			
	Carts - Residential & Commercial	Bins	Roll-Off	Total	Carts - Residential	Carts - Commercial	Bins	Roll-Off**	Total	Carts - Residential & Commercial	Bins	Roll-Off	Total
Cost of Service													
Volumetric*													
Solid Waste Collection	N/A	N/A	N/A		\$ 5,923,601	\$ 123,913	\$ 3,878,218	\$ 5,849,769	\$ 15,651,588				
Recycling Collection	N/A	N/A	N/A		1,011,736	35,539	39,719	450,406	1,501,861				
Yard Waste Collection	N/A	N/A	N/A		1,995,294	24,035	40,186	3,934	2,039,414				
Fixed Costs													
Solid Waste Collection	N/A	N/A	N/A		2,034,179	76,539	1,107,727	772,333	3,914,239				
Recycling Collection	N/A	N/A	N/A		836,031	21,273	27,005	65,564	928,600				
Yard Waste Collection	N/A	N/A	N/A		1,193,043	14,783	7,855	1,003	1,201,900				
	\$ 11,134,384	\$ 4,840,281	\$ 4,673,612	\$ 20,648,277	\$12,993,884	\$ 296,083	\$ 5,100,710	\$ 7,143,008	\$ 25,533,684	\$ 2,155,582	\$ 260,429	\$2,469,396	\$4,885,407
								% Shortfall		19.4%	5.4%	52.8%	23.7%

* Based on size of container

N/A - Not Available

** Recycling represents C&D & Wood for Roll-Off

The comparison of revenue from current rates with the revenue requirement indicates a 23.7% (\$4,885,407) increase in revenue is needed overall.

A key component of the Rate Study was to determine the volumetric and fixed components of the rates by customer class (carts, bins, and roll-off) for proper rate design.

Rates need to be designed to generate each class’s share of the revenue requirement. Section 4 provides a recommended rate structure to meet the COS.

SECTION 4. RATE DESIGN – COST OF SERVICE

This section discusses the design of volumetric charges for the various sizes of carts, bins, and roll-off customers, and the fixed service charges for each customer class. All cost categories were evaluated to determine if the cost would fluctuate (variable) or remain constant (fixed) if there were variances in the subscribed service and type of container. The following methodology was used on solid waste, recycling, and Organics. Only the solid waste carts, bins, and roll-off containers, combined residential and commercial, are shown below for purposes of this report.

Volumetric (Variable) Collection Costs

Volumetric (variable) collection costs are proportional costs based on the subscribed size and type of container for carts and bins. In order to properly allocate the variable costs, the various factors identified below were calculated based on existing subscription levels. Compacted bin service receives a variable increase of 25% for additional labor time to service compactor containers. The variable collection costs exclude transfer, disposal and fixed costs which are calculated separately.

Roll-off containers do not use a volumetric approach when determining variable costs, and instead create a per trip fee separate from the type of material disposed or processed, and fixed costs. Compacted materials receive a variable increase of 25% due to the additional labor time to service compactor roll-off containers. Roll-off’s methodology is shown in **Figure 4-6** below.

Full Time Equivalent Route Factor – Carts and Bins

The subscribed level of service, in essence, reserves that equivalent volume of space in the collection vehicle. Tracy Disposal must route its drivers and vehicles in order to ensure the routes have capacity to meet the customers’ demand. Therefore, a “Full Time Equivalent Route Factor” (FTE Route Factor) was calculated for each size of container based on collection truck capacity, average route hours and disposal trip time. **Figure 4-1** lists the FTE Route Factors for Carts and Bins:

Figure 4-1. Full Time Equivalent Route Factor

Customer Class		FTE Route Factor
Carts		
	60 Gallon	0.94
	90 Gallon	1.00
Bins		
	1.5 Yard	0.89
	2 Yard	0.94
	3 Yard	1.03
	4 Yard	1.07
	6 Yard	1.26
	2 Yard COMP	1.07
	3 Yard COMP	1.26
	4 Yard COMP	1.40
	6 Yard COMP	1.72

Equivalent Container Factor – Carts and Bins

An Equivalent Container Factor (ECF) was calculated to determine the variable component of the monthly rates as follows:

1. An adjusted number of loads for each size of container were calculated assuming 100% of customers subscribed to one size.
2. An Adjusted Loads Cost was determined based on the actual collection costs divided by actual loads multiplied by the Adjusted Loads.

The ECF was calculated by dividing the Adjusted Loads Costs (step 2) by the minimum cost per load. **Figure 4-2** lists the ECF for each customer class:

Figure 4-2. Equivalent Container Factor

Customer Class		Equivalent Container Factor (ECF)
Carts		
	60 Gallon	1.00
	90 Gallon	1.60
Bins		
	1.5 Yard	1.00
	2 Yard	1.40
	3 Yard	2.31
	4 Yard	3.22
	6 Yard	5.67
	2 Yard COMP	3.22
	3 Yard COMP	5.67
	4 Yard COMP	8.39
	6 Yard COMP	15.50

Equivalent Container Units – Carts and Bins

Equivalent Container Units (ECU) were calculated in order to properly allocate the variable collection costs, excluding the solid waste transfer and disposal and processing costs. ECUs were calculated by multiplying the number of containers by size by the applicable ECF. **Figure 4-3** shows the calculation of the ECUs for each customer class.

Figure 4-3. Equivalent Container Units

Customer Class		Equivalent Container Factor (ECF)	Current Containers in Service	Equivalent Container Units (ECU)
		A	B	A X B = C
Carts				
	60 Gallon	1.00	19,153	19,153
	90 Gallon	1.60	5,526	8,842
	Total Carts ECUs			27,995
Bins				
	1.5 Yard	1.00	194	194
	2 Yard	1.40	156	219
	3 Yard	2.31	268	620
	4 Yard	3.22	388	1,250
	6 Yard	5.67	304	1,723
	2 Yard COMP	3.22	4	13
	3 Yard COMP	5.67	-	-
	4 Yard COMP	8.39	2	17
	6 Yard COMP	15.50	11	171
	Total Bins ECUs			4,206

Variable Route Collection Costs Calculation

Annual variable costs were determined based on the review of Tracy Disposal’s projected and inflated collection costs for FY 21/22 and contain costs that would fluctuate based on the size of container and frequency of service. Costs include such items as costs for labor, equipment operation, and maintenance.

Cart Customers

Figure 4-4 shows the calculation of the monthly variable route collection costs per month for cart customers.

Figure 4-4. Variable Route Collection Costs per Month - Carts

		Cart Size (Gallons)	
		60	90
Annual Variable Costs	\$ 1,351,074	A	
Equivalent Container Units (ECU)	27,995	B	
Annual Variable Costs per ECU	\$ 48.26	A / B = C	
Monthly Variable Cost per ECU	\$ 4.02	C / 12 = D	
Equivalent Container Factor		E	1.00 1.60
Variable Route Collection Costs per Month		D x E	\$ 4.02 \$ 6.43

Bin Customers

Figure 4-5 shows the calculation of the monthly variable route collection costs per month for bin customers.

Figure 4-5. Variable Route Collection Costs – Bins

		Bin Size (Yards)									
		1.5	2	3	4	6	2 COMP	3 COMP	4 COMP	6 COMP	
Annual Variable Costs	\$ 925,465	A									
Equivalent Container Units (ECU)	4,206	B									
Annual Variable Costs per ECU	\$ 220.05	A / B = C									
Monthly Variable Cost per ECU	\$ 18.34	C / 12 = D									
Equivalent Container Factor	E	1.00	1.40	2.31	3.22	5.67	3.22	5.67	8.39	15.50	
Variable Route Collection Costs per Month	D x E	\$ 18.34	\$ 25.72	\$ 42.41	\$ 59.09	\$ 103.91	\$ 59.09	\$ 103.91	\$ 153.83	\$ 284.24	

Roll Off Customers

Figure 4-6 shows the calculation of the per pull variable collection costs for roll-off customers.

Figure 4-6. Variable Route Collection Costs – Roll Off

		Roll Off	
		Loose	Compacted
Annual Variable Costs	\$ 2,588,403	A	
Annual Pulls	9,096	B	
Variable Cost per Pull	\$ 284.58	A / B = C	
Compaction Factor	D	1.00	1.25
Variable Route Collection Cost per Pull	C x D = E	\$ 284.58	\$ 355.73

Fixed Collection Costs

Fixed collection costs are based on FY 21/22 projected budget costs that are not dependent on the subscribed service volume. Costs include such items as City and Tracy Disposal administration and city-wide programs. Costs are allocated between carts, bins, and roll-offs based on the percentage of each class’s total subscribed gallons. Once the annual fixed costs are allocated between carts, bins and roll-offs, each cost category is divided by the number of customer accounts in each category. Fixed costs for carts are lower than the fixed costs for bins or roll-offs due to a larger container base to allocate costs. **Figure 4-7** shows the calculation of Fixed Costs for solid waste carts, solid waste bins, and roll-off containers.

Figure 4-7. Fixed Collection Costs

		Carts		Bins	Roll Off
		Solid Waste	Solid Waste	Solid Waste	All Materials
Total Annual Fixed Costs	A	\$ 2,102,999	\$1,098,527		\$ 838,899
Number of Accounts/ Annual Pulls	B	23,426	760		8,368
Fixed Cost per Year / Pull	A / B = C	\$ 89.77	\$ 1,445.43		\$ 100.25
Fixed Cost per Month	C / 12 = D	\$ 7.48	\$ 120.45		
Residential Leaf & Cleanup*	E	\$ 895,350			
Number of Residential Accounts	F	\$ 23,222			
Cost per Account per Month	E / F / 12 = G	\$ 3.21			

* Residential Cost only. Commercial rates exclude this cost.

Transfer, Disposal and Processing Costs

Transfer, disposal, and processing costs represent the Tracy Disposal FY 21/22 projected and inflated budget costs to dispose/process the collected materials. The cost per gallon or yard is calculated by dividing the actual disposal costs by the number of subscribed gallons or yards. **Figure 4-8** lists the monthly transfer, disposal, and processing costs for carts and bins, and the per-yard per-pull transfer, disposal, and processing cost for roll-offs.

Figure 4-8. Transfer and Disposal Costs

		Solid Waste Carts		Solid Waste Bins*						Solid Waste Roll Off*			
		60 Gal Cart	90 Gal Cart	1.5 YD Bin	2 YD Bin	3 YD Bin	4 YD Bin	6 YD Bin	10 YD	20YD	30YD	40YD	
Total Disposal Costs	A	\$3,801,089		\$2,701,570						\$3,450,328			
Total Subscribed Gallon / Yard	B	1,646,520		5,029						417,125			
Disposal Cost per Gallon / Yard	A / B = C	\$2.31		\$537.20						\$8.27			
Disposal Cost per Month/Pull	C/12 * Siz	\$11.54	\$17.31	\$67.15	\$89.53	\$134.30	\$179.07	\$268.60	\$82.72	\$165.43	\$248.15	\$330.87	

* Calculation is for uncompacted material costs only, on a per yard per pull basis. Compacted material is 3x the cost per yard for disposal.

Residential Leaf and Cleanup Programs

The City offers residential customers a Fall leaf pick-up for excess yard waste beyond what can fit in the Organics cart. Additionally, the City offers an annual cleanup program which allows each residential property to have one scheduled pickup per calendar year. Beginning in 2022, each residential property will be allowed two scheduled pickups per calendar year. The costs for these two programs all allocated to each customer independent of the level of subscribed service.

Figure 4-9a. Base Collection Rates Cart Service (Service 1X per Week, First Container)

	Carts - Residential		Carts - Commercial	
	60 Gallon	90 Gallon	60 Gallon	90 Gallon
Solid Waste Collection - 1st Container				
Variable	\$ 4.02	\$ 6.43	\$ 4.02	\$ 6.43
Fixed	\$ 7.48	\$ 7.48	\$ 7.48	\$ 7.48
Transfer/Disposal	\$ 11.54	\$ 17.31	\$ 11.54	\$ 17.31
Residential Leaf & Cleanup*	\$ 3.21	\$ 3.21	N/A	N/A
	\$ 26.26	\$ 34.44	\$ 23.05	\$ 31.23

*Residential Cost only. Commercial rates exclude this cost.

Figure 4.9b: Base Collection Rate Bin Service (Service 1X per Week, First Container)

	Bins								
	1.5 Yard	2 Yard	3 yard	4 Yard	6 Yard	2 Yard	3 yard	4 Yard	6 Yard
	COMPACT COMPACT COMPACT COMPACT								
Solid Waste Collection - 1st Container (before Frequency or Self-Contained Surcharges)									
Variable	\$ 18.34	\$ 25.72	\$ 42.41	\$ 59.09	\$ 103.91	\$ 59.09	\$ 103.91	\$ 153.83	\$ 284.24
Fixed	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45
Transfer/Disposal	\$ 67.15	\$ 89.53	\$ 134.30	\$ 179.07	\$ 268.60	\$ 268.60	\$ 402.90	\$ 537.20	\$ 805.80
	\$ 205.94	\$ 235.71	\$ 297.16	\$ 358.61	\$ 492.97	\$ 448.14	\$ 627.27	\$ 811.48	\$ 1,210.49

Figure 4.9c: Base Collection Rate Roll-Off Service (Per Pull)

	Roll Off - Per Pull			
	10 YD	20 YD	30 YD	40 YD
Solid Waste Collection - Per Pull				
Variable	\$ 284.58	\$ 284.58	\$ 284.58	\$ 284.58
Fixed	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25
Transfer/Disposal	\$ 82.72	\$ 165.43	\$ 248.15	\$ 330.87
	\$ 467.55	\$ 550.27	\$ 632.98	\$ 715.70

Multiple Service per Week

A rate for service that is provided to the same customer multiple times per week has the following components:

- First Service Day - Base rate
- Next Service Day – Base rate less fixed portion plus a frequency surcharge. Frequency surcharge is the additional cost for the truck to service a customer in an area outside of the normal route. The frequency surcharge is calculated as the additional labor costs per minute to service the container, multiplied by an average of 10 minutes to service a container outside the normal route. The frequency surcharge increases annually by a 3% inflation factor.

Figure 4-10. Example of Monthly Rate Calculation for 2 Yard Bin Serviced 3 Times per Week

Base Rate - 2 Yard Bin 3x per week	A	\$ 235.71
Fixed Portion	B	\$ 120.45
Frequency Surcharge (per trip beyond the first trip)	C	\$ 22.97
Rate Calculation		
1st Day of Service		
Base Rate	A	\$ 235.71
2nd Day of Service		
Base Rate	A	235.71
Fixed Portion	B	(120.45)
Frequency Surcharge	C	22.97
3rd Day of Service		
Base Rate	A	235.71
Fixed Portion	B	(120.45)
Frequency Surcharge	C	22.97
		\$ 512.16
Total Rate - 2 Yard Bin Serviced 3 Times per Week		<u>\$ 512.16</u>

Second Container

There are occasions, due to service demands, a customer may have more than one solid waste, recycling, or yard waste container. A rate for the second container includes the disposal component, the variable component, and a portion of the fixed container component. The fixed container component only contains the depreciation cost of the additional container. **Figure 4-11** shows a calculation for two 90-gallon residential solid waste carts serviced one time per week.

Figure 4-11. Calculation of Monthly Rate for Two 90 Gallon Carts Service

Base Rate - 90 Gallon Residential Solid Waste Cart	A	\$ 34.44
Disposal	B	\$ 17.31
Additional Fixed (Container)	C	\$ 0.63
Additional Operating Costs	D	\$ 6.43
Rate Calculation		
1st Day of Service		
Base Rate	A	\$ 34.44
2nd Container		
Disposal	B	17.31
Fixed Portion	C	0.63
Variable Portion	D	6.43
		24.37
Total Monthly Rate - Two 90 Gallon Carts Serviced 1 time Per Week		<u>\$ 58.82</u>

SECTION 5. CUSTOMER BILL IMPACTS

The current collection service rates alone will not provide the revenue needed to fund existing and projected operating and capital expenses and maintain the required Fund Balance Reserves Therefore, the service rates must be adjusted.

The future revenue requirements were developed using the following assumptions:

- The City’s FY 18/19 actual expenditures and Tracy Disposal’s FY 20/21 projected income statement served as the basis for determining the revenue requirement by inflating historical costs to FY 21/22 by 3% each year. The model currently allows inflation to be applied individually to subcategories within the four main categories shown in Figure 1 below, and further by year to accurately reflect anticipated or known increases in personnel, benefits, capital expenses, capital improvements, and new programs.

Figure 5-1. Inflators used in Cost of Service Study

Sub-Object	Title	% Inflation FY 19/20	% Inflation FY 20/21	% Inflation FY 21/22	% Inflation FY 22/23	% Inflation FY 23/24	% Inflation FY 24/25	% Inflation FY 25/26
5100-5199	Public Works Admin	3%	3%	3%	3%	3%	3%	3%
5200-5299	Contracted Services*	3%	3%	3%	3%	3%	3%	3%
5300-5399	Commodities	3%	3%	3%	3%	3%	3%	3%
5400-5499	ISC Charges	3%	3%	3%	3%	3%	3%	3%

* Contracted Services includes the amount paid to Tracy Disposal and City related overhead.

- Additional expenditures such as costs to comply with SB 1383, weekly recycling, road impact charges, code enforcement, community preservation, illegal dumping and homeless encampment cleanup were included at the City’s direction in addition to the 3% annual inflation.
- Rates should be sufficient to fund operating and capital expenses and maintain the required Fund Balance Reserve.
- In order to avoid potential Proposition 218 issues in using reserve funds, Fund Balance Reserve monies can only be used to support solid waste related programs.

Figures 5-2, 5-3, 5-4 and 5-5 show the rates necessary to meet the COS revenue requirement.

Figure 5-2. Projected Rates – Residential Cost of Service

		Projected Cost of Service and Monthly Rate Increase									
Solid Waste, Recycling, and Organics (Residential)	Current Rates	FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60 Gallon Cart*	\$ 36.50	\$ 44.38	\$ 7.88	\$ 52.35	\$ 7.96	\$ 61.18	\$ 8.83	\$ 65.75	\$ 4.56	\$ 70.40	\$ 4.66
90 Gallon Cart*	\$ 43.20	\$ 52.57	\$ 9.37	\$ 60.87	\$ 8.30	\$ 70.21	\$ 9.35	\$ 75.50	\$ 5.29	\$ 80.89	\$ 5.39

*Only applicable for Residential Customers. Includes a 96 Gallon Recycling and 96 Gallon Organics carts.

Figure 5-3 Projected Rates – Commercial Cost of Service

Solid Waste (Commercial)	Current Rates	Projected Cost of Service and Monthly Rate Increase									
		FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60 Gallon Cart*	\$ 39.70	\$ 23.05	\$ (16.65)	\$ 24.73	\$ 1.69	\$ 29.03	\$ 4.29	\$ 31.23	\$ 2.20	\$ 33.48	\$ 2.25
90 Gallon Cart*	\$ 51.85	\$ 31.23	\$ (20.62)	\$ 33.25	\$ 2.02	\$ 38.06	\$ 4.81	\$ 40.99	\$ 2.93	\$ 43.97	\$ 2.98
1.5 Yard Bin	\$ 148.20	\$ 205.94	\$ 57.74	\$ 215.20	\$ 9.26	\$ 264.40	\$ 49.19	\$ 271.00	\$ 6.60	\$ 277.86	\$ 6.87
2 Yard Bin	\$ 191.85	\$ 235.71	\$ 43.86	\$ 246.35	\$ 10.64	\$ 297.03	\$ 50.68	\$ 305.69	\$ 8.65	\$ 314.62	\$ 8.93
3 Yard Bin	\$ 257.55	\$ 297.16	\$ 39.61	\$ 310.74	\$ 13.58	\$ 364.61	\$ 53.87	\$ 377.72	\$ 13.11	\$ 391.13	\$ 13.41
4 Yard Bin	\$ 322.65	\$ 358.61	\$ 35.96	\$ 375.12	\$ 16.52	\$ 432.18	\$ 57.05	\$ 449.75	\$ 17.57	\$ 467.64	\$ 17.89
6 Yard Bin	\$ 440.55	\$ 492.97	\$ 52.42	\$ 516.45	\$ 23.49	\$ 581.12	\$ 64.66	\$ 609.68	\$ 28.56	\$ 638.60	\$ 28.92

* Only applicable for Commercial Customers. Does not include recycling or Organics.

Figure 5-4 Projected Rates – Commercial Recycling Cost of Service

Recycling (Commercial)	Current Rates	Projected Cost of Service and Monthly Rate Increase									
		FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
96 Gallon Cart*	\$ 43.60	\$ 6.68	\$ (36.92)	\$ 8.91	\$ 2.23	\$ 11.20	\$ 2.29	\$ 12.26	\$ 1.06	\$ 13.34	\$ 1.08
1.5 Yard Bin	\$ 130.90	\$ 90.66	\$ (40.24)	\$ 96.97	\$ 6.31	\$ 137.07	\$ 40.09	\$ 145.54	\$ 8.48	\$ 154.28	\$ 8.74
2 Yard Bin	\$ 169.70	\$ 100.17	\$ (69.53)	\$ 107.34	\$ 7.17	\$ 148.46	\$ 41.12	\$ 158.64	\$ 10.18	\$ 169.14	\$ 10.50
3 Yard Bin	\$ 226.00	\$ 119.17	\$ (106.83)	\$ 128.06	\$ 8.89	\$ 171.24	\$ 43.18	\$ 184.83	\$ 13.59	\$ 198.84	\$ 14.01
4 Yard Bin	\$ 280.40	\$ 138.17	\$ (142.23)	\$ 148.78	\$ 10.61	\$ 194.02	\$ 45.24	\$ 211.03	\$ 17.01	\$ 228.55	\$ 17.53
6 Yard Bin	\$ 377.15	\$ 176.18	\$ (200.97)	\$ 190.23	\$ 14.05	\$ 239.59	\$ 49.36	\$ 263.42	\$ 23.83	\$ 287.97	\$ 24.56

*Current Rates represents a bundled rate of a 96 Gallon Recycling and 96 Gallon Organics carts.

Figure 5-5 Projected Rates – Commercial Organics Cost of Service

Organics/ Organics	Current Rates	Projected Cost of Service and Monthly Rate Increase									
		FY 21/22	% Change	FY 22/23	% Change	FY 23/24	% Change	FY 24/25	% Change	FY 25/26	% Change
96 Gallon Cart*	\$ 43.60	\$ 11.45	-73.7%	\$ 15.46	35.1%	\$ 17.68	14.3%	\$ 18.94	7.2%	\$ 20.24	6.8%
1.5 Yard Bin	\$ 130.90	\$ 293.10	123.9%	\$ 305.15	4.1%	\$ 342.99	12.4%	\$ 357.73	4.3%	\$ 372.92	4.2%
2 Yard Bin	\$ 169.70	\$ 360.04	112.2%	\$ 374.67	4.1%	\$ 415.33	10.9%	\$ 433.62	4.4%	\$ 452.47	4.3%
3 Yard Bin	\$ 226.00	\$ 493.91	118.5%	\$ 513.73	4.0%	\$ 560.01	9.0%	\$ 585.40	4.5%	\$ 611.57	4.5%
4 Yard Bin	\$ 280.40	\$ 658.55	134.9%	\$ 684.97	4.0%	\$ 746.68	9.0%	\$ 780.54	4.5%	\$ 815.43	4.5%

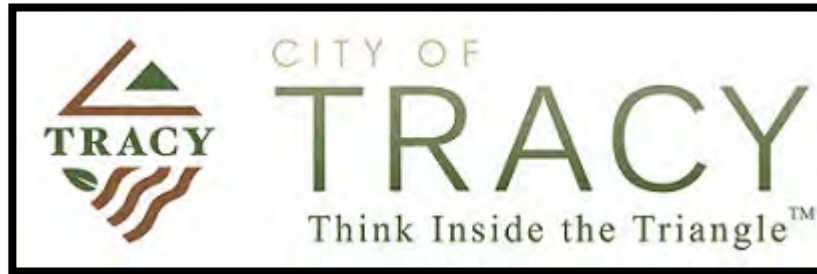
*Current Rates represents a bundled rate of a 96 Gallon Recycling and 96 Gallon Organics carts.

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CITY OF TRACY

520 TRACY BLVD

TRACY, CA 95376



SOLID WASTE RATE STUDY APPENDICES

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- A-3 Monthly Cart Rates – Cost of Service
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HF&H CONSULTANTS, LLC



APPENDIX A-1: RATE MODEL SUMMARY

Rate Model Summary – FY 21/22 to FY 25/26

CITY OF TRACY
SOLID WASTE RATE MODEL

	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
SUMMARY RESULTS	Preliminary Actual (City Data Projected)	Current Year (City Data Projected)	Projected	Projected	Projected	Projected	Projected
State Grants	\$ 3,867	\$ 3,983	\$ 4,103	\$ 4,226	\$ 4,353	\$ 4,483	\$ 4,618
Charges for Services	20,648,277	20,648,277	25,533,684	28,819,008	33,699,872	36,565,382	39,568,768
Fines and Forfeitures	454,000	467,620	401,649	413,698	426,109	438,893	452,059
Use of Money	248,216	255,662	263,332	271,232	279,369	287,750	296,382
Revenue Total	\$ 21,354,360	\$ 21,375,543	\$ 26,202,768	\$ 29,508,164	\$ 34,409,703	\$ 37,296,507	\$ 40,321,827
City Overhead Costs							
Personnel	\$ 1,020,946	\$ 1,051,575	\$ 1,083,122	\$ 1,115,615	\$ 1,149,084	\$ 1,183,556	\$ 1,219,063
Contracted Services	491,685	506,435	521,628	537,277	553,396	569,997	587,097
Commodities	14,213	14,639	15,078	15,531	15,996	16,476	16,971
ISC Charges	979,759	1,009,152	1,039,426	1,070,609	1,102,727	1,135,809	1,169,883
New Programs	-	-	999,450	1,453,320	1,933,522	2,441,229	2,977,658
Operating Reserve	-	-	(2,500,000)	(2,500,000)	-	-	-
Franchise Fee	2,139,058	2,203,230	2,504,406	2,783,183	2,866,679	2,952,679	3,041,259
City of Tracy Total	\$ 4,645,660	\$ 4,785,030	\$ 3,663,111	\$ 4,475,535	\$ 7,621,404	\$ 8,299,747	\$ 9,011,931
Tracy Disposal							
Operating Expenses - Carts	\$ 20,579,410	\$ 4,940,312	\$ 5,466,379	\$ 5,906,963	\$ 6,526,139	\$ 7,413,858	\$ 8,346,956
MRF / Disposal - Carts		4,459,967	4,683,564	4,908,991	5,174,330	5,454,362	5,749,631
Operating Expenses - Bins		1,750,173	1,921,758	2,088,414	2,304,874	2,613,578	2,938,590
MRF / Disposal - Bins		2,599,757	2,735,767	2,877,598	3,068,505	3,272,973	3,489,365
Operating Expenses - Rolloff		2,641,768	2,851,776	3,047,440	3,276,500	3,636,306	4,006,906
MRF / Disposal - Rolloff		3,607,482	3,715,706	3,827,177	3,941,993	4,060,253	4,182,060
New Program - SB1383			1,164,706	2,376,045	2,495,958	2,545,430	2,596,387
Tracy Disposal Total	\$ 20,579,410	\$ 19,999,459	\$ 22,539,657	\$ 25,032,628	\$ 26,788,299	\$ 28,996,760	\$ 31,309,895
Expenditures Total	\$ 25,225,070	\$ 24,784,489	\$ 26,202,768	\$ 29,508,164	\$ 34,409,703	\$ 37,296,507	\$ 40,321,827
Overall Surplus/(Shortfall)	\$ (3,870,710)	\$ (3,408,946)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
as % of Total Expenditures	-15.3%	-13.8%	0.0%	0.0%	0.0%	0.0%	0.0%

	Preliminary Actual (City Data)	Current Year (Estimated)	Projected	Projected	Projected	Projected	Projected
Operating Reserve							
Beginning of FY (July 1)	\$ 17,527,487	\$ 13,656,777	\$ 10,247,831	\$ 7,450,831	\$ 4,950,831	\$ 4,950,831	\$ 4,950,831
Additions			(2,500,000)	(2,500,000)	-	-	-
Capital Purchases			(297,000)				
End of FY (June 30)	\$ 13,656,777	\$ 10,247,831	\$ 7,450,831	\$ 4,950,831	\$ 4,950,831	\$ 4,950,831	\$ 4,950,831
% of Expenditures			28.4%	16.8%	14.4%	13.3%	12.3%
Months of Expenditures			3.4	2.0	1.7	1.6	1.5

APPENDIX A-2: CARTS COST OF SERVICE CALCULATIONS

Solid Waste Cart Cost of Service Calculations

FY2021/2022			Solid Waste		Cost of Service Information	
103%	Residential	Commercial	Total	CPI INFLATION	CITY OF TRACY	
\$ 547,354	\$ 31,471	\$ 578,825		City Personnel (Includes New Programs)		
\$ 337,915	\$ 12,263	\$ 350,178		City Contracted Services (Includes New Programs)		
\$ 273,184	\$ 24,204	\$ 297,388		City Commodities, ISC & other (Includes New Programs)		
\$ 519,820	\$ 46,055	\$ 565,876		Tracy Disposal General Admin		
\$ 349,805	\$ 28,130	\$ 377,934		Tracy Disposal Depreciation		
\$ (114,061)	\$ (17,193)	\$ (131,254)		Non-Rate Revenue		
\$ (7,322)	\$ (397)	\$ (7,719)		Double Counted Extra Cart Depreciation		
\$ (647,661)	\$ (57,381)	\$ (705,042)		Operating Reserve		
\$ -	\$ -	\$ -				
\$ -	\$ -	\$ -		New Program Variable Costs		
\$ 767,822	\$ 8,992	\$ 776,814		Franchise Fee		
\$ 1,232,803	\$ 118,271	\$ 1,351,074		Tracy Disposal Direct Costs		
\$ 241,055	\$ -	\$ 241,055		Tracy Disposal Leaf Pickup		
\$ 654,295	\$ -	\$ 654,295		Tracy Disposal On Call Cleanup		
				Frequency Surcharge		
				Migration		
\$ (60,994)	\$ (989)	\$ (61,983)		New Program Disposal Costs		
\$ 3,856,441	\$ 6,631	\$ 3,863,072		MSW Transfer/Processing/Disposal Costs		
\$ 3,795,447	\$ 5,642	\$ 3,801,089		Total Disposal Costs		
\$ 7,950,458	\$ 200,055	\$ 8,150,513		Total All Costs		
\$ 2,026,857	\$ 76,142	\$ 2,102,999		Fixed Cost		
\$ 1,232,803	\$ 118,271	\$ 1,351,074		MSW Collection Operations Costs		
				\$ 0.19	MSW Transfer/Disposal per Gallon/Month	
				0.60	MSW Pounds per Gallon	
				19.25	32-Gal MSW Pounds per Setout	
				36.10	60-Gal MSW Pounds per Setout	
				54.15	90-Gal MSW Pounds per Setout	
				0.16	32-Gal Yardage Conversion	
				0.30	60-Gal Yardage Conversion	
				0.45	90-Gal Yardage Conversion	
				201.00	MSW Gal per Yard	
				29	Collection Body MSW Yards	
				8.00	Collection Body MSW Tons	
				\$ 2.23	Cost/min for additional freq. of service	
				\$ 5.00	Additional Service Frequency Time (Minutes)	
				\$ 11.15	Additional Service Frequency Cost	

MSW Cart Rates by Cost of Service				
Container Size	32	60	90	
Setouts				
RESIDENTIAL				
Annual Variable Route Costs	\$ 1,351,074			
ECUs	27,995			
Annual Variable/ECU	\$ 48.26			
Monthly Variable/ECU	\$ 4.02			
Equivalent Container Factor	0.50	1.00	1.60	
Variable Route Costs/Month	\$ 2.00	\$ 4.02	\$ 6.43	
Fixed Costs/Container/Month	\$ 7.48	\$ 7.48	\$ 7.48	
MSW Txfr & Disp Cost/Month	\$ 6.16	\$ 11.54	\$ 17.31	
Residential (Leaf Pickup and Cleanup)	\$ 3.21	\$ 3.21	\$ 3.21	
TOTAL MONTHLY RATE @ 1x/wk Res	\$ 18.85	\$ 26.26	\$ 34.44	
TOTAL MONTHLY RATE @ 1x/wk Com	\$ 15.64	\$ 23.05	\$ 31.23	

Extra Container	Residential 60	Residential 90	Commercial 60	Commercial 90
Disposal	\$ 11.54	\$ 17.31	\$ 11.54	\$ 17.31
Addl Fixed (Depreciation)	\$ 0.51	\$ 0.63	\$ 0.51	\$ 0.63
Addl Operating Costs	\$ 4.02	\$ 6.43	\$ 4.02	\$ 6.43
Total Monthly Rate Extra Container	\$ 16.07	\$ 24.37	\$ 16.07	\$ 24.37

Estimated Cost of Container	\$ -	\$ 60.70	\$ 75.07
Depreciation (10Year life)	\$ -	\$ 0.51	\$ 0.63

PROOF of All Costs Included in the Rates:	Residential	Residential	Commercial	Commercial
Total Carts	17,898	5,324	81	123
Rates	\$ 26.26	\$ 34.44	\$ 23.05	\$ 31.23
First Cart Revenue	\$ 5,639,725	\$ 2,200,503	\$ 22,400	\$ 46,096
Second Carts	1,158	39	16	40
Rates	\$ 16.07	\$ 24.37	\$ 16.07	\$ 24.37
Second Cart Revenue	\$ 223,315	\$ 11,407	\$ 3,086	\$ 11,700
Total Revenue	\$ 8,158,232			
Total Costs	\$ 8,158,232	\$ 7,063,095		
	\$ -			

Residential And Commercial	32.00	60.00	90.00	Total	Check
Variable	-	77,030	35,559	\$ 1,351,074	\$ -
Leaf/Cleanup	-	57,506	17,106	\$ 895,350	\$ -
Fixed	-	134,501	40,749.01	\$ 2,102,999	\$ -
Disposal (First and Second)	-	221,079	95,678	\$ 3,801,089	\$ -
Depreciation	-	643		\$ 7,719	

APPENDIX A-2: CARTS COST OF SERVICE CALCULATIONS

Recycling Cart Cost of Service Calculations

FY2021/2022			Recycling		Cost of Service Information	
103%					CPI INFLATION	
Residential	Commercial	Total	CITY OF TRACY			
\$ 280,759	\$ 9,263	\$ 290,022	City Personnel (Includes New Programs)			
\$ 172,516	\$ 2,922	\$ 175,438	City Contracted Services (Includes New Programs)			
\$ 142,527	\$ 4,943	\$ 147,470	City Commodities, ISC & other (Includes New Programs)			
\$ 266,636	\$ 9,406	\$ 276,042	Tracy Disposal General Admin			
\$ 161,671	\$ 5,674	\$ 167,345	Tracy Disposal Depreciation			
\$ (99,541)	\$ (3,512)	\$ (103,053)	Non-Rate Revenue			
\$ (3,461)	\$ (901)	\$ (4,362)	Double Counted Extra Cart Depreciation			
\$ (332,210)	\$ (11,720)	\$ (343,929)	Operating Reserve			
\$ 71,582	\$ 2,525	\$ 74,107	New Program Depreciation			
\$ 312,431	\$ 11,022	\$ 323,453	New Program Direct Costs			
\$ 172,092	\$ 1,771	\$ 173,863	Franchise Fee			
\$ -	\$ -	\$ -	New Program Variable Costs			
\$ 699,305	\$ 24,517	\$ 723,822	Tracy Disposal Direct Costs			
		\$ -	Frequency Surcharge			
		\$ -	Migration			
		\$ -				
		\$ -				
\$ -	\$ -	\$ -	New Program Disposal Costs			
\$ -	\$ -	\$ -	REC Transfer/Processing/Disposal Costs			
\$ -	\$ -	\$ -	Total Disposal Costs			
\$ 1,844,306	\$ 55,912	\$ 1,904,580	Total All Costs			
		\$ -				
\$ 832,570	\$ 20,373	\$ 852,943	Fixed Cost			
		\$ -				
\$ 1,011,736	\$ 35,539	\$ 1,047,275	Recycling Collection Operations Costs			
		\$ -	Transfer/Processing per Gallon/Month			
			0.12 Recyclable Pounds per Gallon			
		23,390	Number of Accounts			
		11	96 - Gal REC Pounds per Setout			
		29	Collection Body REC Yards			
		8.00	Collection Body REC Tons			
		\$ 2.23	Cost/min for additional freq. of service			
		\$ 5.00	Additional Service Frequency Time (Minutes)			
		\$ 11.15	Additional Service Frequency Cost			

Recycling Cart Rates by Cost of Service				
Container Size	96	96	96	96
RESIDENTIAL				
Annual Variable Route Costs	\$ 1,047,275			
ECUs	23,971			
Annual Variable/ECU	\$ 43.69			
Monthly Variable/ECU	\$ 3.64			
Equivalent Container Factor	1.00	1.00	1.00	1.00
Variable Route Costs/Month	\$ 3.64	\$ 3.64	\$ 3.64	\$ 3.64
Fixed Costs/Container/Month	\$ 3.04	\$ 3.04	\$ 3.04	\$ 3.04
Recycling Processing Cost/Month	\$ -	\$ -	\$ -	\$ -
TOTAL MONTHLY RATE @ 1x/wk Res	\$ 6.68	\$ 6.68	\$ 6.68	\$ 6.68
TOTAL MONTHLY RATE @ 1x/wk Com	\$ 6.68	\$ 6.68	\$ 6.68	\$ 6.68
Extra Container				
	<i>RESIDENTIAL</i>	<i>COMMERCIAL</i>		
Recycling Processing Cost/Month	\$ -	\$ -	\$ -	\$ -
Addl Fixed (Depreciation)	\$ 0.63	\$ 0.63	\$ 0.63	\$ 0.63
Addl Operating Costs	\$ 3.64	\$ 3.64	\$ 3.64	\$ 3.64
Total Monthly Rate Extra Container	\$ 4.27	\$ 4.27	\$ 4.27	\$ 4.27
Estimated Cost of Container				
	\$ 75.07	\$ 75.07	\$ 75.07	\$ 75.07
Depreciation (10year life)	\$ 0.63	\$ 0.63	\$ 0.63	\$ 0.63
PROOF of All Costs Included in the Rates:				
	<i>RESIDENTIAL</i>	<i>COMMERCIAL</i>		
Total Carts	23,222	168		
Rates	\$ 6.68	\$ 6.68		
First Cart Revenue	\$ 1,861,369	\$ 13,466		
Second Carts				
	461	120		
Rates	\$ 4.27	\$ 4.27		
Second Cart Revenue	\$ 23,601.47	\$ 6,143.55		
Total Revenue	\$ 1,904,580			
Total Costs	\$ 1,904,580			
	\$ -			

APPENDIX A-2: CARTS COST OF SERVICE CALCULATIONS

Yard Waste Cart Cost of Service Calculations

FY2021/2022			Organics Carts	Cost of Service Information
103%				CPI INFLATION
Residential	Commercial	Total		CITY OF TRACY
\$ 276,929	\$ 4,415	\$ 281,344		City Personnel (Includes New Programs)
\$ 171,571	\$ 1,488	\$ 173,058		City Contracted Services (Includes New Programs)
\$ 138,215	\$ 2,241	\$ 140,456		City Commodities, ISC & other (Includes New Programs)
\$ 262,999	\$ 4,264	\$ 267,263		Tracy Disposal General Admin
\$ 156,041	\$ 2,530	\$ 158,571		Tracy Disposal Depreciation
\$ (98,183)	\$ (1,592)	\$ (99,775)		Non-Rate Revenue
\$ (1,524)	\$ (38)	\$ (1,561)		Double Counted Extra Cart Depreciation
\$ (327,678.32)	\$ (5,313)	\$ (332,991)		Operating Reserve
\$ 308,392.69	\$ 5,000	\$ 313,393		New Program Depreciation
\$ 446,513.49	\$ 7,239.61	\$ 453,753		New Program Direct Costs
\$ 304,757	\$ 1,749	\$ 306,506		Franchise Fee
\$ -	\$ -	\$ -		New Program Variable Costs
\$ 672,202	\$ 10,899	\$ 683,101		Tracy Disposal Direct Costs
\$ -	\$ -	\$ -		Frequency Surcharge
\$ -	\$ -	\$ -		Migration
\$ -	\$ -	\$ -		
\$ -	\$ -	\$ -		
\$ -	\$ -	\$ -		
\$ 60,994	\$ 989	\$ 61,983		New Program Disposal Costs
\$ 815,584	\$ 4,908	\$ 820,491		ORG Transfer/Processing/Disposal Costs
\$ 876,578	\$ 5,897	\$ 882,475		Total Disposal Costs
\$ 3,186,813	\$ 38,780	\$ 3,225,593		Total All Costs
		\$ -		
\$ 1,191,519	\$ 14,745	\$ 1,206,264		Fixed Cost
		\$ -		
\$ 1,118,716	\$ 18,138	\$ 1,136,854		Organics Collection Operations Costs
		\$ 0.03		Organics Transfer/Disposal per Gallon/Month
		0.17		Organics Pounds per Gallon
		16.66		96-Gal Organics Pounds per Setout
		0.48		96-Gal Yardage Conversion
		23,355		Number of Accounts
		29		Collection Body Organics Yards
		8.00		Collection Body Organics Tons
		\$ 2.23		Cost/min for additional freq. of service
		5.0		Additional Service Frequency Time (Minutes)
		\$ 11.15		Additional Service Frequency Cost

Organics Cart Rates by Cost of Service			
Container Size	96	96	96
RESIDENTIAL			
Annual Variable Route Costs	\$ 1,136,854		
ECUs	23,563		
Annual Variable/ECU	\$ 48.25		
Monthly Variable/ECU	\$ 4.02		
Equivalent Container Factor	1.00	1.00	1.00
Variable Route Costs/Month	\$ 4.02	\$ 4.02	\$ 4.02
Fixed Costs/Container/Month	\$ 4.30	\$ 4.30	\$ 4.30
Organic Processing Cost/Month	\$ 3.12	\$ 3.12	\$ 3.12
TOTAL MONTHLY RATE @ 1x/wk Res	\$ 11.45	\$ 11.45	\$ 11.45
TOTAL MONTHLY RATE @ 1x/wk Com	\$ 11.45	\$ 11.45	\$ 11.45

Extra Container	Residential	Commercial
Organic Processing Cost/Month	\$ 3.12	\$ 3.12
Addl Fixed (Depreciation)	\$ 0.63	\$ 0.63
Addl Operating Costs	\$ 4.02	\$ 4.02
Total Monthly Rate Extra Container	\$ 7.77	\$ 7.77

Estimated Cost of Container	\$ 75.07	\$ 75.07	\$ 75.07
Depreciation (10year life)	\$ 0.63	\$ 0.63	\$ 0.63

PROOF of All Costs Included in the Rates:	Residential	Commercial
Total Carts	23,222	133
Rates	\$ 11.45	\$ 11.45
First Cart Revenue	\$ 3,189,500	\$ 18,267
Second Carts	203	5
Rates	\$ 7.77	\$ 7.77
Second Cart Revenue	\$ 18,920.85	\$ 466.03
Total Revenue	\$ 3,227,154	
Total Costs	\$ 3,227,154	
	\$ -	

APPENDIX A-3: MONTHLY CART RATES

Residential Monthly Cart Rates – Cost of Service

MSW Residential Rates - (19-20 Approved)		
Frequency	60	90
1 /week	\$ 36.50	\$ 43.20
Extra Container	\$ 36.50	\$ 43.20

MSW Residential Rates - 2021-2022 Full COS		
Frequency	60	90
1 /week	\$ 26.26	\$ 34.44
Extra Container	\$ 16.07	\$ 24.37

MSW Residential Rates - 2022-2023 Full COS		
Frequency	60	90
1 /week	\$ 27.98	\$ 36.50
Extra Container	\$ 16.65	\$ 25.29

REC Residential Rates - (19-20 Approved)		
Frequency	96	96
Every Other Week	\$ -	\$ -
Extra Container	\$ -	\$ -

REC Residential Rates - Full COS		
Frequency	96	96
Every Week	\$ 6.68	\$ 6.68
Extra Container	\$ 4.27	\$ 4.27

REC Residential Rates - Full COS		
Frequency	96	96
Every Week	\$ 8.91	\$ 8.91
Extra Container	\$ 5.64	\$ 5.64

Organic Residential Rates - (19-20 Approved)		
Frequency	96	96
Every Other Week	\$ -	\$ -
Extra Container	\$ 8.70	\$ 8.70

Organic Residential Rates - Full COS		
Frequency	96	96
Every Week	\$ 11.45	\$ 11.45
Extra Container	\$ 7.77	\$ 7.77

Organic Residential Rates - Full COS		
Frequency	96	96
Every Week	\$ 15.46	\$ 15.46
Extra Container	\$ 9.94	\$ 9.94

Total Residential Rates - (19-20 Approved)		
Frequency	60	90
1 /week	\$ 36.50	\$ 43.20

Total Residential Rates 2021-2022 - Full COS		
Frequency	60	90
1 /week	\$ 44.38	\$ 52.57

Total Residential Rates 2022-2023 - Full COS		
Frequency	60	90
1 /week	\$ 52.35	\$ 60.87

Total Residential Rates - 2019-2020 vs 2021-2022 \$\$ Change		
Frequency	60	90
1 /week	\$ 7.88	\$ 9.37

Total Residential Rates - 2020-2021 vs 2022-2023 \$\$ Change		
Frequency	60	90
1 /week	\$ 7.96	\$ 8.30

Total Residential Rates - 2019-2020 vs 2021-2022 % Change		
Frequency	60	90
1 /week	22%	22%

Total Residential Rates - 2020-2021 vs 2022-2023 % Change		
Frequency	60	90
1 /week	18%	16%

APPENDIX A-3: MONTHLY CART RATES

Residential Monthly Cart Rates – Cost of Service

MSW Residential Rates - 2023-2024 Full COS			
Frequency	60	90	
1 /week	\$ 32.31	\$	41.34
Extra Container	\$ 17.57	\$	26.72

MSW Residential Rates - 2024-2025 Full COS			
Frequency	60	90	
1 /week	\$ 34.55	\$	44.30
Extra Container	\$ 18.83	\$	28.71

MSW Residential Rates - 2025-2026 Full COS			
Frequency	60	90	
1 /week	\$ 36.83	\$	47.32
Extra Container	\$ 20.12	\$	30.73

REC Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 11.20	\$	11.20
Extra Container	\$ 6.05	\$	6.05

REC Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 12.26	\$	12.26
Extra Container	\$ 6.66	\$	6.66

REC Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 13.34	\$	13.34
Extra Container	\$ 7.29	\$	7.29

Organic Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 17.68	\$	17.68
Extra Container	\$ 10.54	\$	10.54

Organic Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 18.94	\$	18.94
Extra Container	\$ 11.35	\$	11.35

Organic Residential Rates - Full COS			
Frequency	96	96	
Every Week	\$ 20.24	\$	20.24
Extra Container	\$ 12.18	\$	12.18

Total Residential Rates 2023-2024 - Full COS			
Frequency	60	90	
1 /week	\$ 61.18	\$	70.21

Total Residential Rates 2024-2025 - Full COS			
Frequency	60	90	
1 /week	\$ 65.75	\$	75.50

Total Residential Rates 2025-2026 - Full COS			
Frequency	60	90	
1 /week	\$ 70.40	\$	80.89

Total Residential Rates - 2022-2023 vs 2023-2024 \$\$ Change			
Frequency	60	90	
1 /week	\$ 8.83	\$	9.35

Total Residential Rates - 2023-2024 vs 2024-2025 \$\$ Change			
Frequency	60	90	
1 /week	\$ 4.56	\$	5.29

Total Residential Rates - 2024-2025 vs 2025-2026 \$\$ Change			
Frequency	60	90	
1 /week	\$ 4.66	\$	5.39

Total Residential Rates - 2022-2023 vs 2023-2024 % Change			
Frequency	60	90	
1 /week	17%		15%

Total Residential Rates - 2023-2024 vs 2024-2025 % Change			
Frequency	60	90	
1 /week	7%		8%

Total Residential Rates - 2024-2025 vs 2025-2026 %Change			
Frequency	60	90	
1 /week	7%		7%

APPENDIX A-4: SOLID WASTE BIN COST OF SERVICE CALCULATIONS

Solid Waste Bin Cost of Service Calculations

FY2021/22	Cost of Service Information
103%	CPI INFLATION
	CITY OF TRACY
\$ 204,021	City Personnel (Includes New Programs)
\$ 87,375	City Contracted Services (Includes New Programs)
\$ 174,430	City Commodities, ISC & other (Includes New Programs)
\$ 374,676	Tracy Disposal General Admin
\$ 298,914	Tracy Disposal Depreciation
\$ (123,909)	Non-Rate Revenue
\$ (9,200)	Double Counted Extra Cart Depreciation
\$ (413,536)	Operating Reserve
	New Program Depreciation
\$ -	New Program Direct Costs
\$ 505,756	Franchise Fee
\$ 1,176,649	Tracy Disposal Direct Costs
\$ (251,183)	Frequency Surcharge
\$ -	Migration
	New Program Disposal Costs
\$ 2,701,570	MSW Transfer/Processing/Disposal Costs
\$ 2,701,570	Total Disposal Costs
\$ 4,725,562	Total All Costs
	Fixed Cost
\$ 1,098,527	MSW Collection Operations Costs
\$ 925,465	MSW Transfer/Disposal per Yard/Month
\$ 44.77	MSW Pounds per Yard
155.71	1 Yard MSW Pounds per Setout
233.56	1.5 Yard MSW Pounds per Setout
311.42	2 Yard MSW Pounds per Setout
467.13	3 Yard MSW Pounds per Setout
622.84	4 Yard MSW Pounds per Setout
778.55	5 Yard MSW Pounds per Setout
934.25	6 Yard MSW Pounds per Setout
311.42	1 Yard COMP MSW Pounds per Setout
622.84	2 Yard COMP MSW Pounds per Setout
934.25	3 Yard COMP MSW Pounds per Setout
1245.67	4 Yard COMP MSW Pounds per Setout
1868.51	6 Yard COMP MSW Pounds per Setout
40	Collection Body MSW Yards
12.00	Collection Body MSW Tons
\$ 2.30	Cost/min for additional freq. of service
10.0	Additional Service Frequency Time (Minutes) - Bins
\$ 22.97	Additional Service Frequency Cost - Bins

Container Size	MSW Commercial Rates by Cost of Service						Comp		Comp		Comp	
	1.5	2	3	4	6	2	3	4	6			
Annual Variable Route Costs	\$ 925,465											
ECUs	4,205.64											
Annual Variable/ECU	\$ 220.05											
Monthly Variable/ECU	\$ 18.34											
ECFs	1.00	1.40	2.31	3.22	5.67	3.22	5.67	8.39	15.50			
Variable Route Costs/Month	\$ 18.34	\$ 25.72	\$ 42.41	\$ 59.09	\$ 103.91	\$ 59.09	\$ 103.91	\$ 153.83	\$ 284.24			
Fixed Costs/Account/Month	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45	\$ 120.45			
MSW Txfr & Disp Cost/Month	\$ 67.15	\$ 89.53	\$ 134.30	\$ 179.07	\$ 268.60	\$ 268.60	\$ 402.90	\$ 537.20	\$ 805.80			
TOTAL MONTHLY RATE @ 1x/wk	\$ 205.94	\$ 235.71	\$ 297.16	\$ 358.61	\$ 492.97	\$ 448.14	\$ 627.27	\$ 811.48	\$ 1,210.49			
Extra Container												
Disposal	\$ 67.15	\$ 89.53	\$ 134.30	\$ 179.07	\$ 268.60	\$ 268.60	\$ 402.90	\$ 537.20	\$ 805.80			
Addl Fixed (Depreciation)	\$ 5.50	\$ 6.79	\$ 7.94	\$ 7.02	\$ 10.37	\$ -	\$ -	\$ -	\$ -			
Addl Operating Costs	\$ 18.34	\$ 25.72	\$ 42.41	\$ 59.09	\$ 103.91	\$ 59.09	\$ 103.91	\$ 153.83	\$ 284.24			
Total Monthly Rate Extra Container	\$ 90.99	\$ 122.04	\$ 184.65	\$ 245.18	\$ 382.88	\$ 327.69	\$ 506.81	\$ 691.03	\$ 1,090.03			
Temporary Container												
Monthly Rate/4.33	\$ 47.52	\$ 54.39	\$ 68.57	\$ 82.76	\$ 113.76	\$ 103.42	\$ 144.75	\$ 187.27	\$ 279.34			
Frequency Surcharge X2 (Drop-off and Pick)	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94			
Temporary Container Rate	\$ 93.46	\$ 100.33	\$ 114.51	\$ 128.69	\$ 159.70	\$ 149.35	\$ 190.69	\$ 233.20	\$ 325.28			
Estimated Cost of Container	\$ 660.37	\$ 814.27	\$ 952.79	\$ 842.72	\$ 1,243.87	\$ -	\$ -	\$ -	\$ -			
Bin Depreciation (10 year life)	\$ 5.50	\$ 6.79	\$ 7.94	\$ 7.02	\$ 10.37	\$ -	\$ -	\$ -	\$ -			
PROOF of All Costs Included in the Rates:												
Total Carts	187	149	250	338	286	4	-	1	2			
Rates	\$ 205.94	\$ 235.71	\$ 297.16	\$ 358.61	\$ 492.97	\$ 448.14	\$ 627.27	\$ 811.48	\$ 1,210.49			
First Cart Revenue	\$ 462,130	\$ 421,448	\$ 891,475	\$ 1,454,510	\$ 1,691,858	\$ 21,511	\$ -	\$ 9,738	\$ 29,052			
Second Carts	7	7	18	50	18	-	-	1	9			
Rates	\$ 90.99	\$ 122.04	\$ 184.65	\$ 245.18	\$ 382.88	\$ 327.69	\$ 506.81	\$ 691.03	\$ 1,090.03			
Second Cart Revenue	\$ 7,643.22	\$ 10,251.56	\$ 39,883.44	\$ 147,106.30	\$ 82,701.82	\$ -	\$ -	\$ 8,292.38	\$ 117,723.56			
Total Revenue	\$ 5,395,324											
Total Costs	\$ 4,734,762											
	\$ 660,562											

APPENDIX A-5: RECYCLING BIN COST OF SERVICE CALCULATIONS

Recycling Bin – Cost of Service

FY2021/22	Cost of Service Information
103%	CPI INFLATION
	CITY OF TRACY
\$ 7,052	City Personnel (Includes New Programs)
\$ 3,062	City Contracted Services (Includes New Programs)
\$ 5,980	City Commodities, ISC & other (Includes New Programs)
\$ 12,845	Tracy Disposal General Admin
\$ 9,585	Tracy Disposal Depreciation
\$ (4,248)	Non-Rate Revenue
\$ (899)	Double Counted Extra Cart Depreciation
\$ (14,177)	Operating Reserve
	New Program Depreciation
\$ -	New Program Direct Costs
\$ 6,906	Franchise Fee
\$ 39,719	Tracy Disposal Direct Costs
\$ (2,205)	Frequency Surcharge
\$ -	Migration
	New Program Disposal Costs
\$ -	Recycling Transfer/Processing/Disposal Costs
\$ -	Total Disposal Costs
\$ 63,620	Total All Costs
\$ 26,106	Fixed Cost
	Inflation Factor
\$ 37,514	REC Collection Operations Costs
\$ -	Recycling Transfer/Disposal per Yard/Month
23.91	Recycling Pounds per Yard
23.91	1 Yard Recycling Pounds per Setout
35.86	1.5 Yard Recycling Pounds per Setout
47.82	2 Yard Recycling Pounds per Setout
71.73	3 Yard Recycling Pounds per Setout
95.63	4 Yard Recycling Pounds per Setout
119.54	5 Yard Recycling Pounds per Setout
143.45	6 Yard Recycling Pounds per Setout
47.82	1 Yard COMP Recycling Pounds per Setout
95.63	2 Yard COMP Recycling Pounds per Setout
143.45	3 Yard COMP Recycling Pounds per Setout
191.27	4 Yard COMP Recycling Pounds per Setout
286.90	6 Yard COMP Recycling Pounds per Setout
	35 Number of Accounts
40	Collection Body Recycling Yards
12.00	Collection Body Recycling Tons
\$ 2.30	Cost/min for additional freq. of service
10.0	Additional Service Frequency Time (Minutes)
\$ 22.97	Additional Service Frequency Cost

Container Size	Recycling Commercial Rates by Cost of Service						Comp	Comp	Comp	Comp
	1.5	2	3	4	6	2	3	4	6	
Annual Variable Route Costs	\$ 37,514									
ECUs	110									
Annual Variable/ECU	342.08									
Monthly Variable/ECU	\$ 28.51									
ECFs	1.00	1.33	2.00	2.67	4.00	2.67	4.00	5.33	8.00	
Variable Route Costs/Month	\$ 28.51	\$ 38.01	\$ 57.01	\$ 76.02	\$ 114.03	\$ 76.02	\$ 114.03	\$ 152.03	\$ 228.05	
Fixed Costs/Account/Month	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16	\$ 62.16
REC Trfr & Disp Cost/Month	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL MONTHLY RATE @ 1x/wk	\$ 90.66	\$ 100.17	\$ 119.17	\$ 138.17	\$ 176.18	\$ 138.17	\$ 176.18	\$ 214.19	\$ 290.21	

Extra Container	1.5	2	3	4	6	2	3	4	6
Disposal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Addl Fixed (Depreciation)	\$ 5.50	\$ 6.79	\$ 7.94	\$ 7.02	\$ 10.37	\$ -	\$ -	\$ -	\$ -
Addl Operating Costs	\$ 28.51	\$ 38.01	\$ 57.01	\$ 76.02	\$ 114.03	\$ 76.02	\$ 114.03	\$ 152.03	\$ 228.05
Total Monthly Rate Extra Container	\$ 34.01	\$ 44.79	\$ 64.95	\$ 83.04	\$ 124.39	\$ 76.02	\$ 114.03	\$ 152.03	\$ 228.05
Temporary Container									
Monthly Rate/4.33	\$ 20.92	\$ 23.12	\$ 27.50	\$ 31.89	\$ 40.66	\$ 31.89	\$ 40.66	\$ 49.43	\$ 66.97
Frequency Surcharge X2 (Drop-off and Pick	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94	\$ 45.94
Temporary Container Rate	\$ 66.86	\$ 69.05	\$ 73.44	\$ 77.82	\$ 86.59	\$ 77.82	\$ 86.59	\$ 95.37	\$ 112.91

Estimated Cost of Container	\$ 660.37	\$ 814.27	\$ 952.79	\$ 842.72	\$ 1,243.87	\$ -	\$ -	\$ -	\$ -
Bin Depreciation (10year life)	\$ 5.50	\$ 6.79	\$ 7.94	\$ 7.02	\$ 10.37	\$ -	\$ -	\$ -	\$ -

PROOF of All Costs Included in the Rates:										
Total Carts	9	7	9	11	7	-	-	-	-	-
Rates	\$ 90.66	\$ 100.17	\$ 119.17	\$ 138.17	\$ 176.18	\$ 138.17	\$ 176.18	\$ 214.19	\$ 290.21	
First Cart Revenue	\$ 9,792	\$ 8,414	\$ 12,870	\$ 18,239	\$ 14,799	\$ -	\$ -	\$ -	\$ -	
Second Carts	-	10	-	1	-	-	-	-	-	
Rates	\$ 34.01	\$ 44.79	\$ 64.95	\$ 83.04	\$ 124.39	\$ 76.02	\$ 114.03	\$ 152.03	\$ 228.05	
Second Cart Revenue	\$ -	\$ 5,375.28	\$ -	\$ 996.47	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue	\$ 70,486									
Total Costs	\$ 64,519									
	\$ 5,967									

APPENDIX A-6: ORGANICS BIN COST OF SERVICE CALCULATIONS

Organics Bin – Cost of Service

FY2021/22	Cost of Service Information	Organics Commercial Rates by Cost of Service			
	103% CPI INFLATION	Container Size	1.5	2	3
	CITY OF TRACY				
\$ 1,042	City Personnel (Includes New Programs)				
\$ 467	City Contracted Services (Includes New Programs)				
\$ 902	City Commodities, ISC & other (Includes New Programs)				
\$ 1,937	Tracy Disposal General Admin				
\$ 1,445	Tracy Disposal Depreciation				
\$ (640)	Non-Rate Revenue				
\$ (102)	Double Counted Extra Cart Depreciation				
\$ (2,138)	Operating Reserve				
	New Program Depreciation				
\$ -	New Program Direct Costs				
\$ 4,841	Franchise Fee				
\$ 5,988	Tracy Disposal Direct Costs				
\$ (827)	Frequency Surcharge				
\$ -	Migration				
\$ -	New Program Disposal Costs				
\$ 34,198	Organics Transfer/Processing/Disposal Costs				
\$ 34,198	Total Disposal Costs				
\$ 47,111	Total All Costs				
\$ 7,752	Fixed Cost				
0%	Inflation Factor				
\$ 5,162	Organics Collection Operations Costs				
\$ 116.32	Organics Transfer/Disposal per Yard/Month				
34.89	Organics Pounds per Yard				
34.89	1 Yard Organics Pounds per Setout				
52.33	1.5 Yard Organics Pounds per Setout				
69.78	2 Yard Organics Pounds per Setout				
104.67	3 Yard Organics Pounds per Setout				
69.78	1 Yard COMP Organics Pounds per Setout				
139.55	2 Yard COMP Organics Pounds per Setout				
209.33	3 Yard COMP Organics Pounds per Setout				
7	Number of Accounts				
40	Collection Body ORG Yards				
12.00	Collection Body ORG Tons				
\$ 2.30	Cost/min for additional freq. of service				
\$ 10.00	Additional Service Frequency Time (Minutes)				
\$ 22.97	Additional Service Frequency Cost				

	1.5	2	3
\$	47,111		
Annual Variable Route Costs	\$ 5,162		
ECUs	16		
Annual Variable/ECU	\$ 316		
Monthly Variable/ECU	\$ 26.33		
ECF's	1.00	1.33	2.00
Variable Route Costs/Month	26.33	35.11	52.67
Fixed Costs/Account/Month	92.29	92.29	92.29
ORG Txfr & Disp Cost/Month	\$ 174.48	\$ 232.64	\$ 348.95
TOTAL MONTHLY RATE @ 1x/wk	\$ 293.10	\$ 360.04	\$ 493.91

Extra Container				
Disposal	\$ 174.48	\$ 232.64	\$ 348.95	
Add Fixed (Depreciation)	\$ 6.90	\$ 8.54	\$ 10.03	
Add Operating Costs	\$ 26.33	\$ 35.11	\$ 52.67	
Total Monthly Rate Extra Container	\$ 207.71	\$ 276.28	\$ 411.66	

Estimated Cost of Container	\$ 828.37	\$ 1,024.27	\$ 1,203.79
Bin Depreciation (10year life)	\$ 6.90	\$ 8.54	\$ 10.03

PROOF of All Costs included in the Rates:				
	1	6	3	
Total Carts	1	6	3	
Rates	\$ 293.10	\$ 360.04	\$ 493.91	
First Cart Revenue	\$ 3,517	\$ 25,923	\$ 17,781	
Second Carts	-	1	-	
Rates	\$ 207.71	\$ 276.28	\$ 411.66	
Second Cart Revenue	\$ -	\$ 3,315.42	\$ -	
Total Revenue	\$ 50,536			
Total Costs	\$ 47,214			
	\$ 3,322			

APPENDIX A-7: COMMERCIAL CART AND BIN RATES – COST OF SERVICE

Commercial Cart and Bin Rates – Cost of Service – FY 2024-2025 and FY 2025-2026

2024/2025 Commercial MSW Rates - Full COS							
Frequency	60	90	1.5	2	3	4	6
1 /week	\$ 31.23	\$ 40.99	\$ 271.00	\$ 305.69	\$ 377.72	\$ 449.75	\$ 609.68
2 /week	\$ 61.74	\$ 81.25	\$ 394.88	\$ 464.26	\$ 608.32	\$ 752.37	\$ 1,072.24
3 /week	\$ 92.25	\$ 121.51	\$ 518.76	\$ 622.83	\$ 838.91	\$ 1,055.00	\$ 1,534.81
4 /week	\$ 122.76	\$ 161.78	\$ 642.63	\$ 781.40	\$ 1,069.51	\$ 1,357.63	\$ 1,997.37
5 /week	\$ 153.27	\$ 202.04	\$ 766.51	\$ 939.97	\$ 1,300.11	\$ 1,660.26	\$ 2,459.93
6 /week	\$ 183.78	\$ 242.31	\$ 890.39	\$ 1,098.54	\$ 1,530.71	\$ 1,962.88	\$ 2,922.49
Temporary Container	N/A	N/A	\$ 112.73	\$ 120.74	\$ 137.36	\$ 153.98	\$ 190.89
Second Container	\$ 18.83	\$ 28.71	\$ 104.79	\$ 140.89	\$ 214.18	\$ 285.20	\$ 448.79

2025/2026 Commercial MSW Rates - Full COS							
Frequency	60	90	1.5	2	3	4	6
1 /week	\$ 33.48	\$ 43.97	\$ 277.86	\$ 314.62	\$ 391.13	\$ 467.64	\$ 638.60
2 /week	\$ 65.64	\$ 86.63	\$ 408.01	\$ 481.52	\$ 634.54	\$ 787.55	\$ 1,129.48
3 /week	\$ 97.81	\$ 129.28	\$ 538.15	\$ 648.42	\$ 877.95	\$ 1,107.47	\$ 1,620.35
4 /week	\$ 129.97	\$ 171.94	\$ 668.29	\$ 815.33	\$ 1,121.36	\$ 1,427.39	\$ 2,111.23
5 /week	\$ 162.14	\$ 214.59	\$ 798.44	\$ 982.23	\$ 1,364.76	\$ 1,747.30	\$ 2,602.11
6 /week	\$ 194.30	\$ 257.25	\$ 928.58	\$ 1,149.13	\$ 1,608.17	\$ 2,067.22	\$ 3,092.99
Temporary Container	N/A	N/A	\$ 115.82	\$ 124.31	\$ 141.96	\$ 159.62	\$ 199.07
Second Container	\$ 20.12	\$ 30.73	\$ 110.49	\$ 148.69	\$ 226.49	\$ 301.97	\$ 476.69

2024/2025 Recycling Commercial Rates - Full COS							
Frequency	96	1.5	2	3	4	6	
1 /week	\$ 12.26	\$ 145.54	\$ 158.64	\$ 184.83	\$ 211.03	\$ 263.42	
2 /week	\$ 30.42	\$ 209.93	\$ 236.13	\$ 288.52	\$ 340.90	\$ 445.68	
3 /week	\$ 48.59	\$ 274.32	\$ 313.61	\$ 392.20	\$ 470.78	\$ 627.94	
4 /week	\$ 66.75	\$ 338.71	\$ 391.10	\$ 495.88	\$ 600.65	\$ 810.21	
5 /week	\$ 84.91	\$ 403.10	\$ 468.59	\$ 599.56	\$ 730.53	\$ 992.47	
6 /week	\$ 103.08	\$ 467.49	\$ 546.07	\$ 703.24	\$ 860.40	\$ 1,174.73	
Temporary Container	N/A	N/A	\$ 83.78	\$ 86.81	\$ 92.85	\$ 98.90	\$ 110.99
Second Container	\$ 6.66	\$ 45.30	\$ 59.80	\$ 87.26	\$ 112.45	\$ 168.49	

2025/2026 Recycling Commercial Rates - Full COS							
Frequency	96	1.5	2	3	4	6	
1 /week	\$ 13.34	\$ 154.28	\$ 169.14	\$ 198.84	\$ 228.55	\$ 287.97	
2 /week	\$ 32.47	\$ 224.70	\$ 254.41	\$ 313.82	\$ 373.24	\$ 492.08	
3 /week	\$ 51.60	\$ 295.11	\$ 339.67	\$ 428.80	\$ 517.93	\$ 696.19	
4 /week	\$ 70.74	\$ 365.53	\$ 424.94	\$ 543.78	\$ 662.62	\$ 900.29	
5 /week	\$ 89.87	\$ 435.94	\$ 510.21	\$ 658.76	\$ 807.31	\$ 1,104.40	
6 /week	\$ 109.00	\$ 506.36	\$ 595.48	\$ 773.74	\$ 951.99	\$ 1,308.51	
Temporary Container	N/A	N/A	\$ 87.31	\$ 90.73	\$ 97.59	\$ 104.45	\$ 118.16
Second Container	\$ 7.29	\$ 50.76	\$ 67.06	\$ 98.06	\$ 126.74	\$ 189.92	

2024/2025 Organic Commercial Rates - Full COS					
Frequency	96	1.5	2	3	
1 /week	\$ 18.94	\$ 357.73	\$ 433.62	\$ 585.40	
2 /week	\$ 41.79	\$ 610.50	\$ 762.29	\$ 1,065.85	
3 /week	\$ 64.65	\$ 863.28	\$ 1,090.95	\$ 1,546.30	
4 /week	\$ 87.50	\$ 1,116.05	\$ 1,419.61	\$ 2,026.75	
5 /week	\$ 110.35	\$ 1,368.82	\$ 1,748.28	\$ 2,507.19	
6 /week	\$ 133.20	\$ 1,621.59	\$ 2,076.94	\$ 2,987.64	
Second Container	\$ 11.35	\$ 234.58	\$ 312.10	\$ 465.38	

2025/2026 Organic Commercial Rates - Full COS					
Frequency	96	1.5	2	3	
1 /week	\$ 20.24	\$ 372.92	\$ 452.47	\$ 611.57	
2 /week	\$ 44.27	\$ 637.42	\$ 796.52	\$ 1,114.72	
3 /week	\$ 68.29	\$ 901.92	\$ 1,140.57	\$ 1,617.87	
4 /week	\$ 92.32	\$ 1,166.42	\$ 1,484.62	\$ 2,121.02	
5 /week	\$ 116.35	\$ 1,430.92	\$ 1,828.67	\$ 2,624.16	
6 /week	\$ 140.38	\$ 1,695.42	\$ 2,172.72	\$ 3,127.31	
Second Container	\$ 12.18	\$ 245.55	\$ 326.73	\$ 487.33	

2024/2025 MSW Commercial Rates - Full COS COMPACTOR					
Frequency	2	3	4	6	
1 /week	\$ 622.88	\$ 831.73	\$ 1,047.64	\$ 1,521.80	
2 /week	\$ 1,098.63	\$ 1,516.34	\$ 1,948.16	\$ 2,896.48	
3 /week	\$ 1,574.39	\$ 2,200.95	\$ 2,848.68	\$ 4,271.16	
4 /week	\$ 2,050.15	\$ 2,885.56	\$ 3,749.20	\$ 5,645.84	
5 /week	\$ 2,525.91	\$ 3,570.17	\$ 4,649.72	\$ 7,020.52	
6 /week	\$ 3,001.66	\$ 4,254.78	\$ 5,550.24	\$ 8,395.20	
Per Pickup - Compactor	\$ 251.86	\$ 300.05	\$ 349.88	\$ 459.30	
Second Container	\$ 375.36	\$ 584.22	\$ 800.13	\$ 1,274.29	

2025/2026 MSW Commercial Rates - Full COS COMPACTOR					
Frequency	2	3	4	6	
1 /week	\$ 645.96	\$ 867.31	\$ 1,096.63	\$ 1,603.13	
2 /week	\$ 1,144.20	\$ 1,586.89	\$ 2,045.54	\$ 3,058.54	
3 /week	\$ 1,642.44	\$ 2,306.48	\$ 2,994.45	\$ 4,513.96	
4 /week	\$ 2,140.68	\$ 3,026.07	\$ 3,943.36	\$ 5,969.37	
5 /week	\$ 2,638.92	\$ 3,745.65	\$ 4,892.27	\$ 7,424.78	
6 /week	\$ 3,137.16	\$ 4,465.24	\$ 5,841.18	\$ 8,880.20	
Per Pickup - Compactor	\$ 260.43	\$ 311.51	\$ 364.43	\$ 481.31	
Second Container	\$ 394.84	\$ 616.18	\$ 845.50	\$ 1,352.01	

2024/2025 Recycling Commercial Rates - Full COS COMPACTOR					
Frequency	2	3	4	6	
1 /week	\$ 286.32	\$ 338.71	\$ 391.10	\$ 495.88	
2 /week	\$ 489.36	\$ 594.14	\$ 698.92	\$ 908.47	
3 /week	\$ 692.40	\$ 849.57	\$ 992.40	\$ 1,263.57	
4 /week	\$ 895.44	\$ 1,105.00	\$ 1,314.55	\$ 1,733.66	
5 /week	\$ 1,098.48	\$ 1,360.43	\$ 1,622.37	\$ 2,146.25	
6 /week	\$ 1,301.52	\$ 1,615.86	\$ 1,930.19	\$ 2,558.85	
Per Pickup	\$ 174.19	\$ 186.28	\$ 198.37	\$ 222.55	
Second Container	\$ 104.78	\$ 157.17	\$ 209.55	\$ 314.33	

2025/2026 Recycling Commercial Rates - Full COS COMPACTOR					
Frequency	2	3	4	6	
1 /week	\$ 306.11	\$ 365.53	\$ 424.94	\$ 543.78	
2 /week	\$ 525.47	\$ 644.30	\$ 763.14	\$ 1,000.81	
3 /week	\$ 744.83	\$ 923.08	\$ 1,101.34	\$ 1,457.85	
4 /week	\$ 964.18	\$ 1,201.86	\$ 1,439.53	\$ 1,914.88	
5 /week	\$ 1,183.54	\$ 1,480.64	\$ 1,777.73	\$ 2,371.91	
6 /week	\$ 1,402.90	\$ 1,759.41	\$ 2,115.92	\$ 2,828.95	
Per Pickup	\$ 182.00	\$ 195.71	\$ 209.42	\$ 236.85	
Second Container	\$ 118.84	\$ 178.26	\$ 237.67	\$ 356.51	

APPENDIX A-8: ROLL OFF COST OF SERVICE CALCULATIONS

Roll-Off All Materials – Cost of Service

FY2021/22	Cost of Service Information
103%	CPI Adjustment
	CITY OF TRACY OVERHEAD
\$ 740,195	City Personnel, Contracted Service, Commodities & ISC Charges (Including New Programs)
\$ 648,624	Tracy Disposal General Admin
\$ 344,470	Tracy Disposal Depreciation
\$ (206,204)	Non-Rate Revenue
\$ (688,187)	Operating Reserve
\$ 729,720	Franchise Fee
\$ 1,858,682	Tracy Disposal Direct Costs
	Equipment Replacement
\$ 3,450,328	MSW Transport/Processing/Disposal Costs
\$ 1,209	Wood Transport/Processing/Disposal Costs
\$ -	REC Transport/Processing/Disposal Costs
\$ 1,088	YW Transport/Processing/Disposal Costs
\$ 263,081	C&D Transport/Processing/Disposal Costs
\$ 7,143,008	Total All Costs
\$ 838,899	Fixed Cost
\$ 132.35	MSW Per Ton Disposal Cost
\$ -	REC Per Ton Disposal Cost
\$ 103.08	DIRT Per Ton Disposal Cost
\$ 134.64	C&D Per Ton Disposal Cost
\$ 83.71	YW Per Ton Disposal Cost

	Box Rates by Cost of Service									
	Total	MSW	REC	C&D	Wood	YW - Loose	MSW - Comp	Rec - Comp	YW Comp	
Setouts/Max Load	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Containers	8,368	4,794	-	630	24	10	2,910	-	-	-
"FTE Route Factor"	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25
Disposal Factor		4.00								
Routes if All Subs	9,095.50	4,794.00	-	630.00	24.00	10.00	3,637.50	-	-	-
Cost per Route	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cost all Routes	\$ 853.61	\$ 853.61	\$ 853.61	\$ 853.61	\$ 853.61	\$ 853.61	\$ 1,067.01	\$ 1,067.01	\$ 1,067.01	\$ 1,067.01
Minimum	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Equivalent Cart Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25
Accounts by Size	8,368	4,794	-	630	24	10	2,910	-	-	-
Equivalent Cart Units (ECU)	9,096	4,794	-	630	24	10	3,638	-	-	-
Annual Variable Route Costs	\$ 2,588,403									
ECUs	9,096									
Annual Variable/ECU	\$ 284.58									
Variable/ECU	\$ 284.58									
Equivalent Cart Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25
Variable Route Costs/Pull	\$ 284.58	\$ 284.58	\$ 284.58	\$ 284.58	\$ 284.58	\$ 284.58	\$ 355.73	\$ 355.73	\$ 355.73	\$ 355.73
Fixed Costs/Container/Pull	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25	\$ 100.25
MSW Txfr & Disp Cost/Pull										
REC Collection Cost/Pull										
OCC Txfr & Proc Cost/Pull										
YW/CD Txfr & Proc Cost/Pull										
TOTAL RATE PER PULL BEFORE DISP/PRX	\$ 384.83	\$ 384.83	\$ 384.83	\$ 384.83	\$ 384.83	\$ 384.83	\$ 455.98	\$ 455.98	\$ 455.98	\$ 455.98

Roll off Tons	Disposal Costs	Per Ton
MSW	26,070 \$ 3,450,328	\$ 132.35
YW	13 \$ 1,088	\$ 83.71
C&D	1,954 \$ 263,081	\$ 134.6
Wood	16 \$ 1,209	\$ 75.6
	28,053 \$ 3,715,706	\$ 106.57 Average Cost/ton

Convert Tons to Yards			
Tons	Total Yards	Ratio of Compacted to Non	
MSW	26,070 215,115	38%	
Non-compacted Yardage			
	114,110 \$ 3,450,328		
Compacted Yardage			
	2,506,446	Disposal Cost for Compacted	
This mean 3x as much	101,005 \$ 943,882	Disposal Cost for Non-Compacted	
Compactor = 3 - 1	303,015		
	\$ 24.82	Per Yard Costs Compacted	
	\$ 8.27	Per Yard Costs Non-Compacted	
# of Pulls	Total Yards	Total Cost	RATE
10	535 5,350	\$ 44,254 \$ 83 \$ 384.83	\$ 467.55
20	2735 54,700	\$ 452,461 \$ 165 \$ 384.83	\$ 550.27
30	690 20,700	\$ 171,224 \$ 248 \$ 384.83	\$ 632.98
40	834 33,360	\$ 275,944 \$ 331 \$ 384.83	\$ 715.70
10	0 -	\$ - \$ 248 \$ 455.98	\$ 704.13
20	66 1,320	\$ 32,756 \$ 496 \$ 455.98	\$ 952.28
25	321 8,025	\$ 199,141 \$ 620 \$ 455.98	\$ 1,076.35
30	911 27,330	\$ 678,196 \$ 744 \$ 455.98	\$ 1,200.43
35	30 1,050	\$ 26,056 \$ 869 \$ 455.98	\$ 1,324.50
40	1582 63,280	\$ 1,570,297 \$ 993 \$ 455.98	\$ 1,448.58
		\$ 3,450,328	

Convert Tons to Yards				
	Tons	Total Yards	Cost per Yard	RATE
C&D	1,954	25,200	\$ 10.44	
# of Pulls Total Yards Total Cost				
Yards	8	0	\$ -	\$ 384.83 \$ 83.52 \$ 468.35
Yards	10	0	\$ -	\$ 384.83 \$ 104.40 \$ 489.23
Yards	20	0	\$ -	\$ 384.83 \$ 208.79 \$ 593.63
Yards	30	0	\$ -	\$ 384.83 \$ 313.19 \$ 698.02
Yards	40	630	\$ 263,081	\$ 384.83 \$ 417.59 \$ 802.42
Convert Tons to Yards				
	Tons	Total Yards	Cost per Yard	RATE
YW	13	150	\$ 7.25	
# of Pulls Total Yards Total Cost				
Yards	8	0	\$ -	\$ 384.83 \$ 58 \$ 442.87
Yards	10	5	\$ 362.74	\$ 384.83 \$ 73 \$ 457.38
Yards	20	5	\$ 725.47	\$ 384.83 \$ 145 \$ 529.93
Yards	30	0	\$ -	\$ 384.83 \$ 218 \$ 602.47
Yards	40	0	\$ -	\$ 384.83 \$ 290 \$ 675.02
COMPACT	10	0	\$ -	\$ 455.98 \$ 218 \$ 673.62
COMPACT	20	0	\$ -	\$ 455.98 \$ 435 \$ 891.26
COMPACT	25	0	\$ -	\$ 455.98 \$ 544 \$ 1,000.08
COMPACT	30	0	\$ -	\$ 455.98 \$ 653 \$ 1,108.90
COMPACT	35	0	\$ -	\$ 455.98 \$ 762 \$ 1,217.72
COMPACT	40	0	\$ -	\$ 455.98 \$ 871 \$ 1,326.54
Convert Tons to Yards				
	Tons	Yards	Cost per yard	RATE
Wood	16	189.35	\$ 6.30	
# of Pulls Total Yards Total Cost				
Yards	8	24	\$ 189.35	\$ 384.83 \$ 50 \$ 435.22

APPENDIX A-9: ROLL OFF PER PULL RATES – COST OF SERVICE – LOOSE MATERIAL

Roll Off Per Pull Rates – Cost of Service – Loose Material - FY 2019-2020 through FY 2025-2026

MSW Roll Off Rates - (19-20 Approved)					
Per Pull	8	10	20	30	40
1	N/A	\$ 276.90	\$ 395.95	\$ 518.05	\$ 637.10

MSW Roll Off Rates - 2021-2022 Full COS					
Per Pull	8	10	20	30	40
1	N/A	\$ 467.55	\$ 550.27	\$ 632.98	\$ 715.70

MSW Roll Off Rates - 2022-2023 Full COS					
Per Pulls	8	10	20	30	40
1	N/A	\$ 497.69	\$ 582.89	\$ 668.09	\$ 753.28

Recycling Roll Off Rates - (19-20 Approved)					
Per Pull	8	10	20	30	40
1	N/A	N/A	N/A	N/A	N/A

Recycling Roll Off Rates - 2021-2022 Full COS					
Per Pull	8	10	20	30	40
1	\$ 384.83	\$ 384.83	\$ 384.83	\$ 384.83	\$ 384.83

Recycling Roll Off Rates - 2022-2023 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 412.49	\$ 412.49	\$ 412.49	\$ 412.49	\$ 412.49

Yard Waste Roll Off Rates - (19-20 Approved)					
Per Pull	8	10	20	30	40
1	N/A	\$ 276.90	\$ 395.95	\$ 518.05	\$ 637.10

Yard Waste Roll Off Rates - 2021-2022 Full COS					
Per Pull	8	10	20	30	40
1	\$ 442.87	\$ 457.38	\$ 529.93	\$ 602.47	\$ 675.02

Yard Waste Roll Off Rates - 2022-2023 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 472.27	\$ 487.21	\$ 561.94	\$ 636.66	\$ 711.38

C&D Roll Off Rates - (19-20 Approved)					
Per Pull	8	10	20	30	40
1	N/A	\$ 276.90	\$ 395.95	\$ 518.05	\$ 637.10

C&D Roll Off Rates - 2021-2022 Full COS					
Per Pull	8	10	20	30	40
1	\$ 468.35	\$ 489.23	\$ 593.63	\$ 698.02	\$ 802.42

C&D Roll Off Rates - 2022-2023 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 498.51	\$ 520.02	\$ 627.55	\$ 735.08	\$ 842.61

Wood Box - 8 yd. | \$ 435.22

Wood Box - 8 yd | \$ 464.39

MSW Roll Off Rates - 2023-2024 Full COS					
Per Pulls	8	10	20	30	40
1	N/A	\$ 612.46	\$ 700.21	\$ 787.97	\$ 875.72

MSW Roll Off Rates - 2024-2025 Full COS					
Per Pulls	8	10	20	30	40
1	N/A	\$ 659.58	\$ 749.97	\$ 840.36	\$ 930.75

MSW Roll Off Rates - 2025-2026 Full COS					
Per Pulls	8	10	20	30	40
1	N/A	\$ 708.12	\$ 801.22	\$ 894.32	\$ 987.42

Recycling Roll Off Rates - 2023-2024 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 524.71	\$ 524.71	\$ 524.71	\$ 524.71	\$ 524.71

Recycling Roll Off Rates - 2024-2025 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 569.20	\$ 569.20	\$ 569.20	\$ 569.20	\$ 569.20

Recycling Roll Off Rates - 2025-2026 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 615.03	\$ 615.03	\$ 615.03	\$ 615.03	\$ 615.03

Yard Waste Roll Off Rates - 2023-2024 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 586.28	\$ 601.67	\$ 678.64	\$ 755.60	\$ 832.57

Yard Waste Cart Rates - 2024-2025 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 632.62	\$ 648.47	\$ 727.75	\$ 807.02	\$ 886.29

Yard Waste Cart Rates - 2025-2026 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 680.35	\$ 696.68	\$ 778.33	\$ 859.98	\$ 941.64

C&D Roll Off Rates - 2023-2024 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 613.31	\$ 635.46	\$ 746.21	\$ 856.97	\$ 967.72

C&D Roll Off Rates - 2024-2025 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 660.46	\$ 683.28	\$ 797.35	\$ 911.43	\$ 1,025.51

C&D Roll Off Rates - 2025-2026 Full COS					
Per Pulls	8	10	20	30	40
1	\$ 709.03	\$ 732.53	\$ 850.03	\$ 967.52	\$ 1,085.02

Wood Box - 8 yd | \$ 578.17

Wood Box - 8 yd | \$ 624.26

Wood Box - 8 yd | \$ 671.74

APPENDIX A-10: ROLL OFF PER PULL RATES – COST OF SERVICE – COMPACTED MATERIAL

Roll Off Per Pull Rates – Cost of Service – Compact Material - FY 2019-2020 through FY 2025-2026

MSW Compacted Roll Off Rates - (19-20 Approved)						
Per Pulls	10	20	25	30	35	40
1	\$ 320.35	\$ 481.10	\$ 561.55	\$ 641.90	\$ 722.30	\$ 802.65

MSW Compacted Roll Off Rates - 2021-2022 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 704.13	\$ 952.28	\$1,076.35	\$1,200.43	\$ 1,324.50	\$ 1,448.58

MSW Compacted Roll Off Rates - 2022-2023 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 744.78	\$1,000.37	\$1,128.17	\$1,255.97	\$1,383.76	\$1,511.56

REC Compacted Roll Off Rates - (19-20 Approved)						
Per Pulls	10	20	25	30	35	40
1	\$ 284.05	\$ 412.20	\$ 476.50	\$ 540.65	\$ 604.70	\$ 668.85

REC Compacted Roll Off Rates - 2021-2022 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 455.98	\$ 455.98	\$ 455.98	\$ 455.98	\$ 455.98	\$ 455.98

REC Compacted Roll Off Rates - 2022-2023 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 489.18	\$ 489.18	\$ 489.18	\$ 489.18	\$ 489.18	\$ 489.18

Yard Waste Cart Rates - 2021-2022 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 673.62	\$ 891.26	\$1,000.08	\$1,108.90	\$ 1,217.72	\$ 1,326.54

Yard Waste Cart Rates - 2022-2023 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 713.35	\$ 937.52	\$1,049.61	\$1,161.69	\$1,273.78	\$1,385.86

MSW Compacted Roll Off Rates - 2023-2024 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 870.74	\$1,134.01	\$1,265.64	\$1,397.27	\$1,528.90	\$1,660.53

MSW Compacted Roll Off Rates - 2024-2025 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 932.80	\$1,203.97	\$1,339.55	\$1,475.13	\$1,610.71	\$1,746.29

MSW Compacted Roll Off Rates - 2025-2026 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 996.73	\$ 1,276.02	\$ 1,415.67	\$ 1,555.32	\$ 1,694.97	\$ 1,834.62

REC Compacted Roll Off Rates - 2023-2024 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 607.48	\$ 607.48	\$ 607.48	\$ 607.48	\$ 607.48	\$ 607.48

REC Compacted Roll Off Rates - 2024-2025 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 661.64	\$ 661.64	\$ 661.64	\$ 661.64	\$ 661.64	\$ 661.64

REC Compacted Roll Off Rates - 2025-2026 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 717.43	\$ 717.43	\$ 717.43	\$ 717.43	\$ 717.43	\$ 717.43

Yard Waste Cart Rates - 2023-2024 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 838.38	\$1,069.27	\$1,184.72	\$1,300.17	\$1,415.61	\$1,531.06

Yard Waste Cart Rates - 2024-2025 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 899.47	\$1,137.29	\$1,256.20	\$1,375.11	\$1,494.02	\$1,612.93

Yard Waste Cart Rates - 2025-2026 Full COS						
Per Pulls	10	20	25	30	35	40
1	\$ 962.39	\$ 1,207.35	\$ 1,329.83	\$ 1,452.30	\$ 1,574.78	\$ 1,697.26

APPENDIX A-11: CURRENT RATE SCHEDULE

RESIDENTIAL REFUSE, RECYCLING, AND YARD WASTE RATES			
Subscription Levels	Current Monthly Rate	Extra Recycling	Extra Yard Waste
60 Gallon Refuse 96 Gallon Recycling 96 Gallon Yard Waste	\$ 36.50	\$ -	\$ 8.70
60 Gallon Refuse - LIRA 96 Gallon Recycling 96 Gallon Yard Waste	\$ 31.50	\$ -	\$ 8.70
90 Gallon Refuse 96 Gallon Recycling 96 Gallon Yard Waste	\$ 43.20	\$ -	\$ 8.70

COMMERCIAL REFUSE, RECYCLING, AND YARD WASTE RATES				
Subscription Levels	Current Monthly Rate	Combo Recycling & Yard Waste	Extra Recycling	Extra Yard Waste
60 Gallon Refuse	\$ 39.70	\$ 43.60	\$ -	\$ 8.70
90 Gallon Refuse	\$ 51.58	\$ 43.60	\$ -	\$ 8.70

REFUSE AND RECYCLING BIN RATES		
Subscription Levels	Current Monthly Rate	Per Dump Rate
REFUSE		
1.5 Yards	\$ 148.20	\$ 40.65
2 Yards	\$ 191.58	\$ 55.10
3 Yards	\$ 257.55	\$ 77.70
4 Yards	\$ 322.65	\$ 99.80
6 Yards	\$ 440.55	\$ 140.05
RECYCLING		
1.5 Yards	\$ 130.90	\$ 35.55
2 Yards	\$ 169.70	\$ 48.50
3 Yards	\$ 226.00	\$ 68.70
4 Yards	\$ 280.40	\$ 88.45
6 Yards	\$ 377.15	\$ 124.55

APPENDIX A-11: CURRENT RATE SCHEDULE

ROLL-OFF RATES*		
Subscription Levels	Current Monthly Rate	Per Dump Rate
10 Yards	N/A	\$ 276.90
20 Yards	N/A	\$ 395.95
30 Yards	N/A	\$ 518.05
40 Yards	N/A	\$ 637.10

* Additional fees based on weight may apply

COMPACTOR REFUSE RATES*		
Subscription Levels	Per Dump Rate - Self Contained	Per Dump Rate - Stationary
2 Yards	\$ 222.45	N/A
3 Yards	\$ 236.10	N/A
4 Yards	\$ 249.75	N/A
6 Yards	\$ 284.50	N/A
8 Yards	\$ 311.80	N/A
10 Yards	\$ 338.95	\$ 320.35
20 Yards	\$ 499.70	\$ 481.10
25 Yards	\$ 580.15	\$ 561.55
30 Yards	\$ 660.50	\$ 641.90
35 Yards	\$ 740.90	\$ 722.30
40 Yards	\$ 821.25	\$ 802.65

* Additional fees based on weight may apply

COMPACTOR RECYCLING RATES*		
Subscription Levels	Per Dump Rate - Self Contained	Per Dump Rate - Stationary
2 Yards	\$ 210.75	N/A
3 Yards	\$ 221.50	N/A
4 Yards	\$ 232.25	N/A
6 Yards	\$ 259.55	N/A
10 Yards	\$ 302.85	\$ 284.05
20 Yards	\$ 430.60	\$ 412.20
25 Yards	\$ 494.85	\$ 476.50
30 Yards	\$ 558.90	\$ 540.65
35 Yards	\$ 623.40	\$ 604.70
40 Yards	\$ 687.60	\$ 668.85

* Additional fees based on weight may apply



PUBLIC HEARING TO CONSIDER A PROPOSED
INCREASE TO SOLID WASTE RATES AND ADOPT
THE PROPOSED SOLID WASTE RATES AT THE
CONCLUSION OF THE PUBLIC HEARING

DECEMBER 21, 2021

COLLABORATORS

- HF&H Consultants, LLC

Marva Sheehan

Scott Holt

- Tracy Disposal/MRF

Mike Repetto

Scott Stortroen

Anna Lovecchio



Think Inside the Triangle™

SERVICES PROVIDED

City

- Oversees Agreements
- Coordinates Recycling and Other Events
- Provides Various Services
 - Billing
 - Compliance

Tracy Disposal

- Collection
- Transportation
- Disposal of Solid Waste Materials

Tracy MRF

- Material Acceptance
- Processing and Disposition of Recycled Materials and Organics
- Transfer Services





Think Inside the Triangle™

BASIS FOR RATE INCREASE

- State Mandates
- Rates Last Adjusted in 2012
- Increased Service Area
- Cost Increases
- Drop in Recycling Market

KEY RESIDENTIAL RATE CHANGES

Projected Cost of Service and Proposed Monthly Rate Increase

Solid Waste, Recycling, and Organics (Residential)	Current Rates	FY 21/22	\$ Change	FY 22/23	\$ Change	FY 23/24	\$ Change	FY 24/25	\$ Change	FY 25/26	\$ Change
60-Gallon Container*	\$36.50	\$44.38	+ \$7.88	\$52.35	+ \$7.96	\$61.18	+ \$8.83	\$65.75	+ \$4.56	\$70.40	+ \$4.66
90-Gallon Container*	\$43.20	\$52.57	+ \$9.37	\$60.87	+ \$8.30	\$70.21	+ \$9.35	\$75.50	+ \$5.29	\$80.89	+ \$5.39

*Only applicable for Residential Customers. Includes a 90-Gallon Recycling and a 90-Gallon Organics container.

Rates for Additional Carts

Residential Increase	Current Rate	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Recycle Container*	--	\$4.27	\$5.64	\$6.05	\$6.66	\$7.29
Organics Container*	\$8.70	\$7.77	\$9.94	\$10.54	\$11.35	\$12.18

*The same rate applies to both 60-gallon and 90-gallon customers.



Think Inside the Triangle™

KEY CHANGES TO RESIDENTIAL SERVICES

- Container Changes
- All Three Containers Collected Weekly
- Bulky Pick-Up Increased From One to Two Annually
- Continuation and Expansion of Recycling Events
 - Compost Pick-Up
 - Battery Recycling
 - Citywide Garage Sales
 - Document Shredding

OTHER BENEFITS AND OUTCOMES

- Complying with State Mandates
- Increase Bulky Pickups Annually
- Expand Current Recycling Events
- Increase of Approximately \$2M for Roadway Improvements and Maintenance
- Improve City's Diversion Rate Resulting in Positive Environmental Impacts





Questions Received

- Timing of Rate Study
- MRF Facility
- Different Rates in Different Areas
- Financial Assistance
- Grants
- New Containers
- Acceptable Contents
- Sizes for Garbage Container
- Weekly Service
- Bulky Items Pickup Service
- Rates of Other Cities
- Schedule of Rate Increases

Protest

- Protests must include the following information:
 - An original signature
 - Your printed name
 - Your street address or Assessor Parcel Number (APN)
 - A statement that you protest the proposed solid waste rate increase
- Protests can also be withdrawn.





Questions?



RESOLUTION _____

ADOPTION OF PROPOSED INCREASE TO SOLID WASTE RATES

WHEREAS, State mandates, especially Senate Bill (SB) 1383, are impacting services and costs for jurisdictions statewide to meet compliance, and

WHEREAS, Solid waste rates were last increased in 2012 without factoring in the Consumer Price Index (CPI) increases, and

WHEREAS, Tracy Disposal and the Tracy Material Recovery Facility (MRF) continue to experience rising costs due to an increase in complying with various State mandates, increase costs to maintain vehicles and equipment, fuel, and personnel costs, and

WHEREAS, The current rates do not cover the cost of services provided for solid waste and recycling, and with the increase in the City's service area, creates a larger deficit, and

WHEREAS, Significant drops in the recyclable markets have drastically reduced revenues, and

WHEREAS, HF&H Consultants, Inc. completed a solid waste rate study by conducting comprehensive analysis of the City's residential, commercial, and industrial solid waste and recycling rates, along with associated fees for service impacts, recycling, and green waste and food waste (organics) diversion that would sustain the solid waste enterprise fund while protecting the interest of the community, and

WHEREAS, Changes are required to the garbage and yard waste (changing to organics) containers, and collection service will be weekly for all three containers, and

WHEREAS, The increased rates will provide the continuance and expansion of recycling programs, such as the bulky items pickups, garage sales, and document shredding events, and

WHEREAS, City Council directed staff at the special City Council meeting on November 2, 2021, to proceed with sending a notification of a Public Hearing for the proposed solid waste rate increases in compliance with Proposition 218, and

WHEREAS, The City Council held a public hearing at a regularly scheduled City Council meeting on December 21, 2021 for the proposed increase to solid waste rates, considered all documentation, and comments;

NOW, THEREFORE, BE IT RESOLVED, The City Council hereby approves and adopts the increased solid waste rates, effective January 1, 2022.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 3.C

REQUEST

PUBLIC HEARING TO CONSIDER AMENDING THE ZONE DISTRICT OF TWO SITES: (1) APPROXIMATELY 35 ACRES LOCATED ON THE NORTH SIDE OF VALPICO ROAD, APPROXIMATELY ONE-QUARTER MILE EAST OF TRACY BOULEVARD; AND (2) APPROXIMATELY 4.6 ACRES NORTHWEST OF THE INTERSECTION OF THIRD STREET AND EVANS STREET – APPLICANTS ARE JUAN BAUTISTA AND THE CITY OF TRACY – APPLICATION NUMBERS R21-0005 AND R21-0002

EXECUTIVE SUMMARY

This proposal is to amend the zoning on two sites from Light Industrial to residential zoning to be consistent with the existing General Plan designations: a 35-acre site on the north side of Valpico Road and a 4.6-acre site at the northwest corner of Third Street and Evans Street. This proposal fulfills a General Plan Housing Element goal related to providing suitable sites for housing development, is related to the City Council's Strategic Priorities, and is on the to-do list of affordable/workforce housing items directed by the City Council.

DISCUSSION

Project Description

This proposal is to amend the zone district for two separate sites: the Valpico Road Site and the Third Street Site.

The Valpico Road Site is located on the north side of Valpico Road, approximately one-quarter mile east of Tracy Boulevard, centered around Mission Court, a public street approved many years ago but never built. Attachment A is an excerpt from the City's General Plan Map identifying the location of the Valpico Road Site. The Valpico Road Site includes five lots, plus the Mission Court right-of-way, totaling approximately 35 acres. The proposal is to rezone this 35-acre site from Light Industrial (M-1) to High Density Residential (HDR). Attachments B and C identify the existing zoning of the site (M-1) and proposed zoning (HDR), respectively. This rezoning is initiated by the City and no development application for any portion of this property is proposed or being processed by the City at this time.

The Third Street Site is located northwest of the intersection of Third Street and Evans Street, includes ten lots, and comprises approximately 4.6 acres. Attachment D identifies the location of the Third Street Site and its General Plan designation. The proposal is to rezone the eastern portion of the site, containing existing single-family homes, from Light Industrial to Medium Density Cluster (MDC). The proposal for the western portion of the site is to rezone it from Light Industrial to Medium Density Residential (MDR). Other than a single-family home on each of two vacant properties along Third Street, no development application for any portion of this property is proposed or being processed by the City at this time.

Purpose of the Zoning Amendments

The City's General Plan is the overarching policy document concerning the City's growth and development. The City's Zoning Ordinance contains specific regulations to implement the policies of the General Plan.

One component of the General Plan is a General Plan map, which contains land use designations and other policies. The City of Tracy's General Plan Map contains 16 different land use designations. Each land use designation is implemented by one or more zoning districts. For example, the Valpico Road Site has a General Plan designation of Residential High. The Residential High designation has a characteristic housing type of multifamily residential, including triplexes, fourplexes, apartments, and condominiums within a density range of from 12.1 to 25 dwelling units per gross acre, although not limited to attached housing types. The City uses the High Density Residential (HDR) Zone District to implement the Residential High General Plan designation. The HDR Zone, being consistent with the General Plan, allows a residential density of 12.1 to 25 dwelling units per gross acre. The Zone also contains the specific development standards (setbacks, height limits, parking, etc.) and the permitted and conditionally permitted land uses within the Zone.

When cities decide future land uses, they first establish the General Plan designation; then create and establish the zone district to implement the General Plan designation. In accordance with State law, a site's zoning is required to be consistent with the General Plan. If there is a discrepancy between the two, the General Plan designation takes precedence because it is the City's guiding policy document, from which zoning and other implementation ordinances are developed.

The purpose of these proposed zoning amendments is to bring the zoning of these two sites into consistency with the General Plan designation of each site. The policy decision to support high and medium density residential development on these sites was made, in the past, with each site's General Plan designation. Therefore, these zoning actions can be considered 'cleanup' items to make the zoning consistent with the General Plan.

Valpico Road Site. Industrial zoning of the Valpico Road Site dates back many decades, likely to the 1960s when the property was annexed to the City. Until the early 1990s, this south area of the City was viewed as a developing industrial area. Industries were constructed on the north and south sides of Valpico Road and west of Tracy Boulevard along the (north-south running) Union Pacific Rail Spurs extending into this vicinity from the rail tracks in the Downtown area and from the rail line along Linne Road. In the middle 1980s, the City began approving residential development in this vicinity, followed by grocery, retail, and consumer services. The area experienced a gradual transition from an industrial center to the residential/commercial area of today. In 2006, the City responded to this change by amending the General Plan designation of the Valpico Road Site from Industrial to Residential High. The current rezoning request is a programmed follow-up step of the City's decision to change the General Plan designation from Industrial to Residential High.

Rezoning the Valpico Road Site to HDR is also a commitment made by the City in the City's existing Housing Element, adopted by the City Council in 2016. State housing law requires each city's Housing Element to contain an inventory of available, vacant sites for residential development. These sites should contain appropriate zoning to accommodate residential development. Although the General Plan designation of this site is Residential High, the zoning has not yet been made consistent with the General Plan designation, and therefore the City committed to rezone this site following adoption of the Housing Element. California Government Code Section 65860 requires a city's zoning ordinance to be consistent with its General Plan. During the last Housing Element update process (in 2016), the State Department of Housing and Community Development notified the City that it would not recognize the Valpico Road Site as part of Tracy's vacant sites inventory until the site is rezoned to HDR.

As noted above, development in the HDR Zone may occur at a density of from 12.1 to 25 dwelling units per gross acre. Within that density range, this 35-acre site could eventually accommodate between 425 and 875 residential dwelling units.

Third Street Site. The Third Street Site, by contrast, has a General Plan designation of Residential Medium, which provides for development within a density range of from 5.9 to 12 dwelling units per gross acre. The Residential Medium General Plan designation may be implemented by either the Medium Density Residential (MDR) Zone or the Medium Density Cluster (MDC) Zone. Both of these zone districts allow the same overall density range, but the MDC Zone is geared toward small-lot, single-family home development while the MDR Zone requires larger lots and is set up to focus on attached, multifamily development.

Therefore, the recommendation for the MDC Zone on the existing, smaller lots on the east portion of the Third Street Site would more-closely coincide with that area's existing lot pattern, while the MDR Zone could provide for duplexes, fourplexes, or small apartments on the west side of the site, which primarily consists of approximately three acres of vacant property.

The Third Street Site shares some characteristics of the Valpico Road Site, in that it is near or adjacent to existing or former industrial uses and may have been considered for industrial development in the past. Today, the adjacent Bow-Tie area is designated Downtown by the City's General Plan (no longer industrial) and would be more compatible with, and mutually supportive of, adjacent residential development, as envisioned by the General Plan.

An application to rezone the vacant property at 209 E. Third Street (located within the Third Street Site, third lot west of Evans Street) from Light Industrial to Medium Density Cluster was initiated by the owner of the site, Juan Bautista. Mr. Bautista desires to construct a single-family home on the lot and submitted a building permit application to do so. In order for the building permit application to be consistent with the zoning, one of the criteria needed to obtain a building permit, the site must be rezoned from Light Industrial. Approval of this rezoning request will enable Mr. Bautista to obtain a building permit to construct a new single-family home.

The owner of property at 243 E Third Street, also located within the Third Street Site (immediately at the northwest corner of Third and Evans Streets), has likewise

expressed a desire to construct a single-family home on that site, which could be allowed following approval of this rezoning application.

City staff requests the Planning Commission expand the boundaries of Mr. Bautista's request for his lot at 209 E. Third Street to include the entire Third Street Site because this entire 4.6-acre area experiences the inconsistency between the zoning and General Plan designation and will benefit from the rezoning.

Planning Commission Consideration

The Planning Commission considered these proposals during their regular meeting on November 17, 2021. Their discussion related to potential loss of industrial opportunity sites, opportunity for needed additional infill housing, and the effects of historical land use transition in the sites' vicinities. One member of the public commented regarding potential site contamination from former diesel truck and storage uses on a now-vacant portion of the Third Street site. That question concluded with assurances that all California Environmental Quality Act and other soil or groundwater quality regulations of the County Environmental Health Department and related agencies with jurisdiction will be followed upon development of the site.

Following the public hearing and discussion, by a vote of five to zero, the Planning Commission recommended approval of the proposed zoning code amendments.

Affordable/Workforce Housing Implementation Tasks

This rezoning request is one of the Affordable/Workforce Housing Tasks directed by the City Council and most recently discussed during the June 1, 2021 City Council meeting. Other items include the following, with the anticipated beginning of public hearing months.

- Zoning Ordinance, specific plans, and other code and policy amendments (March 2022):
- permit high-density housing "by right" in commercial zones
 - update Zoning Ordinance to be consistent with current State law regarding Accessory Dwelling Units (ADUs)
 - increase maximum densities in higher density residential zones (likely will require a General Plan amendment and additional CEQA documentation)
 - remove minimum lot sizes in favor of floor area ratio and/or units per acre
 - allow taller buildings, greater lot coverage and reduced setbacks in moderate and higher density zones
 - increase minimum densities in medium density residential zones
 - allow and encourage duplexes, triplexes and fourplexes designed to look cohesive with adjacent single-family homes in new subdivisions
 - create and apply an overlay zone that allows clusters of tiny homes (may require a General Plan amendment and additional CEQA documentation)
 - amend the City's off-street parking ordinance to reduce the number of off-street parking spaces required for multi-family development projects.

Develop objective design standards for multi-family development, consistent with requirements of SB 330 (June 2022).

Develop an inclusionary housing program (July 2022).

Develop “off-the-shelf” ADU plans to encourage construction of ADUs for use by property owners or developers (these do not require Planning Commission or City Council public hearings but will be presented along with related items beginning in March 2022).

Prepare a ballot initiative for voter consideration regarding the City’s Growth Management Ordinance (this item is currently not being processed until further direction from City Council).

Some of these items (such as density changes or overlay zones) will require California Environmental Quality Act (CEQA) documentation (likely, a Negative Declaration, including its preparation and mandatory review periods) and therefore will begin public hearings in August 2022).

Other related items recommended to be added to the Housing Implementation Tasks include updating City zoning regulations to be consistent with recently adopted State law related to Senate Bill 9 and Senate Bill 10, which require the potential for more dense residential development in single-family home neighborhoods, and consideration of City Growth Management Ordinance revisions related to prioritization of City RHNA (Regional Housing Needs Allocation) building permits. These items are anticipated to be scheduled for City Council consideration beginning in March 2022.

CEQA Documentation

The project is consistent with the development density established by the City General Plan, for which an Environmental Impact Report (EIR) (SCH Number 2008092006) was certified (Resolution 2011-028). The proposal is to amend the zoning of the two sites, resulting in zoning consistent with the existing General Plan designation of each site. No change is proposed to the General Plan designation of either site. The development density allowed under the proposed zone districts, therefore, was analyzed in the City’s General Plan EIR. Furthermore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no additional CEQA documentation is required.

STRATEGIC PLAN

This agenda item is related to City Council Quality of Life Strategic Priority Goal #4, Implement Affordable Housing Initiatives.

FISCAL IMPACT

This is a routine development application requiring no proposed expenditures.

RECOMMENDATION

Staff recommends that the City Council approve the Planning Commission's recommended approval of the proposed zoning code amendments for both the Valpico Road Site and the Third Street Site.

Prepared by: Alan Bell, Senior Planner

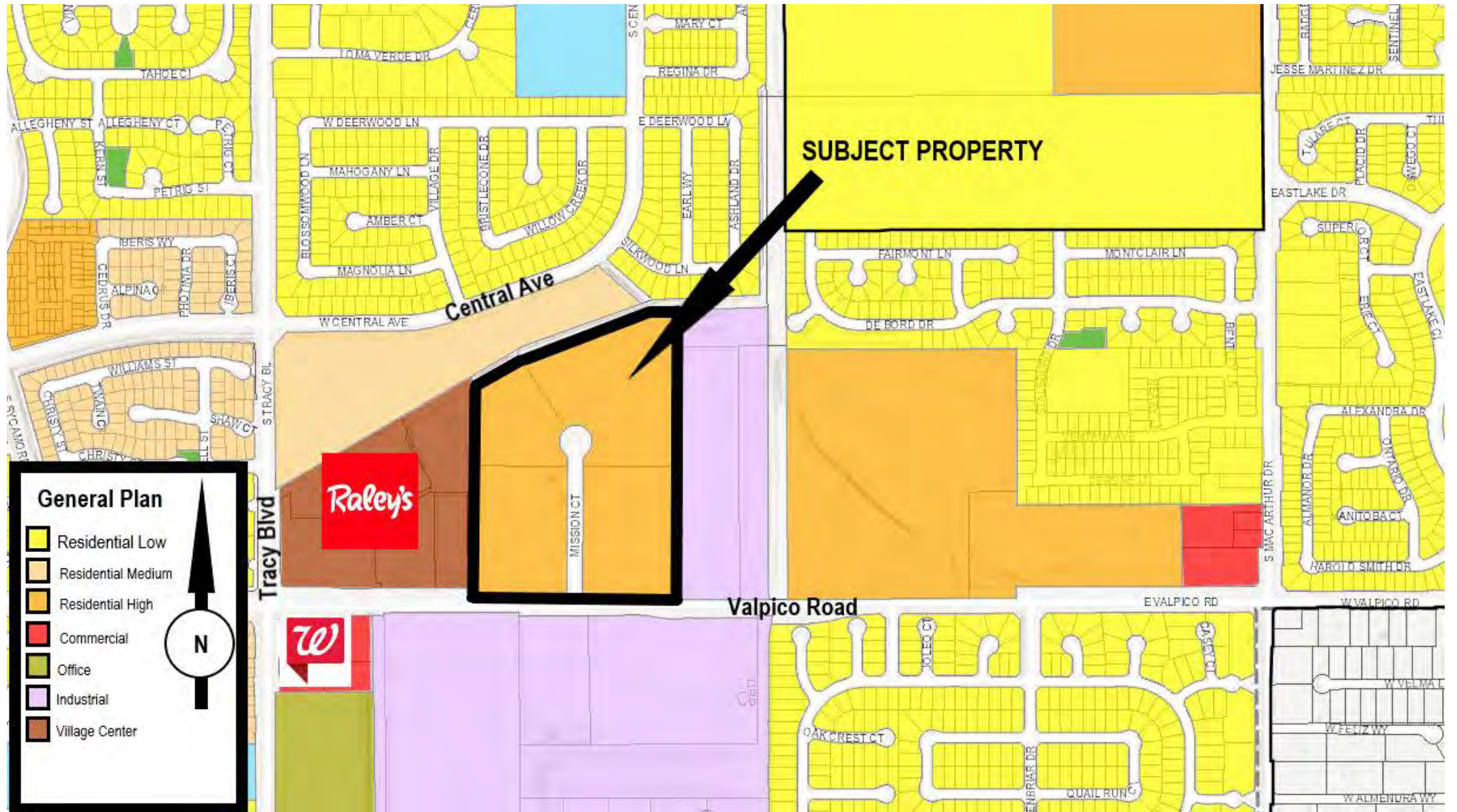
Reviewed by: Bill Dean, Interim Development Services Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

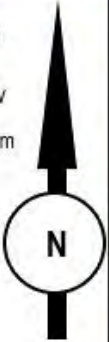
- Attachment A – General Plan Map Excerpt of the Valpico Road Site
- Attachment B – Existing Zoning of the Valpico Road Site
- Attachment C – Proposed Zoning of the Valpico Road Site
- Attachment D – General Plan Map Excerpt of the Third Street Site
- Attachment E – Existing Zoning Map of the Third Street Site
- Attachment F – Proposed Zoning of the Third Street Site
- Attachment G – Aerial photographs of both the Valpico Road and Third Street Sites
- Attachment H – Proposed City Council Valpico Road Rezoning Ordinance
- Attachment I – Proposed City Council Third Street Rezoning Ordinance

GENERAL PLAN VALPICO ROAD SITE

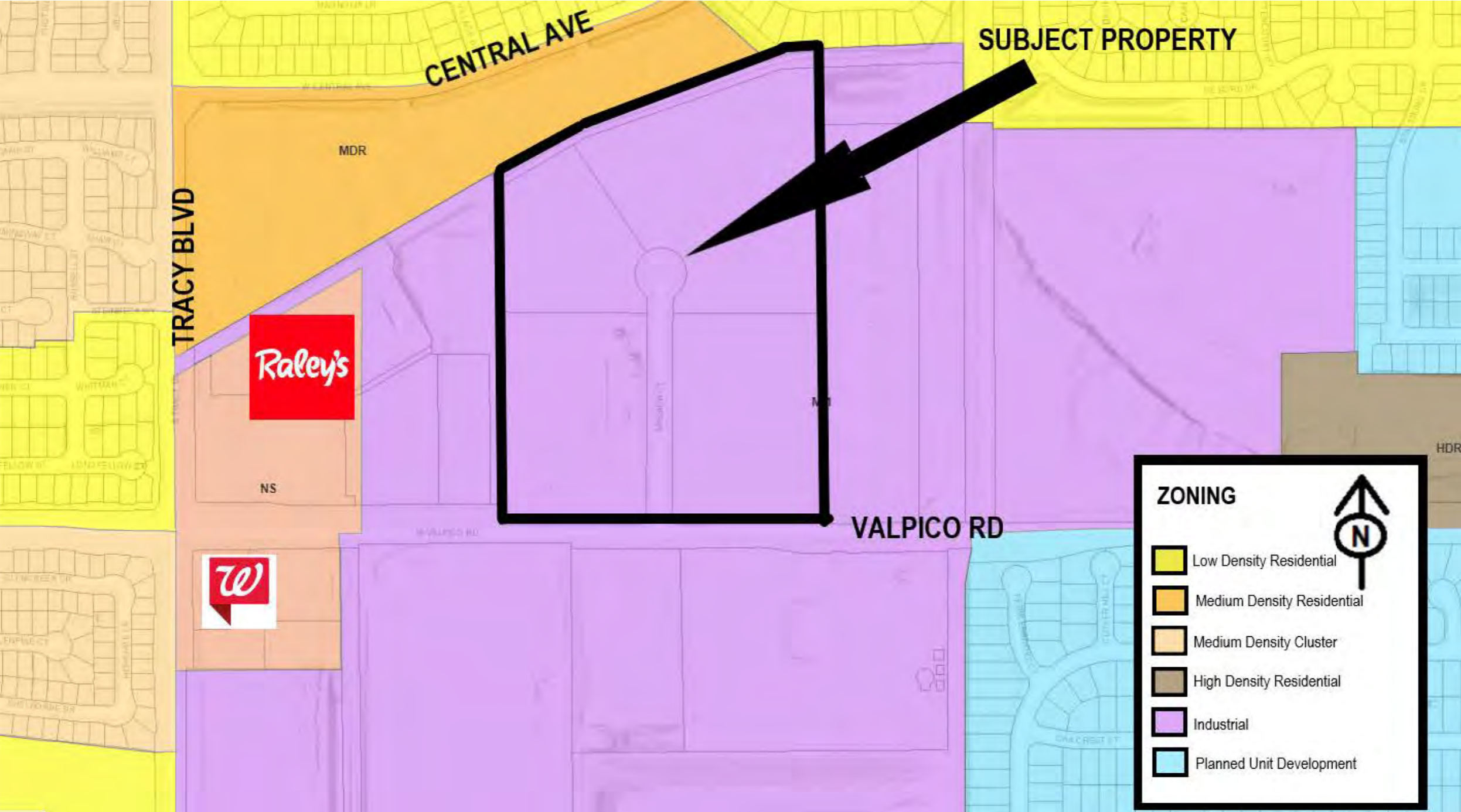


General Plan

- Residential Low
- Residential Medium
- Residential High
- Commercial
- Office
- Industrial
- Village Center



EXISTING ZONING VALPICO ROAD SITE

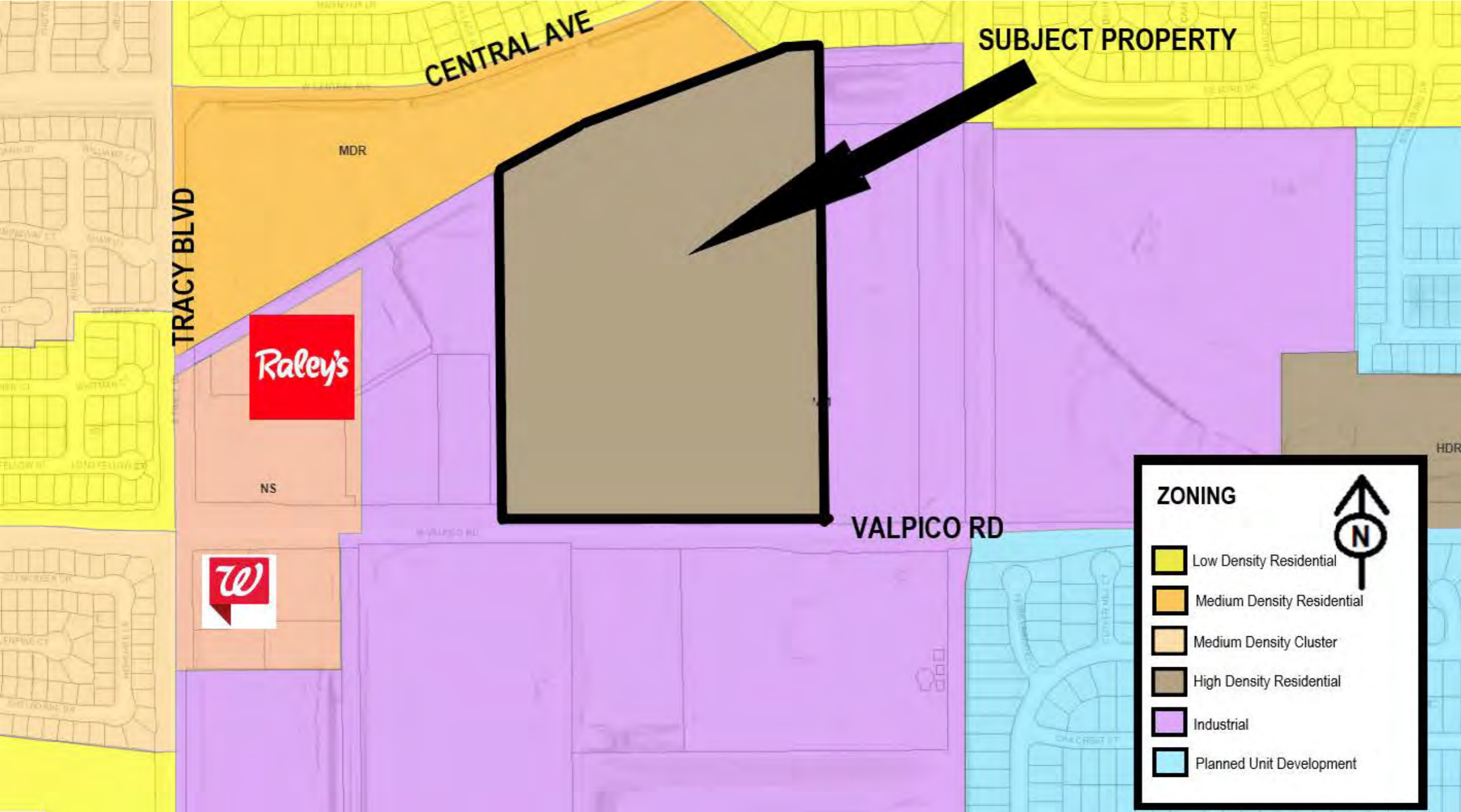


ZONING

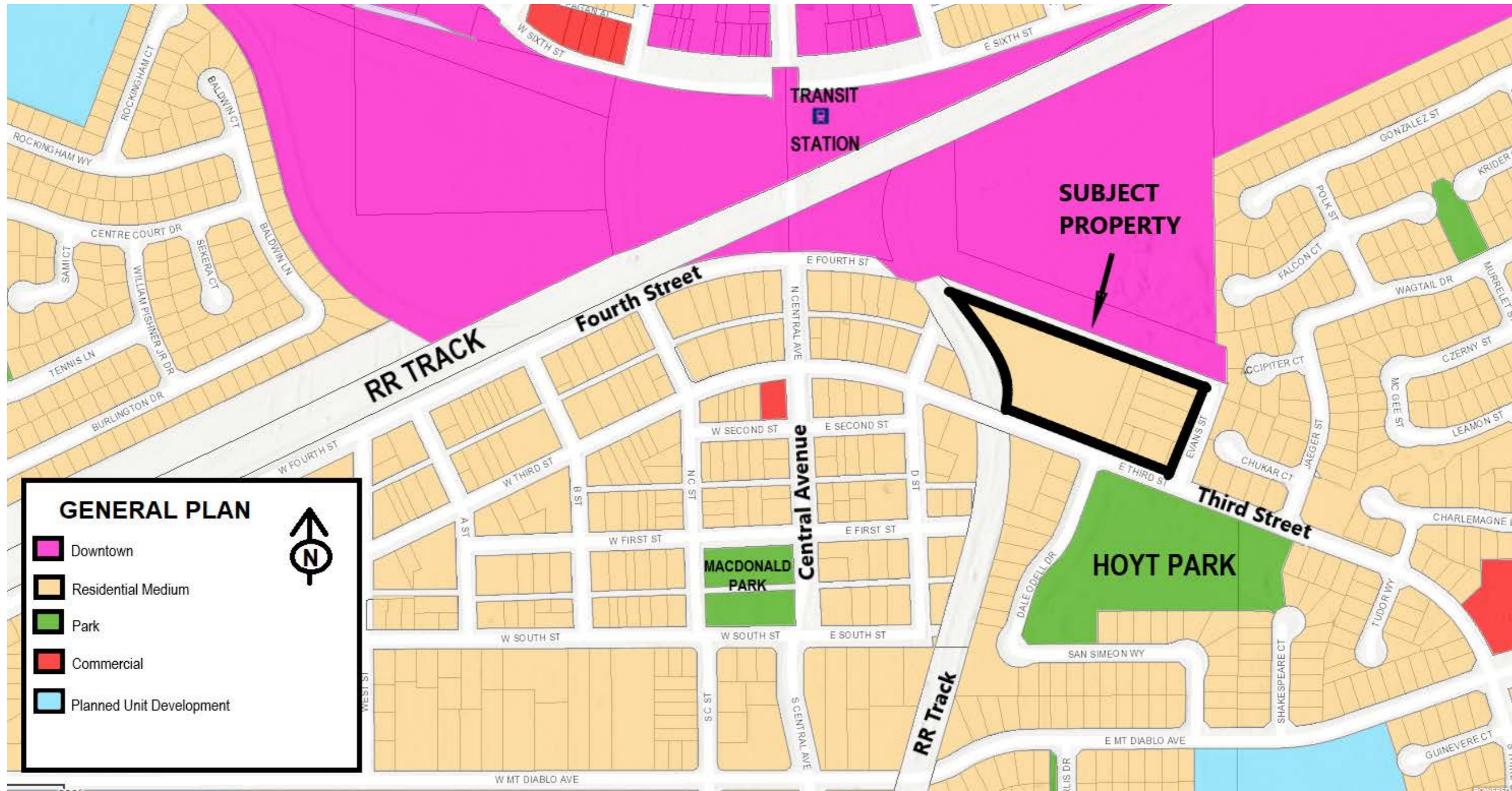
- Low Density Residential
- Medium Density Residential
- Medium Density Cluster
- High Density Residential
- Industrial
- Planned Unit Development



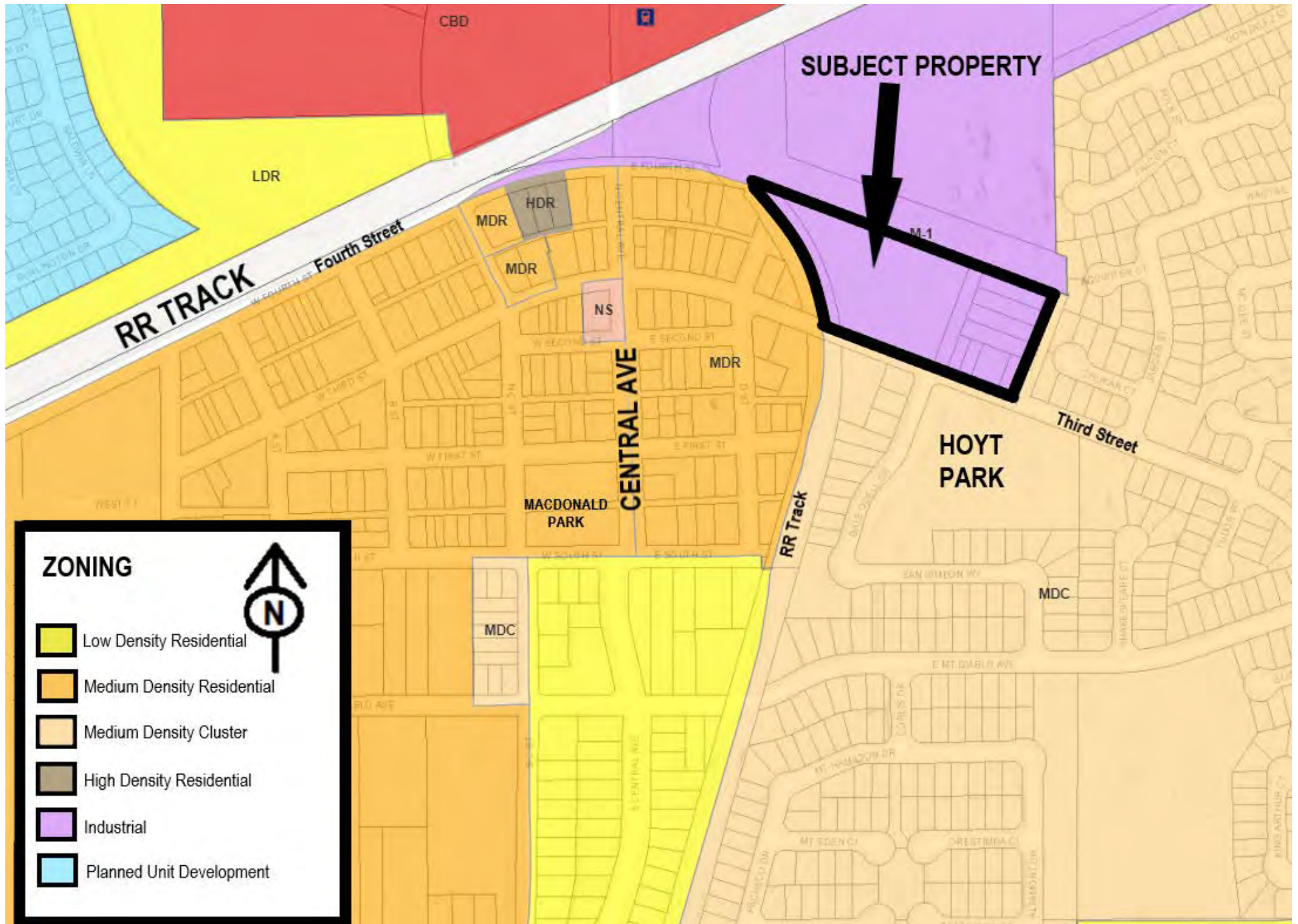
PROPOSED ZONING VALPICO ROAD SITE



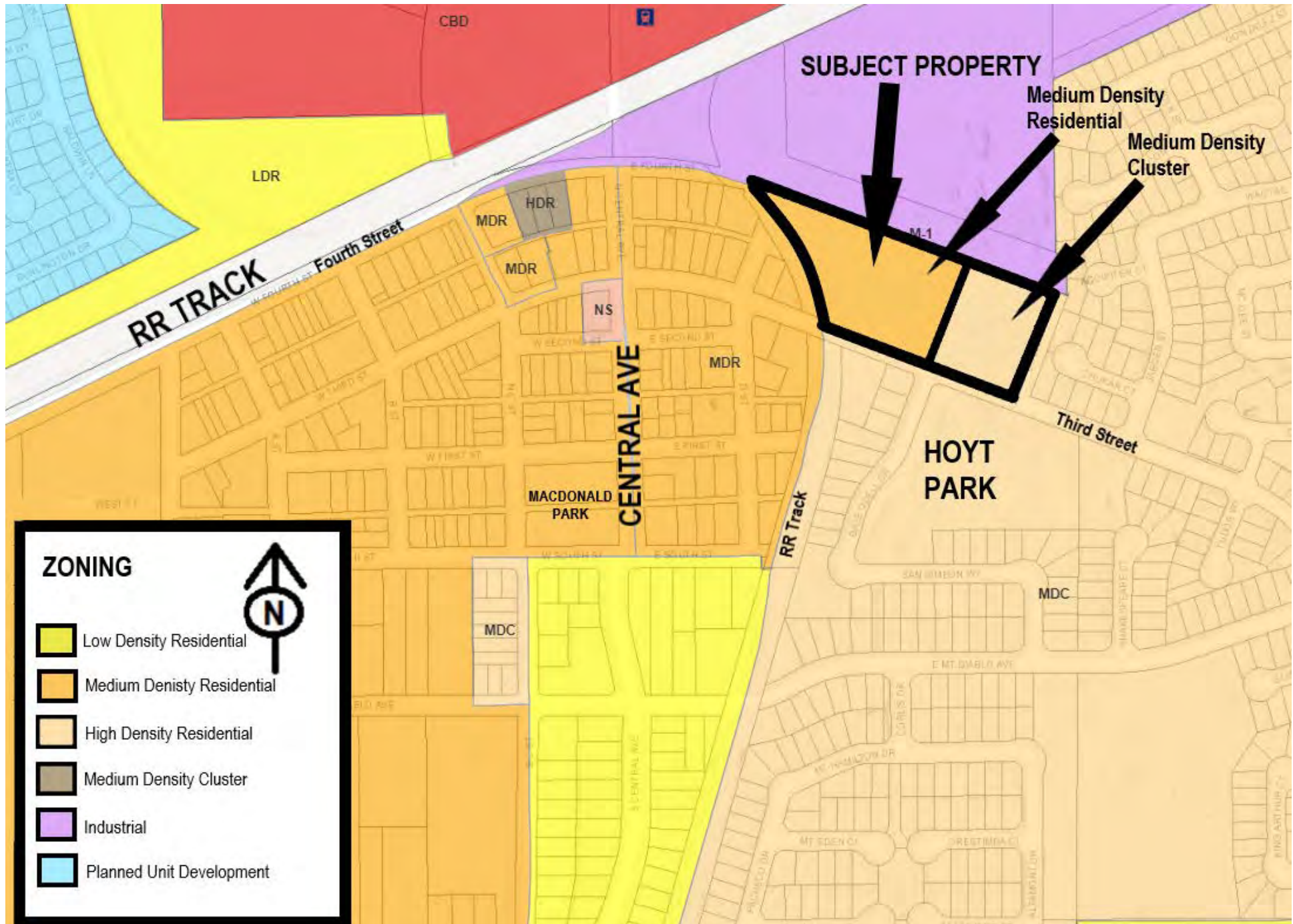
GENERAL PLAN THIRD STREET SITE



EXISTING ZONING THIRD STREET SITE



PROPOSED ZONING THIRD STREET SITE



VALPICO ROAD SITE



THIRD STREET SITE



ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING THE ZONING OF PROPERTY
LOCATED ON THE NORTH SIDE OF VALPICO ROAD,
APPROXIMATELY ONE-QUARTER MILE EAST OF TRACY BOULEVARD,
FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL

WHEREAS, The City of Tracy City Council designated the subject property Residential High with the General Plan update on February 1, 2011, Resolution 2011-029, and

WHEREAS, In accordance with State law, the zoning of the property (currently Light Industrial) should be consistent with the General Plan, and

WHEREAS, The High Density Residential Zone is consistent with the Residential High General Plan designation and is designed to implement the Residential High General Plan designation, and

WHEREAS, The proposed zoning amendment will not change the development density of the site as established by the Residential High General Plan designation and therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no additional CEQA documentation is required, and

WHEREAS, On _____, the City Council conducted a public hearing to review and consider the zoning amendment;

The City Council of the City of Tracy does ordain as follows:

SECTION 1: The Zoning Map of the City of Tracy is hereby amended to reclassify the following property from Light Industrial (M-1) to High Density Residential (HDR):

Approximately 35 acres located on the north side of Valpico Road, approximately one-quarter mile east of Tracy Boulevard, centered around the (unbuilt) Mission Court public right-of-way, Assessor's Parcel Number 246-130-03, 04, 05, 06, and the adjacent portion of 246-010-08, indicated on Exhibit 1.

SECTION 2: This Ordinance shall take effect 30 days after final passage and adoption.

SECTION 3: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

* * * * *

Ordinance _____
Page 2

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council held on the ____ day of _____, 2021, and finally adopted on the ____ day of ____ 2022, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

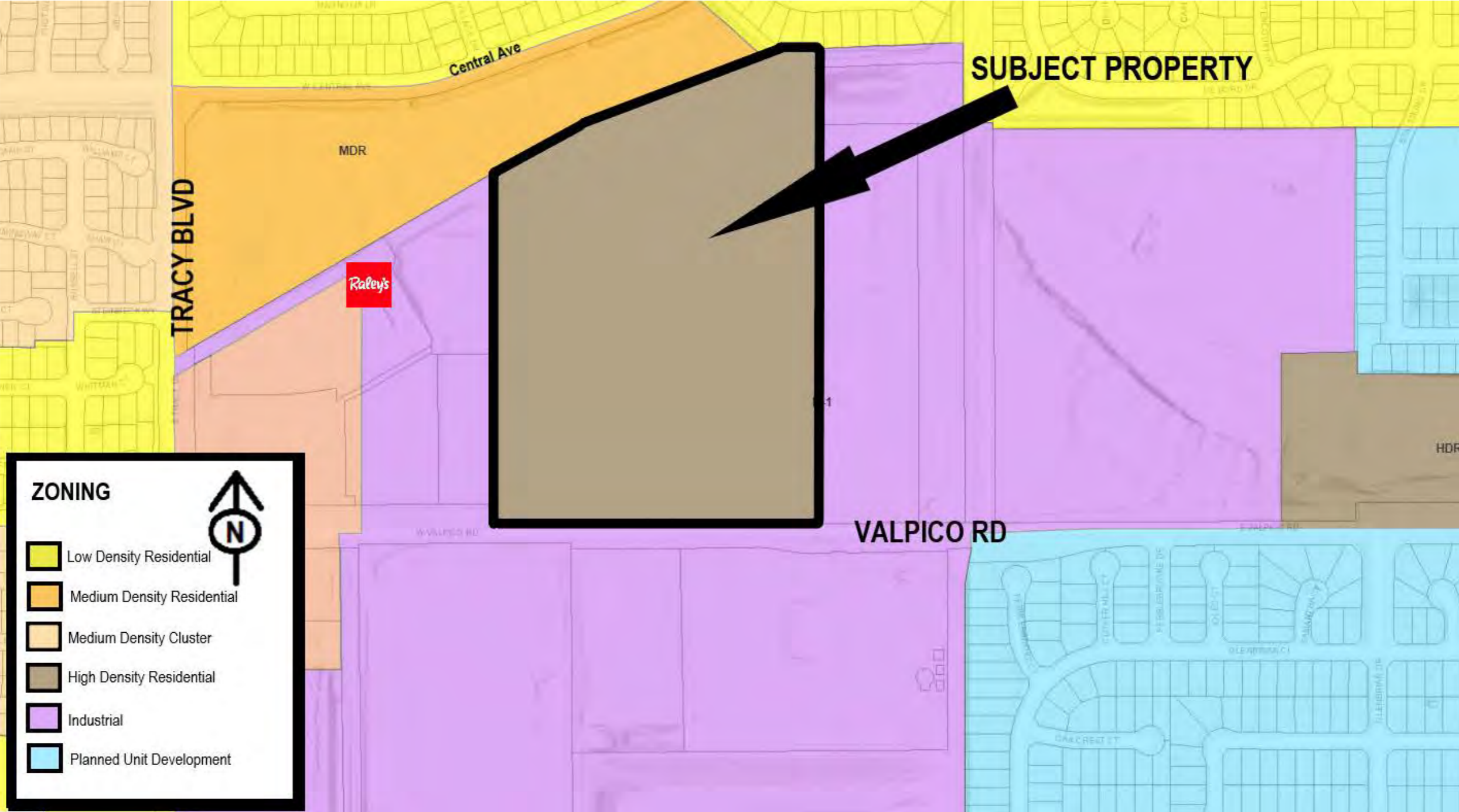
ATTEST:

MAYOR

CITY CLERK

Exhibit 1 – Property Rezoned from Light Industrial to High Density Residential, Attachment C of the December 21, 2021 City Council staff report

PROPOSED ZONING VALPICO ROAD SITE



ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING THE ZONING OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF THIRD STREET AND EVANS STREET, FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY CLUSTER AND MEDIUM DENSITY RESIDENTIAL

WHEREAS, The City of Tracy City Council most recently confirmed the General Plan designation of the subject property Residential Medium with the General Plan update on February 1, 2011, Resolution 2011-029, and

WHEREAS, In accordance with State law, the zoning of the property (currently Light Industrial) should be consistent with the General Plan, and

WHEREAS, The Medium Density Cluster Zone and the Medium Density Residential Zone are consistent with the Residential Medium General Plan designation and are designed to implement the Residential Medium General Plan designation, and

WHEREAS, The proposed zoning amendment will not change the development density of the site as established by the Residential Medium General Plan designation and therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no additional CEQA documentation is required, and

WHEREAS, On _____, the City Council conducted a public hearing to review and consider the zoning amendment;

The City Council of the City of Tracy does ordain as follows:

SECTION 1: The Zoning Map of the City of Tracy is hereby amended to reclassify the following property from Light Industrial (M-1) to Medium Density Cluster (MDC):

Eight lots: 209, 221, and 243 E. Third Street (Assessor's Parcel Numbers 235-120-07, 08, 09, and 10); and 323, 329, 335, and 342 Evans Street (Assessor's Parcel Numbers 235120-03, 04, 05, and 06), indicated on Exhibit 1.

SECTION 2: The Zoning Map of the City of Tracy is hereby amended to reclassify the following property from Light Industrial (M-1) to Medium Density Residential (MDR):

Two lots: 205 and 207 E. Third Street, Assessor's Parcel Numbers 235-120-01 and 02, indicated on Exhibit 1.

SECTION 3: This Ordinance shall take effect 30 days after final passage and adoption.

SECTION 4: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

* * * * *

Ordinance _____
Page 2

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council held on the ___ day of _____, 2021, and finally adopted on the ___ day of ___ 2022, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

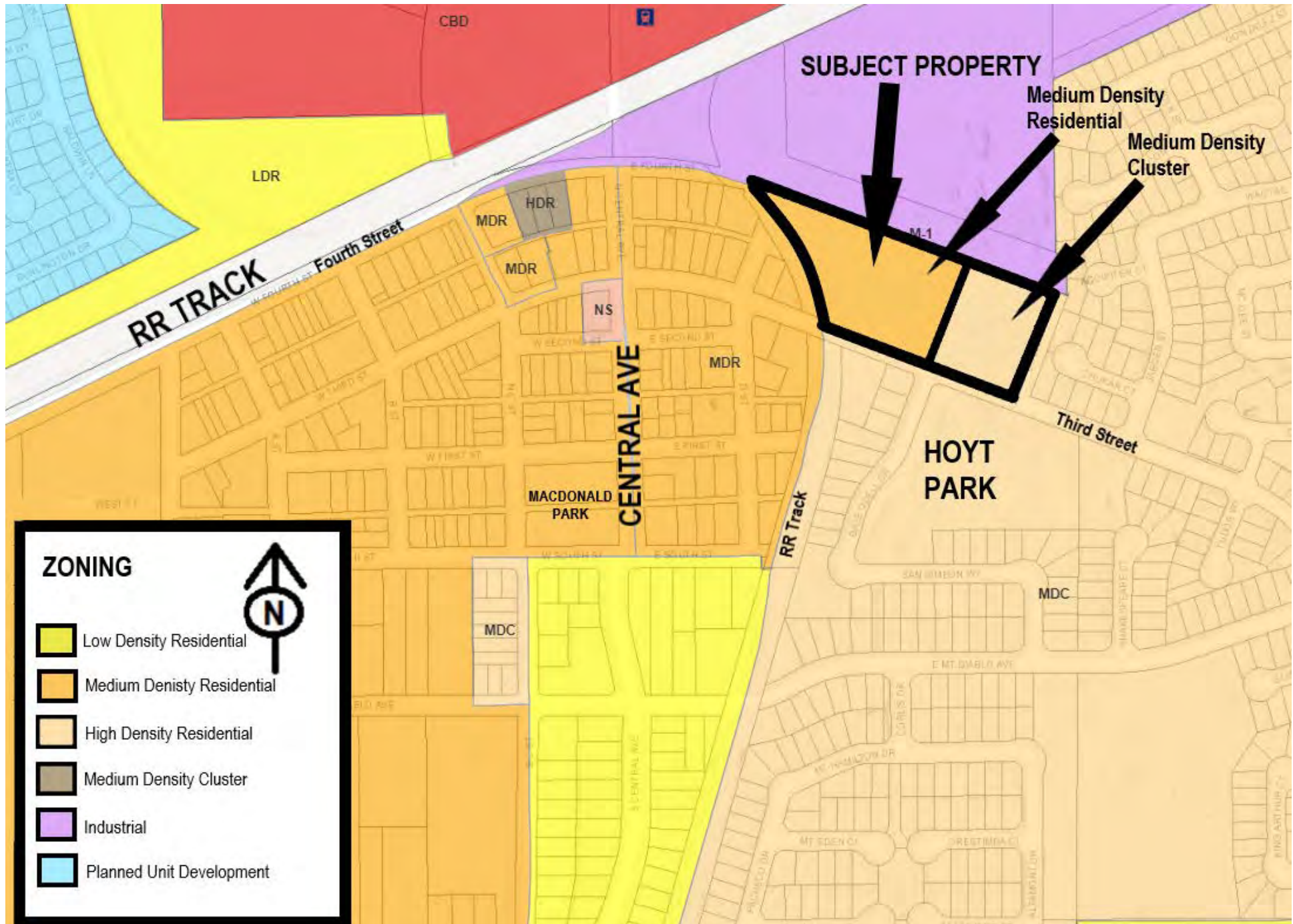
ATTEST:

MAYOR

CITY CLERK

Exhibit 1 – Property Rezoned from Light Industrial to Medium Density Cluster and Medium Density Residential, Attachment F of the December 21, 2021 City Council staff report

PROPOSED ZONING THIRD STREET SITE



AGENDA ITEM 3.D

REQUEST

PUBLIC HEARING TO CONSIDER ADOPTION OF THE CORE FEES DEVELOPMENT IMPACT FEE STUDY AND DEVELOPMENT IMPACT FEES FOR NEW DEVELOPMENT PROJECTS WITHIN THE CORE FEES AREA AND AUTHORIZE THE DEVELOPMENT SERVICES DIRECTOR TO ANNUALLY ADJUST THE CORE FEES ON JULY 1ST OF EACH YEAR USING THE ENGINEERING NEWS RECORD CONSTRUCTION COST INDEX

EXECUTIVE SUMMARY

Development Impact Fees are one-time fees paid by new development to mitigate their impact on City Infrastructure. The City currently administers ten (10) different Development Impact Fee programs. In an effort to streamline the City's impact fees and simplify the program for both developers and City staff, the City completed the Core Fees Development Impact Fee Study to consolidate eight (8) of the existing fee areas. After implementation, this will result in the City administering just three programs: The Citywide Master Plan area, The Core Fees Development Impact Fee area and the Ellis Specific Plan area. The Core Fees Development Impact Fee Study combines the previously established development impact fees for I-205, Infill, ISP South, NEI Phase I, NEI Phase II, Plan C, Presidio, and SMPA and covers the City core. The fees will fund the remaining facilities required to serve the buildout of the infrastructure to serve these areas.

DISCUSSION

Background

Prior to the Citywide Infrastructure Master Plans adoption in 2013, the City of Tracy (City) had adopted a Finance and Implementation Plan (FIP) for each specific plan area. Each FIP established the development impact fees that would be required to fund the new infrastructure and summarize the required improvements. As many of the old FIPs established in the 1990s are now largely built-out, the City has found that implementing and updating the eight (8) different sets of fees has been burdensome. The following are the impact program areas in the City that will be consolidated into a single fee area called the Core Fees.

- I-205 Development Area (I-205)
- Infill Development (Infill)
- Industrial Specific Plan-South (ISP South)
- Northeast Industrial Area - Phase I (NEI I)
- Northeast Industrial Area - Phase II (NEI II)
- Plan C Development (Plan C)
- Presidio Planning Area (Presidio)
- South MacArthur Planning Area (SMPA)

A map of the Core Fees is included in Attachment B. Harris & Associates has prepared the Core Fees Development Impact Fee Study (Attachment D), which calculates the Core Fees Development Impact Fees for new development under the requirements of the Mitigation Fee Act. The purpose of the Core Fees is to provide a consolidated set of fees for the Core Fees area that will be easier to administer and implement. Consolidating the fees will have the following benefits:

- Simplifies the fees to facilitate better understanding
- Expedites developer reimbursements
- Consolidates the fund balances to streamline funding of priority projects
- Creates equity between programs

The Core Fees are summarized in Attachment A. Since some of the specific plan areas funded infrastructure using bond financing (assessment districts or community facility districts) some of the fees in those areas will be reduced to account for this.

In preparing the development impact fees, the City has been consistent with the procedural and substantive requirements of the Mitigation Fee Act (also known as AB1600) as set forth in the technical report. The findings and conclusions for the fees are summarized in the Core Fees Development Impact Fee Study (Attachment D). The fees will go into effect 60 days after adoption by City Council.

The City provided the report to the development community and posted the report on the City's website. A meeting with the development community was held on October 25, 2021 and those in attendance were in support of the consolidation of the fee program.

Attachment C shows a summary of the fees compared to surrounding communities as well as a comparison to the Master Plan Fees. The fees are generally in-line or slightly less than the average of surrounding agencies and are less than the master plan fees. These fees will be updated on an annual basis on July 1st of each year by the Director of Development Services using the Engineering News Record Construction Cost Index. The fees will also be subject to periodic review and update based on a review of project costs and industry trends, subject to City Council approval.

FISCAL IMPACT

Development Impact Fees are paid by the developers to fund infrastructure improvements required to serve their developments. Administration and updates to these fees are funded as part of the program management funded through the Core Fees Program Management Fee.

STRATEGIC PLAN

This agenda item supports City of Tracy's Economic Development Strategic Priority, which is to enhance the competitiveness of the City while further developing a strong and diverse economic base.

RECOMMENDATION

That the City Council, by resolution, adopt the Core Fees Development Impact Fee Study and the Development Impact Fees for new development projects within the Core Fees area and authorize the Development Services Director to annually adjust the Core Fees on July 1st of each year using the Engineering News Record Construction Cost Index.

Prepared by: Veronica Child, Management Analyst II
Alison Bouley, Harris and Associates
Joel Nagamine, Harris and Associates

Reviewed by: Robert Armijo, PE, City Engineer/Assistant Development Services Director
Karin Schnaider, Finance Director
Bill Dean, Interim Development Services Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENTS

Attachment A – Core Fees Development Impact Fees Summary
Attachment B – Core Fee Map
Attachment C – Fee Comparison
Attachment D – Core Fees Development Impact Fee Study
Attachment E - Powerpoint Presentation

Attachment A –

Core Fees Development Impact Fees Summary

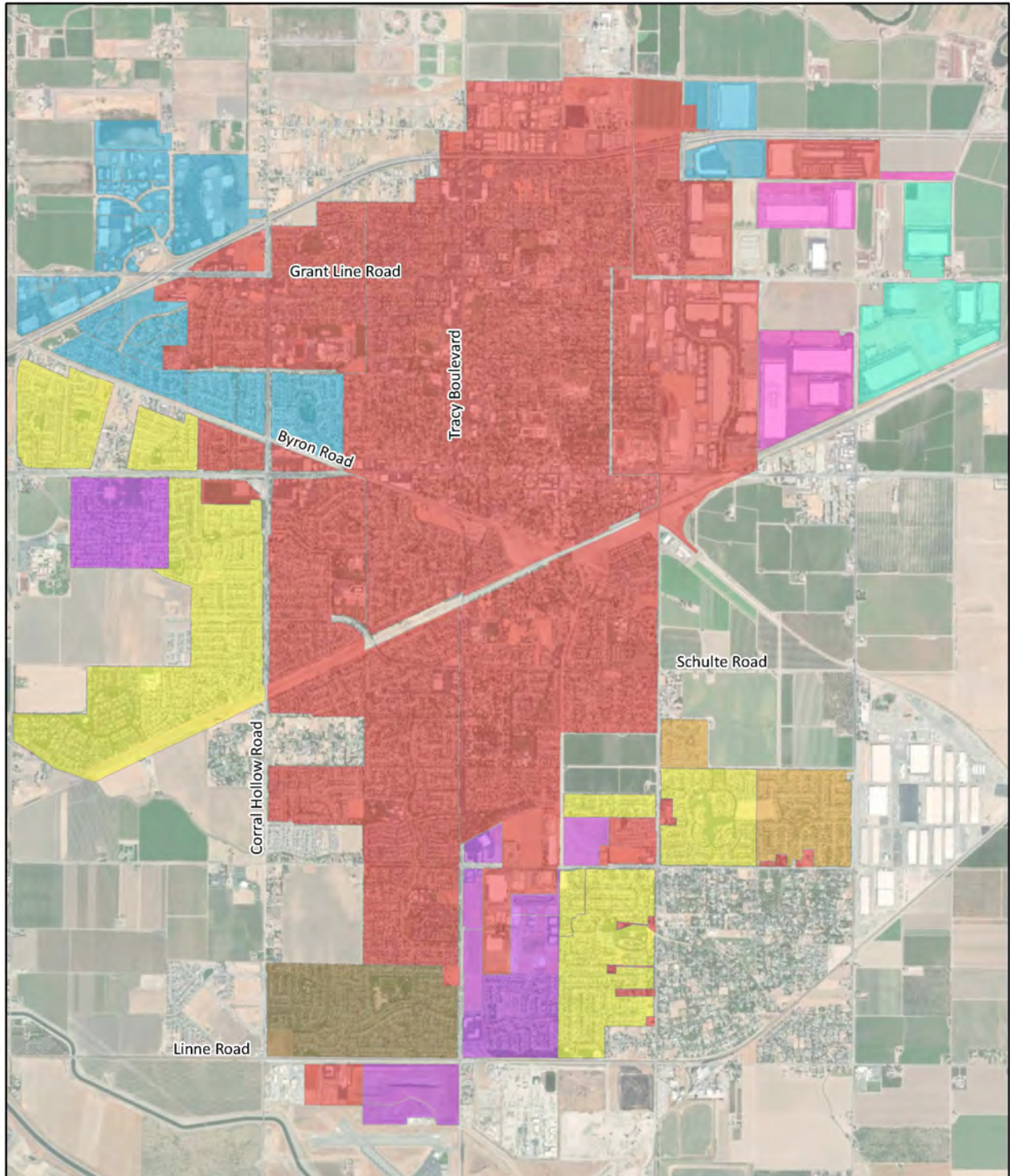
Core Fees by Planning Area and Category

Land Use Type ^(1, 2, 3)	Public Facilities	Public Safety - Fire	Public Safety - Police	Public Safety - Communication Facilities	Traffic ⁽⁴⁾	Wastewater Treatment Plant & Wastewater Conveyance			Water				Neighborhood Park	Community Park	Storm Drainage			Program Management		
	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	NEI I ⁽⁵⁾	ISP South ^(6, 7)	Core Fees	NEI I ⁽⁸⁾	NEI II ⁽⁹⁾	Plan C Except Edgewood ⁽¹⁰⁾	ISP South ⁽¹¹⁾	Core Fees	Core Fees	Core Fees	NEI I & II ⁽¹²⁾ (including PM)	SMPA ⁽¹³⁾ (including PM)	Core Fees	
Residential	(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	\$ 2,915	\$ 1,331	\$ 300	\$ 29	\$ 5,924	\$ 7,812	N/A	N/A	\$ 6,047	N/A	N/A	\$ -	N/A	\$ 6,100	\$ 1,159	\$ 2,263	\$ 2,304	\$ 5,518	\$ 1,694	
MFR (attached 2-4)	\$ 2,385	\$ 1,089	\$ 246	\$ 24	\$ 2,844	\$ 6,406	N/A	N/A	\$ 4,354	N/A	N/A	N/A	N/A	\$ 4,991	\$ 949	\$ 1,503	\$ 1,423	\$ 3,669	\$ 1,240	
HDR (attached 4+)	\$ 1,945	\$ 888	\$ 200	\$ 19	\$ 2,844	\$ 5,234	N/A	\$ 3,938	\$ 3,084	N/A	N/A	N/A	\$ 3,084	\$ 4,067	\$ 773	\$ 1,346	\$ 1,310	\$ 3,283	\$ 1,018	
Non-Residential	(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)	
Office	\$ 116.43	\$ 672.24	\$ 151.60	\$ 14.75	\$ 77,311	\$ 39,687	N/A	\$ 14,854	\$ 18,867	N/A	N/A	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 9,482	
Commercial / Retail	\$ 69.76	\$ 403.34	\$ 90.96	\$ 8.85	\$ 111,553	\$ 39,687	N/A	\$ 14,854	\$ 25,156	N/A	N/A	\$ -	\$ 11,572	\$ -	\$ -	\$ 35,063	\$ 39,045	\$ 100,626	\$ 10,948	
Industrial	\$ 23.09	\$ 134.45	\$ 30.32	\$ 2.95	\$ 61,553	\$ 36,796	\$ 32,397	\$ 16,523	\$ 18,867	\$ 2,830	\$ 8,490	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 7,821	

Notes:

- 1) 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.
- 2) N/A means there are no land uses remaining for that fee program area.
- 3) I-205 land uses will pay in addition to the Core Fees the current Swains on Hawk Mitigation Fee.
- 4) 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.
- 5) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 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 uses 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 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 9) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 10) 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.
- 11) 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.
- 12) 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 FY 21/22 is shown.
- 13) 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 FY 21/22 is shown.


Attachment B –




Legend

- I-205
- Infill
- ISP South
- NEI Phase I
- NEI Phase II
- Plan C
- Plan C Edgewood Estates
- SMPA

**City of Tracy
Core Fees
Program Areas**

 **Harris & Associates**

0 0.3 0.6 Miles



Attachment C –

Comparison to Other Agencies

City ¹	SFR	MFR	General Commercial	Office	Industrial
	(Per DU)	(Per DU)	(Per Acre)	(Per Acre)	(Per Acre)
Lathrop	\$29,199	\$15,368	\$272,766	\$303,522	\$246,477
Manteca ²	\$28,044	\$11,793	\$161,284	\$116,207	\$65,721
Livermore ³ (Citywide except Downtown)	\$46,417	\$28,689	\$538,341	\$679,747	\$311,684
Patterson	\$38,369	\$31,812	\$126,397	\$124,189	\$162,552
Brentwood	\$48,401	\$29,496	\$119,759	\$213,062	\$159,992
Average	\$38,086	\$23,431	\$243,710	\$287,345	\$189,285
Core Fees (Proposed)	\$35,574	\$26,031	\$229,894	\$199,130	\$164,256

¹ Only includes City development impact fees. Excludes most building permit and processing fees. Excludes county and other agency fees.

² Includes the average for the storm drainage and sewer zones.

³ Assumes more than 10 residential units and is exempt from the low income housing fee for residential units.

Proposed Core Fees versus Master Plan Fees

Residential

Fees (Per DU)	SFR		MFR		HDR	
	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)
Public Facilities	\$2,915	\$3,646	\$2,385	\$2,983	\$1,945	\$2,431
Public Safety	\$1,660	\$1,920	\$1,359	\$1,570	\$1,107	\$1,279
Traffic	\$5,924	\$6,404	\$2,844	\$3,907	\$2,844	\$3,907
WWTP	\$3,921	\$8,305	\$3,215	\$6,795	\$2,627	\$5,538
Wastewater Conveyance	\$3,891	\$2,478	\$3,191	\$2,029	\$2,607	\$1,652
Water	\$6,047	\$11,538	\$4,354	\$8,306	\$3,084	\$5,882
Recycled Water	N/A	\$3,277	N/A	\$2,818	N/A	\$1,901
Neighborhood and Community Parks	\$7,259	\$9,331	\$5,940	\$7,635	\$4,840	\$6,221
Storm Drainage	\$2,263	\$3,072	\$1,503	\$2,038	\$1,346	\$1,828
Program Management	\$1,694	N/A	\$1,240	N/A	\$1,018	N/A
Total Fees (Per DU)	\$35,574	\$49,971	\$26,031	\$38,081	\$21,418	\$30,639

Non-Residential

Fees (Per Acre)	Office		Commercial / Retail		Industrial	
	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)
Public Facilities	\$2,282	\$3,094	\$912	\$1,237	\$503	\$688
Public Safety	\$16,438	\$18,998	\$6,575	\$7,599	\$3,653	\$4,222
Traffic	\$77,311	\$155,978	\$111,553	\$195,550	\$61,553	\$89,194
WWTP	\$19,918	\$35,865	\$19,918	\$35,865	\$18,467	\$33,222
Wastewater Conveyance	\$19,769	\$10,704	\$19,769	\$10,704	\$18,329	\$9,915
Water	\$18,867	\$35,993	\$25,156	\$47,991	\$18,867	\$35,993
Recycled Water	N/A	\$15,041	N/A	\$18,448	N/A	\$15,041
Neighborhood and Community Parks	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage	\$35,063	\$27,414	\$35,063	\$38,783	\$35,063	\$31,688
Program Management	\$9,482	N/A	\$10,948	N/A	\$7,821	N/A
Total Fees (Per Acre)	\$199,130	\$303,086	\$229,894	\$356,177	\$164,256	\$219,962



Core Fees Development Impact Fee Study

For the
City of Tracy
San Joaquin County, California

August 2021

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Appendix

Appendix A: Core Fees by Planning Area and Infrastructure Category

Appendix B: Core Fees Undeveloped Properties by Old Impact Fee Program Area and Storm Drainage Zone

Appendix C: Core Fees Area Map

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I. EXECUTIVE SUMMARY

BACKGROUND

The City of Tracy (City) was founded in 1878 and incorporated as a city in 1910. The City has its origins associated with the Central Pacific Railroad which ran from Sacramento through Stockton to the San Francisco Bay area. The City's ties to the agriculture industry allowed for steady growth in early to mid-20th century but growth accelerated starting in the 1980's as the City served as an extended bedroom community to the San Francisco-Oakland and Silicon Valley metropolitan areas. Today, City is the second largest city in San Joaquin County spanning an area of about 29.1 miles within a triangle formed by Interstate 205 to the north, Interstate 580 to the southwest, and Interstate 5 to the east.

As new development occurred throughout the years, specific plans were developed and technical studies were completed to identify the infrastructure necessary to serve the new development. Each specific plan area developed a Finance and Implementation Plan (FIP) to establish the development impact fees that would be required to fund the new infrastructure and summarize the required improvements. In 2012, the City completed the Citywide Infrastructure Master Plans and established citywide development impact fees (Master Plan Fees) to fund the impacts of all new development. The areas within the old, previously established specific plan areas with FIPs, were not a part of these Master Plan Fees.

Many of the old FIPs established in the 1990's are now largely built-out. The City has found that implementing and updating eight different sets of fees has been burdensome, especially as the areas approach build-out. This Development Impact Fee Study (Fee Study) has been prepared to consolidate the old impact fee programs areas into a single fee area called the "Core Fees". The Core Fees include the fees for Public Facilities, Public Safety Facilities, Traffic, Wastewater, Water, Storm Drainage, Parks, and Program Management. This will allow the City to administer just three fee programs: the Core Fees, Master Plan Fees, and the Ellis Fees. The following are the development impact fee program areas in the City that will be incorporated into the Core Fees:

- I-205 Development Area (I-205)
- Infill Development (Infill)
- Industrial Specific Plan-South (ISP South)
- Northeast Industrial Area - Phase I (NEI I)
- Northeast Industrial Area - Phase II (NEI II)
- Plan C Development (Plan C)
- Presidio Planning Area (Presidio)
- South MacArthur Planning Area (SMPA)

PURPOSE OF REPORT

The purpose of this Fee Study is to provide a consolidated set of fees for the Core Fee program area that will be easier to administer and implement. The map located in **Appendix C** shows the properties that are included in the Core Fee area. New development outside of the Core Fees area will pay Master Plan Fees or Ellis Fees accordingly. Having a consolidated fee program in the City will simplify administration efforts and make it easier for developers to determine their potential fees. This Fee Study addresses the following items:

1. Incorporates all land use changes that have taken place within the City and updates the remaining land use projections.
2. Reviews and updates the projects and cost for each of the infrastructure projects from the original FIPs.
3. Consolidates the specified development impact fees into a single fee area called the Core Fees with some exceptions.

LAND USES

The Core Fee program area consists of planned developments within the City’s sphere of influence that had established FIPs prior to the Master Plan Fees being adopted. The following eight (8) development areas of I-205, Infill, ISP South, NEI I, NEI II, Plan C, Presidio, and SMPA were combined to create the Core Fees program area. **Table 1-1** summarizes the remaining residential dwelling units (DU) as well as the anticipated acreage and square footage (SF) of non-residential land uses in the Core Fee program area. A summary of the assessor parcel number’s (APN) are shown in **Appendix B**.

Table 1-1: Land Use Summary

Land Use				
<u>Residential</u> ⁽¹⁾				
SFR	161	DU		
MFR (attached 2-4)	282	DU		
HDR (attached 4+)	<u>1,252</u>	DU		
Total:	1,695	DU		
<u>Non-Residential</u> ^(1,2)				
Office	51	Acre	1,008,915	SF
Commercial / Retail	52	Acre	682,019	SF
Industrial	<u>302</u>	Acre	<u>6,566,670</u>	SF
Total:	405	Acre	8,257,604	SF

Note:

- 1) Remaining land use are shown as of 6/30/2020.
- 2) The Floor Area Ratio (FAR) of 0.45 for office, 0.3 for commercial/retail, and 0.5 for industrial from the Citywide Infrastructure Master Plans were used to calculate the non-residential building square footage.

PROPOSED CORE FEES

Table 1-2 summarizes the Core Fees. A detailed breakdown of the Core Fees by infrastructure category and specific plan area is shown in **Appendix A**.

Several of the old impact fee program areas, used Community Facilities District (CFD) bond proceeds to fund portions of their infrastructure improvements. As a result, some of the old impact fee program areas will have reduced fees. In addition, some of these areas had fees that were specific to that development area and will only be paid by these properties. These specific fees are noted below:

- Bond proceeds from NEI I funded a portion of the wastewater conveyance and water improvements and as such, NEI I Properties will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee and 15% of the Core Fees Water Fee.
- Bonds proceeds from NEI II funded a portion of the water improvements and as such, NEI II Properties will only pay for 45% of the Core Fees Water Fee.
- ISP South high density residential will pay 85% of the Core Fees Wastewater Conveyance Fee and non-residential will pay 15% of the Core Fees Wastewater Conveyance Fee. This is due to the fact that the Eastside Sewer System capacity for the original ISP South Development area was funded through Assessment District (AD) 84-1. Due to higher inflow/infiltration into the pipes over time, the flow was increased by approximately 15% and thus additional fees were needed to fund the additional flows. In addition, some parcels changed land use from non-residential to high-density residential which triggered the need for additional improvements.
- ISP South parcels are located within AD 84-1, which funded the wastewater capacity. To fund the Wastewater Treatment Plant (WWTP) upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, the ISP South land uses will pay the AD 84-1 wastewater treatment plant upgrade fee in lieu of the Core Fees WWTP Fee.
- ISP South land uses for 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 water supply and treatment.
- Plan C, except for Edgewood, financed the water supply, treatment, storage, and distribution through bond proceeds from Community Facilities District 98-1. As such, only Plan C Edgewood development will pay the Core Fees Water Fee and the remaining Plan C properties are exempt from the Water Fee.
- Based on the adopted I-205 Finance Plans, the I-205 parcels will pay the Swainson's Hawk Impact Mitigation Fee.

- NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The Northeast Industrial Drainage Shed fees were updated in the study “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted by City Council on October 2, 2018 through Resolution No. 2018-204. The fees were updated by Engineering News-Record (ENR) concurrently with the Master Plan Fees in 2020 and on July 1, 2021. There are no further updates as part of this report.
- 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 South MacArthur and Rocha Storm Drainage Fees were calculated in the “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec adopted by City Council on January 7, 2014 through Resolution No. 2014-10. The fees were updated by ENR concurrently with the Master Plan Fees in 2018, 2019, 2020 and on July 1, 2021. There are no further updates as part of this report.
- New housing developments within a half mile of the Tracy Transit Center pursuant to the California Code Section 66005.1, will receive a twenty percent (20%) Traffic Fee reduction.

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single family home. In accordance with Assembly Bill No. 881 (AB 881) approved on October 9, 2019, the Core Fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will pay a percentage of the SFR fee based on the square footage of the ADU in proportion to the primary dwelling unit. The ADU Fee will be calculated by multiplying the SFR fee by the ADU’s square footage divided by the primary dwelling unit’s square footage.

Table 1-2: Core Fees

Land Use Type ^(1, 2)	Public Facilities	Public Safety			Traffic ⁽³⁾	Wastewater ^(4, 5, 6)		Water ^(7, 8, 9, 10)	Parks		Storm Drainage ^(11, 12)	Program Management
		Fire	Police	Communication Facilities		WWTP	Conveyance		Neighborhood	Community		
Residential	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 2,915	\$ 1,331	\$ 300	\$ 29	\$ 5,924	\$ 3,921	\$ 3,891	\$ 6,047	\$ 6,100	\$ 1,159	\$ 2,263	\$ 1,694
MFR (attached 2-4)	\$ 2,385	\$ 1,089	\$ 246	\$ 24	\$ 2,844	\$ 3,215	\$ 3,191	\$ 4,354	\$ 4,991	\$ 949	\$ 1,503	\$ 1,240
HDR (attached 4+)	\$ 1,945	\$ 888	\$ 200	\$ 19	\$ 2,844	\$ 2,627	\$ 2,607	\$ 3,084	\$ 4,067	\$ 773	\$ 1,346	\$ 1,018
Non-Residential	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>
Office	\$ 116.43	\$ 672.24	\$ 151.60	\$ 14.75	\$ 77,311	\$ 19,918	\$ 19,769	\$ 18,867	\$ -	\$ -	\$ 35,063	\$ 9,482
Commercial / Retail	\$ 69.76	\$ 403.34	\$ 90.96	\$ 8.85	\$ 111,553	\$ 19,918	\$ 19,769	\$ 25,156	\$ -	\$ -	\$ 35,063	\$ 10,948
Industrial	\$ 23.09	\$ 134.45	\$ 30.32	\$ 2.95	\$ 61,553	\$ 18,467	\$ 18,329	\$ 18,867	\$ -	\$ -	\$ 35,063	\$ 7,821

Notes:

- 1) 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.
- 2) I-205 land uses will pay in addition to the Core Fees the current Swainson Hawk Mitigation Fee.
- 3) 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.
- 4) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 5) 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.
- 6) 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.
- 7) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 8) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.

FEE REVENUE SUMMARY

Table 1-3 summarizes the current fund balances and expected revenue within each infrastructure category.

Table 1-3: Fee Revenue Summary

Fee	Fund Balance ⁽¹⁾ (a)	Future Fee Revenue (b)	Total Revenue (a + b)
Public Facilities	\$ 4,331,854	\$ 3,907,159	\$ 8,239,013
Public Safety	\$ 4,869,856	\$ 4,396,201	\$ 9,266,057
Traffic	\$ 27,899,730	\$ 34,068,618	\$ 61,968,347
WWTP	\$ 12,103,143	\$ 11,236,880	\$ 23,340,023
WW Conveyance	\$ 2,972,410	\$ 9,534,641	\$ 12,507,051
Water	\$ (5,681,214)	\$ 11,396,663	\$ 5,715,449
Storm Drainage ⁽²⁾	\$ 8,498,750	\$ 8,409,330	\$ 16,908,080
Park	\$ 3,611,493	\$ 8,898,242	\$ 12,509,735
Program Management ⁽³⁾	\$ 170,572	\$ 4,766,462	\$ 4,937,034
Total:	\$ 58,776,593	\$ 96,614,196	\$ 155,390,789

Notes:

- 1) Fund balances are shown as of 6/30/2020. The 08/2020 payment for Elissagaray Lots 15 & 16 is included in the fund balances.
- 2) Storm Drainage total revenue does not include SMPA and NEI storm drainage fund balances and future fee revenues. NEI and SMPA will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed and South MacArthur Basin. As such, SMPA and NEI revenue will be moved to the funds associated with the fees.
- 3) The program management fund balance only includes the program management funds from NEI I, NEI II, and Infill funds. The other program management funds were collected into Fund 391 which funds all fee related activities in the City.

FEE ADJUSTMENT PROCEDURES

The Core Fees may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics or changes in the land use plan. In addition, the fees will be updated on an annual basis using the increase in the Engineering News Record (ENR) San Francisco Construction Cost Index. The base index for the next update shall be the June 2021 CCI of 13459.1

The land use categories summarized in this report may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and calculate an applicable fee.

NEXUS REQUIREMENT SUMMARY

Assembly Bill (AB) 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in subsequent sections of this report.

2. LAND USE ASSUMPTIONS

LAND USE CATEGORIES

To ensure a reasonable relationship between each fee and the type of development paying the fee, the different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR):** Detached single family dwelling units.
- **Multi-Family Residential (MFR):** Attached residential project consisting of 2 to 4 units.
- **High Density Residential (HDR):** Attached residential project consisting of 4 or more attached units.
- **Accessory Dwelling Unit (ADU):** A second unit, attached or detached from a single family home.
- **Office:** All general, professional, and medical office development.
- **Commercial:** All commercial, retail, educational, hotel/motel development, and mixed use development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases, the fees will be calculated separately for each land use type.

LAND USE ASSUMPTIONS

Occupant densities ensure a reasonable relationship between the increase in service population and amount of the fee that are population driven such as parks and public buildings. Based on the assumptions used in the Citywide Infrastructure Master Plans, the following average occupant density factors are used for each land use type.

<u>Residential</u>	<u>Density</u>
SFR	3.30 Residents per dwelling unit
MFR (attached 2-4)	2.70 Residents per dwelling unit
HDR (attached 4+)	2.20 Residents per dwelling unit
<u>Non-Residential</u>	<u>Density</u>
Office	3.30 Employees per 1,000 square feet
Commercial	2.00 Employees per 1,000 square feet
Industrial	0.67 Employees per 1,000 square feet

For non-residential land uses, the estimated building square footage is determined by using an average Floor Area Ratio (FAR). The FAR based on the Citywide Infrastructure Master Plans is calculated based on the proportion of the total building floor area to the building's lot size. The following are the FARs that are used in this analysis.

<u>Non-Residential</u>	<u>FAR</u>
Office	0.45
Commercial	0.30
Industrial	0.50

3. IMPACT FEE METHODOLOGY

CAPITAL IMPROVEMENT PROGRAM (CIP)

The CIP is a comprehensive multi-year plan for the City’s capital facilities, maintenance, and improvements. CIP project sheets identify the scope of the project, develop a preliminary schedule, estimate project costs, and determines funding sources. The projects identified in this Fee Study will be included in the City’s CIP program. The funding sources for these projects are derived from the revenues from the development impact fees, bond proceeds, grant, and/or other revenue sources.

The City’s CIP involves functional grouping of similar types of projects that are funded from a variety of sources. The CIP functional groups that apply to the Core Fee projects include the following:

- Group 71: General Government & Public Safety Facilities
- Group 72: Traffic Safety
- Group 73: Streets & Highway
- Group 74: Wastewater Improvements
- Group 75: Water Improvements
- Group 76: Drainage Improvements
- Group 78: Parks & Recreation Improvements
- Group 79: Program Management Services

MARK-UPS

Soft cost mark-ups are the costs that account for the functions that support construction including design, construction management, and contingency. Mark-ups are included in the estimated construction cost of a facility. The following mark-ups are applied to roadways, storm drainage, water, wastewater, parks, recreation, and general government facilities project costs.

Design	10%
Construction Management	10%
Contingency	15%

PROGRAM MANAGEMENT

A 5% Program Management Fee is also collected to fund the City’s management and ongoing administration of the fee programs. The Program Management Fees will be collected in a separate fund.

FUND BALANCE

The fund balances used throughout this analysis were the City’s reported fund balances through June 30, 2020. The fund balances for each of the old fee areas were consolidated into one fund per facility type and are summarized in **Table 3-1**. New accounts for the consolidated funds will need to be created for parks, public facilities, public safety – fire, public safety – police, public safety – communication facilities, traffic, water, wastewater, and storm drainage. The accounts for NEI I and NEI II storm drainage will be combined into one new account per the “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted on October 2, 2018 by City Council through Resolution No. 2018-204.

Table 3-1: Fund Balance

Group	Fund Balance ⁽¹⁾
Public Facilities	\$ 4,331,854
Public Safety	\$ 4,869,856
Traffic	\$ 27,899,730
WWTP	\$ 12,103,143
Wastewater Conveyance	\$ 2,972,410
Water ⁽²⁾	\$ (5,681,214)
Storm Drainage ⁽⁴⁾	\$ 8,498,750
Neighborhood Park	\$ 1,753,951
Community Park	\$ 1,857,542
Program Management ⁽⁵⁾	\$ 170,572
Subtotal	\$ 58,776,593
NEI Storm Drainage ⁽³⁾	\$ 2,366,341
SMPA Storm Drainage ⁽³⁾	\$ 9,819,319
Total:	\$ 70,962,253

Notes:

- 1) Fund balances are shown as of 6/30/2020. The 08/2020 payment for Elissagaray Lots 15 & 16 is included in the fund balances.
- 2) The fund balance is negative due to NEI's entire water obligation being expended up front for the Water Treatment Plant Expansion.
- 3) NEI and SMPA will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed and South MacArthur Basin. As such, balances will be moved to the funds associated with the fees.
- 4) Storm Drainage fund balance does not include NEI and SMPA balances.
- 5) The program management fund balance only includes the program management from NEI I, NEI II, and Infill funds. The other program management funds were collected into Fund 391 which funds all fee related activities in the City.

I-205 AND ISP SOUTH

Multiple specific finance plans were adopted for the I-205 Corridor Specific Plan area. Each finance plan distributed the improvement costs to various parcels based on use. The specific financing plans included bond financing to fund the parcel’s fair share obligation. These financing plans locked these parcels into the fees and as such, these parcels are excluded from the Core Fee program and will pay the adopted financing plan fees. **Tables 3-2** summarizes the total fees that will be collected at building permit issuance from the I-205 parcels that are subject to an existing I-205 Finance Plan. These parcels will pay their adopted I-205 Finance Plan Fees.

Table 3-2: I-205 Fees Remaining from Fixed Finance Plans

Fee Description	Associated Fee	Gross Area (Acres)							Total
		M-4-1b 18.03	GL-2A 9.47	GL-17B (1C) 3.06	M-4-2 1.06	M-4-3 0.82	M-4-4 0.81	GL-2 Tracy Aspire Phase II 2.28	
Road Circulation	Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,254	\$ 215,254
Intersect & Signals:	Traffic	\$ 74,332	\$ -	\$ -	\$ 3,483	\$ 2,704	\$ 2,652	\$ 11,319	\$ 94,490
Intersection Mitigations	Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,575	\$ 19,575
Subtotal Roadway Costs:	Traffic	\$ 74,332	\$ -	\$ -	\$ 3,483	\$ 2,704	\$ 2,652	\$ 246,147	\$ 329,318
Sanitary Sewer Treatment:	WWTP	\$ 101,233	\$ 42,141	\$ 18,634	\$ 4,744	\$ 3,683	\$ 3,612	\$ 44,745	\$ 218,792
Sanitary Sewer Collection:	WW Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,019	\$ 9,019
Water Distribution:	Water	\$ -	\$ -	\$ 6,567	\$ -	\$ -	\$ -	\$ 6,490	\$ 13,056
Water Distribution(Off-Site):	Water	\$ -	\$ -	\$ 6,736	\$ -	\$ -	\$ -	\$ 57,498	\$ 64,234
Water Supply:	Water	\$ 79,139	\$ 24,048	\$ 10,470	\$ 3,708	\$ 2,879	\$ 2,824	\$ (32,557)	\$ 90,511
Water Treat / Storage	Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,222	\$ 66,222
Storm Drains:	Storm Drain	\$ -	\$ -	\$ 7,418	\$ -	\$ -	\$ -	\$ 1,321	\$ 8,739
Irrigation (NBID)	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,511	\$ 10,511
Entries & Gateways ⁽¹⁾	Water	\$ 39,644	\$ -	\$ 8,008	\$ 1,858	\$ 1,442	\$ 1,414	\$ -	\$ 52,366
Downtown Assistance:	Other	\$ 20,042	\$ 3,174	\$ 1,582	\$ 939	\$ 729	\$ 715	\$ 1,528	\$ 28,710
Arterials - Park & Ride	Traffic	\$ -	\$ 2,276	\$ 2,349	\$ -	\$ -	\$ -	\$ 2,286	\$ 6,911
Air Quality:	Air Quality	\$ 1,914	\$ 137	\$ 142	\$ 90	\$ 70	\$ 68	\$ 130	\$ 2,551
Swainson Hawk:	Swainson Hawk	\$ 49,029	\$ 7,766	\$ -	\$ 2,298	\$ 1,784	\$ 1,749	\$ 4,464	\$ 67,090
Fire / Public Works Capital:	Public Facilities & Safety	\$ 34,695	\$ -	\$ -	\$ 1,626	\$ 1,262	\$ 1,238	\$ 24,895	\$ 63,716
Contingency (15%):	Mark-ups	\$ -	\$ 6,663	\$ 7,457	\$ 504	\$ 391	\$ 384	\$ 67,434	\$ 82,833
Design & Construction Fees (15%):	Mark-ups	\$ -	\$ 6,663	\$ 7,457	\$ 522	\$ 406	\$ 393	\$ 67,434	\$ 82,875
Credit from CFD 91-1 Overlap ⁽²⁾	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,348)	\$ (7,348)
Agricultural Conversion Fee	Other	\$ 3,397	\$ 648	\$ -	\$ 159	\$ 124	\$ 121	\$ 426	\$ 4,875
Eastside Sewer	WW Conveyance	\$ 19,012	\$ -	\$ -	\$ 891	\$ 692	\$ 678	\$ -	\$ 21,273
Communication Tower Fee	Public Safety	\$ 7,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,747
Program Management	Program Mangement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,890	\$ 18,890
Total Fees to be Collected:		\$ 430,184	\$ 93,516	\$ 76,820	\$ 20,822	\$ 16,166	\$ 15,848	\$ 589,534	\$ 1,242,890

Notes:

1) Item funds transferred to water treatment/storage per City Council direction

2) Credit from CFD 91-1 overlap.

Table 3-3 summarizes the total WWTP upgrade fees that that will be collected at building permit issuance from the ISP South parcels. ISP South parcels are located within AD 84-1, which funded the wastewater capacity for the parcels. Additionally, AD 84-1 properties were required to fund the WWTP upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, ISP South land uses will pay the AD 84-1 upgrade fee escalated by ENR in lieu of the Core Fees WWTP Fees.

Table 3-3: ISP South AD 84-1 WWTP Upgrade Fees

Land Use	WWTP Upgrade Fees ^(1, 2)	WWTP Upgrade Fees Adjusted ⁽³⁾	ISP South Remaining Land Use ⁽⁴⁾	Total Fees to be Collected	Total Fees to be Collected (Less PM)
Residential (Per Unit)			<i>(DU)</i>		
HDR (attached 4+)	\$ 1,295	\$ 1,786	720	\$ 1,285,920	\$ 1,239,994
Non-Residential (Per Acre)			<i>(Acres)</i>		
Office	\$ 8,938	\$ 12,329	40.5	\$ 499,201	\$ 481,373
Commercial / Retail	\$ 8,938	\$ 12,329	4.0	\$ 49,069	\$ 47,317
Industrial	\$ 10,356	\$ 14,284	100.3	\$ 1,432,271	\$ 1,381,118
Total Fees to be Collected:				\$ 3,266,462	\$ 3,149,802

Notes:

- 1) 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.
- 2) WWTP Upgrade Fees per the Updated ISP South Finance and Implementation Plan adopted on March 17, 2009, by Resolution No. 2009-048.
- 3) Fees escalated by ENR to June 2021.
- 4) Remaining land use as of 6/30/2020.

4. GROUP 71 & 78: PUBLIC FACILITIES

BACKGROUND

The Core Fee program area will pay a Public Facilities Fee at building permit issuance for the Group 71 General Government and Group 78 Recreational Facility projects described in this section. The Public Facilities Fee is based on the remaining costs that were identified in the adopted public building technical studies for each of the specific plan areas. The technical studies combined the general government facilities, recreational facilities, and public safety facilities into one fee. This Fee Study distinguishes and creates separate fees for Public Facilities (Group 71 General Government and Group 78 Recreational Facility) and Public Safety Facilities. The general government and recreational facilities will be funded through the Public Facilities Fee and the public safety facilities will be funded through the Public Safety Fee. The Public Safety Fees and Public Facility Fees will be collected into separate funds. The following is a summary of the adopted studies used in this analysis:

- “Public Building Impact Fee Study for the City of Tracy” by Muni Financial, December 2000, updated July 2007.
- “Northeast Industrial Area Public Buildings Impact Fee Justification Study” by the City of Tracy, November 1999.
- “Public Building Impact Fee Study Update Northeast Industrial Area (NEI) April 2005” by Harris & Associates, April 2005.
- “Plan C Public Buildings Impact Fee Justification Report” by City of Tracy, July 7, 1998.
- “Presidio Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, August 1999.
- “ISP- South Planning Area Public Facilities Impact Fee Justification Study (2000)” by the City of Tracy, 2000 and updated on October 21, 2008 by Resolution No. 2008-223.
- “South MacArthur Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, June 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 71 General Government is \$1,970,237 and Group 78 Recreational Improvements is \$6,268,776, for a total of \$8,239,013. **Table 4-1** summarizes the Public Facilities Fee.

Table 4-1: Public Facilities Fee

Land Use Type	Public Facilities Fee ^(1, 2)	
Residential		
	<i>Per DU</i>	
SFR	\$	2,915
MFR (attached 2-4)	\$	2,385
HDR (attached 4+)	\$	1,945
Non-Residential		
	<i>Per 1,000 SF</i>	
Office	\$	116.43
Commercial / Retail	\$	69.76
Industrial	\$	23.09

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 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.

PROJECT SUMMARY

Table 4-2 summarizes the Group 71 General Government CIP projects that are to be funded by the Public Facilities Fee.

Table 4-2: Group 71 General Government

CIP # ⁽¹⁾	Project	Remaining Project Cost ⁽²⁾
71091	BOYD Service Center Phase II, Reimbursement to General Fund	\$ 923,313
71PP-XXX	BOYD Service Center Future Phases	\$ 961,575
71035	City Hall Vehicles	\$ 85,349
	Total:	\$ 1,970,237

Notes:

- 1) 71PP-XXX designates a project that will need a CIP number assigned to it.
- 2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 4-3 summarizes the Group 78, recreational improvements CIP projects that are to be funded by the Public Facilities Fee. The library facilities expansion cost is the fair share of the cost attributable to the Core Fees Area based on the library cost estimate from the Master Plan. The fair share of the Ellis Aquatic Center is the fair share of the old impact fee program areas less the funding previously spent for pool facilities.

Table 4-3: Group 78 Recreational Improvements

CIP #	Project	Remaining Project Cost ⁽¹⁾
78088	Fair share of the library facilities expansion	\$ 3,801,463
78054	Fair share of the Ellis Aquatic Center	\$ 2,467,313
	Total:	\$ 6,268,776

Notes:

1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Public Facilities Fee is based on the Public Facilities cost per equivalent dwelling unit (EDU) and is calculated by taking the remaining project costs, subtracting the fund balance of all the public facilities funds, and then dividing it by the total number of EDUs. A worker generates a smaller demand than a resident and thus one worker is considered, on average, equivalent to 0.24 that of a resident based on the methodology used in the City’s Public Facilities Master Plan. Group 78 CIP projects in **Table 4-3** are only paid by residential development since the demand for their projects are only generated by residential development. The total number of residents and workers generated and total EDUs are calculated in **Table 4-4** below.

Table 4-4: Total Equivalent Dwelling Units

Land Use Type	Number of Units/Bldg. sf	Density ⁽²⁾	Resident/Worker	Resident Equivalent ⁽¹⁾	Equivalent EDU ⁽³⁾	EDU Factor ⁽⁴⁾
Residential						
SFR	161	3.30 Persons per DU	530	530	161	1.000
MFR (attached 2-4)	282	2.70 Persons per DU	762	762	231	0.818
HDR (attached 4+)	1,252	2.20 Persons per DU	2,754	2,754	835	0.667
		Sub-Total:	4,045	4,045	1,226	
Non-Residential ⁽¹⁾						
Office	1,008,915	300 SF per worker	3,363.05	807	245	0.242
Commercial / Retail	682,019	500 SF per worker	1,364.04	327	99	0.145
Industrial	6,566,670	1500 SF per worker	4,377.78	1,051	318	0.048
		Sub-Total:	9,105	2,185	662	
		Total:	13,150	6,230	1,888	

Notes:

- 1) The impact of a worker compared to a resident for public facilities is considered to be 0.24 times that of a new resident based on the City's Public Facilities Master Plan.
- 2) Residential and non-residential densities are based on the City of Tracy Infrastructure Master Plan.
- 3) EDU's for residential land uses are calculated by multiplying each land uses dwelling units by the EDU Factor. EDU's for non-residential land uses are calculated by dividing the land uses resident equivalent by the SFR density of 3.30 persons/DU.
- 4) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDU's by thousand building square foot.

The Public Facilities cost per EDU is calculated in **Table 4-5**.

Table 4-5: Public Facilities Cost per EDU

Description	Public Facilities		Total
	Public Buildings	Recreational Facilities ⁽²⁾	
Total Cost:	\$ 1,970,237	\$ 6,268,776	\$ 8,239,013
Less: Fund Balance:	\$ 1,048,230	\$ 3,283,624	\$ 4,331,854
Less: Fees to be Collected ⁽¹⁾ :	\$ 13,476	\$ -	\$ 13,476
Cost Remaining:	\$ 908,531	\$ 2,985,152	\$ 3,893,683
Equivalent EDUs:	1,888	1,226	
Cost/Equivalent EDU:	\$ 481.11	\$ 2,434.44	\$ 2,915.55

Notes:

- 1) The fees to be collected consist of the fees from the I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.
- 2) Non-residential land uses will not be allocated a cost as non-residential land uses do not benefit from recreational facilities.

The Public Facilities Fee for residential and non-residential land uses is calculated by multiplying the Public Facilities cost per EDU in **Table 4-5** by the EDU factors as shown in **Table 4-6**.

Table 4-6: Public Facilities Fee Calculation

Land Use Type	EDU Factor ⁽⁴⁾	Public Buildings (Rounded) ^(1, 2)	Recreational Facilities (Rounded) ^(1, 2, 3)	Total Public Facilities Fee (Rounded) ^(1, 2)
Residential		<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	1.000	\$ 481	\$ 2,434	\$ 2,915
MFR (attached 2-4)	0.818	\$ 394	\$ 1,991	\$ 2,385
HDR (attached 4+)	0.667	\$ 321	\$ 1,624	\$ 1,945
Non-Residential⁽¹⁾		<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>
Office	0.242	\$ 116.43	\$ -	\$ 116.43
Commercial / Retail	0.145	\$ 69.76	\$ -	\$ 69.76
Industrial	0.048	\$ 23.09	\$ -	\$ 23.09

Notes:

- 1) Residential fees are rounded to the nearest dollar and non-residential fees are rounded to the nearest cent. Total fee revenue may differ due to rounding.
- 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) Non-residential land uses are not allocated a cost for recreation facilities as non-residential land uses do not benefit from recreational facilities.
- 4) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDU's by thousand building square feet.

NEXUS REQUIREMENT SUMMARY

The Public Facilities Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Public Facilities Fee is to fund the general government and recreational facilities generated by new development and growth in the City. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund a portion of the BOYD Service Center Phase II and purchase of new City vehicles as shown in **Table 4-2** as well as recreational facilities including a portion of the new aquatic center and a portion of the library expansion as shown in **Table 4-3**. These projects were identified in the various technical studies as the facilities required to mitigate the impact of new development in the Core Fee Area. Other projects were also identified but have been completed.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The Public Facilities Fee will be used to fund the Group 71 projects consisting of the BOYD Service Center Phase II and purchase of new City vehicles necessary to serve the increased residents and businesses and to fund the Group 78 projects consisting of a portion of the library expansion and a portion of the new aquatic center necessary to service increased residents. The Public Facilities Fee is calculated based on the number of new residents and workers that are generated by new development. The library expansion and new aquatic center costs will only be paid by the residential land uses as the non-residential land uses do not generate the need for these facilities. This methodology ensures a reasonable relationship between the fees use and the type of development project. The calculations are shown in **Table 4-4**, **Table 4-5**, and **Table 4-6**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for a new public works facility and city vehicles. The addition of new residents also creates the need for new recreational facilities, including a library and aquatic center. These facilities are necessary in order to maintain the required level of service. The Public Facilities Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. New workers

generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.24 that of a resident. In addition, non-residential land uses do not pay for the Group 78 recreational projects as the library and aquatic center generally do not directly benefit non-residential land uses. This relationship is calculated in **Tables 4-4 and 4-5**.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Public Facilities Fee will provide the funding for the required general government facilities and recreational buildings. These facilities and costs are summarized in **Table 4-2** and **Table 4-3**. The cost is spread to each land use based on the number of new residents or workers that the land use will generate calculated as an EDU equivalent as shown in **Table 4-4**, **Table 4-5**, and **Table 4-6**. By spreading the fee based on the EDU equivalent, each new residential unit and each new non-residential development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of residents and workers. Non-residential land uses will not be allocated a cost for the recreational facilities as these land uses do not generate a need for these recreational facilities based on the impact of their development on the facilities.

5. GROUP 71: PUBLIC SAFETY FACILITIES

BACKGROUND

The Core Fee program area will pay a public safety impact fee at building permit issuance for the public safety facility projects described in this section. The Public Safety Fee is based on the remaining cost identified in the adopted public building technical studies for each of the specific plan areas. The technical studies combined the general government facilities, recreational facilities, and public safety facilities into one fee. This Fee Study distinguishes and creates separate fees for Public Facilities and Public Safety Facilities (Police, Fire, and Communication Facilities). The general government and recreational facilities will be funded through the Public Facilities Fee and the public safety facilities will be funded through the Public Safety Fee. The Public Safety Fee is separated into three separate fee components: Police Fee, Fire Fee, and Communication Facilities Fee. Each Fee will be collected into separate funds. The following is a summary of the adopted studies used in this analysis:

- “Public Building Impact Fee Study for the City of Tracy” by Muni Financial, December 2000, updated July 2007.
- “Northeast Industrial Area Public Buildings Impact Fee Justification Study” by the City of Tracy, November 1999.
- “Public Building Impact Fee Study Update Northeast Industrial Area (NEI) April 2005” by Harris & Associates, April 2005.
- “Plan C Public Buildings Impact Fee Justification Report” by City of Tracy, July 7, 1998.
- “Presidio Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, August 1999.
- “ISP- South Planning Area Public Facilities Impact Fee Justification Study (2000)” by the City of Tracy, 2000 and updated on October 21, 2008 by Resolution No. 2008-223.
- “South MacArthur Planning Area Public Buildings Impact Fee Justification Study (1999)” by the City of Tracy, June 1999.

FEE SUMMARY

The Public Safety Fee will fund the Group 71 Public Safety Facilities for fire, police and communication facilities in the City. The Core Fee Program obligation towards fire facilities is \$7,423,734, police facilities is \$1,666,243, and communication facilities is \$176,080, for a total of \$9,266,057.

Table 5-1 summarizes the Public Safety Fees; which includes separate fees for police, fire, and communication facilities.

Table 5-1: Public Safety Fee

Land Use Type	Public Safety Fee			
	Fire Fee ^(1,2)	Police Fee ^(1,2)	Communication Facilities Fee ^(1,2,3)	Total Fee ^(1,2,3)
Residential	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>
SFR	\$ 1,331	\$ 300	\$ 29	\$ 1,660
MFR (attached 2-4)	\$ 1,089	\$ 246	\$ 24	\$ 1,359
HDR (attached 4+)	\$ 888	\$ 200	\$ 19	\$ 1,107
Non-Residential	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>	<i>Per 1,000 SF</i>
Office	\$ 672.24	\$ 151.60	\$ 14.75	\$ 838.59
Commercial / Retail	\$ 403.34	\$ 90.96	\$ 8.85	\$ 503.15
Industrial	\$ 134.45	\$ 30.32	\$ 2.95	\$ 167.72

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 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) The Tower Fee adopted on September 16, 2014, is included in this fee.

PROJECT SUMMARY

Table 5-2 summarizes the Group 71 Public Safety Facilities CIP projects that are to be funded by the Public Safety Fee.

Table 5-2: Group 71 Public Safety Facilities

CIP #	Project	Remaining Project Cost ⁽¹⁾
71020	Fire Station #97 - Valpico Rd & Tracy Blvd	\$ 4,869,673
71099	New Fire Vehicle	\$ 1,033,510
71PP-052	Fire Station 99 (Ellis)	\$ 595,551
	Fire Station 92 - Reimbursement to General Fund	\$ 925,000
Fire Facilities Total:		\$ 7,423,734
	Police Radio Repeater & Tower Reimbursement to General Fund	\$ 29,417
71PP-060	Police Facility Expansion for Additional Officers	\$ 1,636,826
Police Facilities Total:		\$ 1,666,243
	Communication Tower and Equipment Reimbursement to General Fund	\$ 176,080
Communication Facilities Total:		\$ 176,080
Public Safety Total:		\$ 9,266,057

Notes:

- 1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Public Safety Fee for each of the three components is based on the cost per EDU calculated by taking the remaining project costs, subtracting the fund balance of all the public safety funds, and then dividing it by the total number of EDUs. A worker generates a smaller demand than a resident and thus one worker is considered, on average, equivalent to 0.5 that of a resident based on the methodology used in the City’s Public Safety Master Plan. The total number of residents and workers generated and total EDUs are calculated in **Table 5-3** below.

Table 5-3: Total Equivalent Dwelling Units

Land Use Type	Number of Units/Bldg. sf	Density ⁽¹⁾	Resident/ Worker	Resident Equivalent ⁽⁴⁾	Equivalent EDU ⁽²⁾	EDU Factor ⁽³⁾
Residential						
SFR	161	3.30 Persons per DU	530	530	161	1.000
MFR (attached 2-4)	282	2.70 Persons per DU	762	762	231	0.818
HDR (attached 4+)	1,252	2.20 Persons per DU	2,754	2,754	835	0.667
		Sub-Total:	4,045	4,045	1,226	
Non-Residential						
Office	1,008,915	300 SF per worker	3,363.05	1,682	510	0.505
Commercial / Retail	682,019	500 SF per worker	1,364.04	682	207	0.303
Industrial	6,566,670	1500 SF per worker	4,377.78	2,189	663	0.101
		Sub-Total:	9,105	4,552	1,380	
		Total:	13,150	8,598	2,606	

Notes:

- 1) Residential and non-residential densities are based on the City of Tracy Infrastructure Master Plan.
- 2) EDUs for residential land uses are calculated by multiplying each land uses dwelling units by the EDU Factor. EDUs for non-residential land uses are calculated by dividing the land uses resident equivalent by the SFR density of 3.30 persons/DU.
- 3) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDUs by thousand building square foot.
- 4) The impact of a worker compared to a resident for public safety facilities is considered to be 0.5 times that of a new resident based on the City's Public Safety Master Plan.

The cost per EDU calculation is shown in **Table 5-4**.

Table 5-4: Public Safety Fee Cost per EDU

Description	Public Safety			Total
	Fire	Police	Communication Facilities	
Total Cost:	\$ 7,423,734	\$ 1,666,243	\$ 176,080	\$ 9,266,057
Less: Fund Balance:	\$ 3,904,835	\$ 872,789	\$ 92,232	\$ 4,869,856
Less: Fees to be Collected ⁽¹⁾ :	\$ 50,202	\$ 11,221	\$ 7,747	\$ 69,170
Cost Remaining:	\$ 3,468,697	\$ 782,233	\$ 76,101	\$ 4,327,031
Equivalent EDUs:	2,606	2,606	2,606	
Cost/Equivalent EDU:	\$ 1,331.17	\$ 300.20	\$ 29.21	\$ 1,660.58

Notes:

1) The fees to be collected consist of the fees from the I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The Public Safety Fees for residential and non-residential land uses are calculated by multiplying the cost per EDU in **Table 5-4** by the EDU factors as shown in **Table 5-5**.

Table 5-5: Public Safety Fee Calculation

Land Use Type	EDU Factor ⁽³⁾	Fire Fee (Rounded) ^(1, 2)	Police Fee (Rounded) ^(1, 2)	Communication Facilities Fee (Rounded) ^(1, 2)	Total Public Safety Fee (Rounded) ^(1, 2)
Residential		<i>per DU</i>	<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	1.000	\$ 1,331	\$ 300	\$ 29	\$ 1,660
MFR (attached 2-4)	0.818	\$ 1,089	\$ 246	\$ 24	\$ 1,359
HDR (attached 4+)	0.667	\$ 888	\$ 200	\$ 19	\$ 1,107
Non-Residential		<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>	<i>per 1,000 SF</i>
Office	0.505	\$ 672.24	\$ 151.60	\$ 14.75	\$ 838.59
Commercial / Retail	0.303	\$ 403.34	\$ 90.96	\$ 8.85	\$ 503.15
Industrial	0.101	\$ 134.45	\$ 30.32	\$ 2.95	\$ 167.72

Notes:

- 1) Residential fees are rounded to the nearest dollar and non-residential fees are rounded to the nearest cent. Total fee revenue may differ due to rounding.
- 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) EDU factors for residential land uses are calculated by dividing the land use density by the SFR density of 3.30 persons/DU. EDU factors for non-residential land uses are calculated by dividing the land uses equivalent EDUs by thousand building square foot.

NEXUS REQUIREMENT SUMMARY

The Public Safety Fee component of the Core Fees; comprised of three separate fee components; Fire Fee, Police Fee, and Communication Facilities Fee, meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Public Safety Fee is to fund the fire, police, and communication facilities generated by new development and the growth in the City. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the public safety facilities including fire, police, and communication facilities summarized in **Table 5-2**. These projects were identified in the various technical studies as the facilities required to mitigate the impact of the Core Fee program area. Other projects were also identified in those studies but have already been completed.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The Public Safety Fee will be used to fund the Group 71 public safety CIP projects consisting of new fire, police, and communication facilities necessary to serve the increased residents and businesses in the City. The Public Safety Fee is calculated based on the estimated number of new residents or workers that are generated by new development. This methodology ensures that each development project will only pay for their fair share of the public safety facilities. This calculation is shown in **Table 5-3**, **Table 5-4**, and **Table 5-5**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional public safety facilities for fire, police, and communication facilities, which is necessary in order to maintain the required level of service. The fee is based on the number of workers and/or residents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.5 times that of a resident. The relationship between the need for the facility and the type of development project is shown in **Tables 5-3 and 5-4**.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Public Safety Fee will provide the funding for the required public safety facilities for fire, police, and communication facilities. These facilities and costs are summarized in **Table 5-2**. The cost is spread to each land use based on the number of new residents and workers that the land use will generate calculated as an EDU equivalent as shown in **Table 5-3**, **Table 5-4**, and **Table 5-5**. By spreading the fee based on the EDU's equivalent, each new residential unit and each new non-residential development is only paying for their fair share of the required facilities based on the impact of their development on the facilities.

6. GROUP 72 & 73: TRAFFIC SAFETY, STREETS AND HIGHWAY

BACKGROUND

The Core Fee program area will pay a traffic impact fee at building permit issuance for CIP projects described in this section. The Traffic Fee is comprised of Group 72 Traffic Safety and Group 73 Streets and Highway projects described in this section. The Traffic Fee is based on the remaining costs from the adopted traffic technical studies identified in each of the specific plan areas. Following is a summary of these adopted reports:

- “Infill Specific Plan Traffic Fee Revision” by Fehr & Peers Associates, Inc., October 2011.
- “ISP South and Infill Traffic Fee Study - Program Cost Shares” by Fehr & Peers Associates, Inc., October 13, 2008.
- “Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Northeast Industrial Phase 1 Roadway Fee” Fehr & Peers Associates, Inc., October 1, 1999.
- “Phase 2 – Northeast Industrial Triggers” by Fehr & Peers Associates, Inc., January 28, 2005.
- “Benefit and Burden Analysis for Northeast Industrial” by Fehr & Peers Associates, Inc., April 2005.
- “Final Technical Report: Plan C Area– Roadway Fee” by Fehr & Peers Associates, Inc., June 22, 1999.
- “Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for Presidio” by Fehr & Peers Associates, Inc., July 28, 1999.
- “Final Technical Report: Benefit and Burden Analysis Meeting Mitigation Fee Act Requirements for South MacArthur” by the Fehr & Peers Associates, Inc., July 27, 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 72 Traffic Safety is \$24,642,609 and Group 73 Streets and Highway is \$37,325,738, for a total of \$61,968,347.

The following **Table 6-1** summarizes the Traffic Fee for each land use type. Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the Tracy Transit Center qualify for a twenty percent (20%) Traffic Fee reduction if they meet the criteria discussed below.

Table 6-1: Traffic Fee

Land Use Type	Traffic Fee^(1, 2, 3)
Residential	
	<i>Per DU</i>
SFR	\$ 5,924
MFR (attached 2-4)	\$ 2,844
HDR (attached 4+)	\$ 2,844
Non-Residential	
	<i>Per Acre</i>
Office	\$ 77,311
Commercial / Retail	\$ 111,553
Industrial	\$ 61,553

Notes:

- 1) 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.
- 2) Fees do not include program management. The program management is separated into its own fee.
- 3) 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.

REDUCED TRAFFIC FEES

Residential developments near transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation. According to various transportation studies, measurable trip reductions result for projects that are near transit stations and where there are a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above criteria, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

1. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
2. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.
3. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

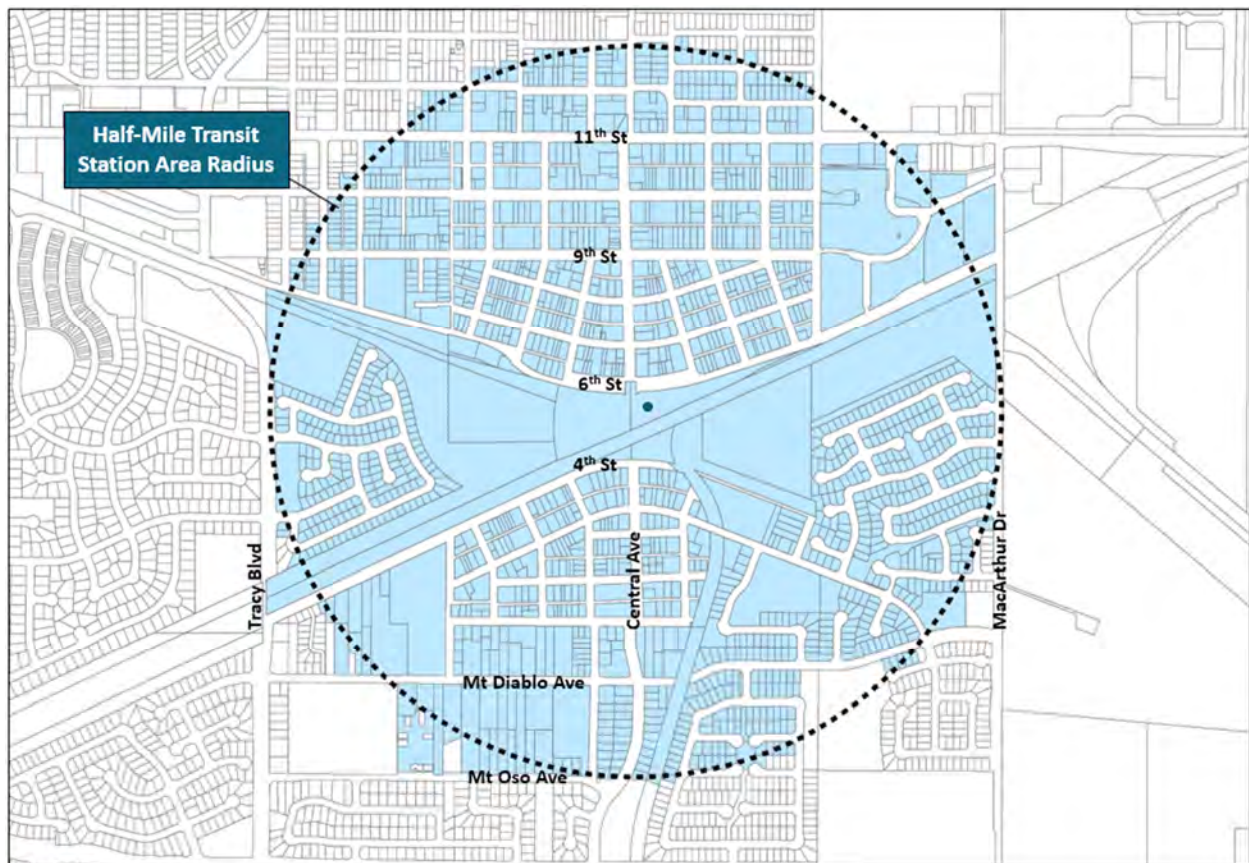
For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, "Transit station" means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also a "housing development" shall be defined by California Government Code Section 66005.1, which is a development project with common

ownership and financing consisting of residential use or mixed use where not less than fifty percent (50%) of the floor space is for residential use.

The Tracy Transit Center, located in Downtown Tracy at Central Avenue and 6th Street, is served by bus transit services operated by the City of Tracy (City) and the San Joaquin Regional Transit District (RTD). The City operates TRACER fixed-routes and on-demand services in the downtown area. Seven TRACER fixed bus routes serve the Tracy Transit Center. The San Joaquin Regional Transit District (RTD) provides the City with intercity and regional transit services. RTD commuter routes stop at the Tracy Transit Center as part of travel between Downtown Stockton and Dublin/Pleasanton Bay Area Rapid Transit (BART) RTD. Hopper services connect the Tracy Transit Center with Stockton and Mountain House.

New housing developments within a half mile of the transit center, as shown in Figure 6-1, will qualify to receive a twenty percent (20%) Traffic Fee reduction as long as they meet the above criteria. This reduction is based on the anticipated reduction in trips due to the close proximity to the transit center. This percentage was derived through consultation with the City's traffic engineer and review of other traffic studies for transit centers.

Figure 6-1: Downtown Transit Station Half-Mile Radius



PROJECT SUMMARY

Table 6-2 and **Table 6-3**, summarizes the Group 72, Traffic Safety and Group 73, Streets and Highway CIP projects. These projects represent the fair share costs of the Core Fee program, less expenditures previously made.

Table 6-2: Group 72 Traffic Safety Facilities

CIP #	Project	Description ⁽¹⁾	Remaining Project Cost ⁽²⁾
72014	MacArthur Drive & Pescadero / MacArthur Dr & I-205	Update existing traffic improvements at MacArthur Dr. & Pescadero. Add RT and TL on NB and SB lane. Accommodate changes in MacArthur Dr due to widening of I-205 to 6 lanes. Pays fair share of the total cost.	\$ 1,374,460
72062	MacArthur Drive / I-205 Interchange	Interchange Improvements upgrading from a diamond interchange to a parclo.	\$ 16,164,096
72074	Traffic Signal at Tracy Blvd./Valpico Road	Intersection Improvements to provide SDAA movements for truck routes and to realign intersection to provide adequate transition. This is a continuation of CIP 72038.	\$ 465,080
72082	Valpico Road / Sycamore Parkway	Install 4-way signal flasher. Signalize and interconnect with Tracy and Sycamore on Schulte Road. Pays fair share of the total cost.	\$ 204,422
72094	Tracy Boulevard / Gandy Dancer	Signalize to improve traffic flow at existing intersection.	\$ 366,250
72095	Corral Hollow Road / Valpico Road	Signalize & widen SB approach to provide 1 TL and 1 TR Lane. Pays fair share of the total cost.	\$ 742,363
72PP-028	Grant Line Road / Power Road (Street "A")	Signalize and intersection improvements.	\$ 878,484
72102	Naglee Road / Auto Plaza Drive	Signalize and Intersection Improvements. Pays fair share of the total cost.	\$ 619,481
72PP-030	Corral Hollow Road / I-580 EB and WB	At the interchange I-580 and Corral Hollow Road upgrade of rural interchange to an urban interchange. Pays fair share of the total cost.	\$ 781,792
72PP-056	Chrisman Road / Valpico Road	Re-stripe to modify NB approach to provide 1 LT and 1 thru lane. Re-stripe to modify SB approach to provide 1 Thru and 1 RT.	\$ 312,845
72PP-064	Grant Line Road / Lincoln Boulevard	Re-stripe to modify NB approach. Pays fair share of the total cost.	\$ 51,676
72PP-081	Grant Line Road / Lammers Road	Signalize. Eastbound One LT lane, three through lanes, and one RT. Westbound three LT lanes, one shared TR and one RT lane. Pays fair share of the total cost.	\$ 70,479
72PP-082	Grant Line Road / Naglee Road / I-205 WB ramps	Change existing shared through left lane to exclusive left lane and through on SB Naglee. Utilize 2nd LT lane on EB Grant Line Road. Optimize Signal Timing. Pays fair share of the total cost.	\$ 68,223
72PP-084	I-205 EB Ramps / Grant Line Road	Add 2nd EB LT on Grant Line Rd onto EB on-ramp and modify RT on WB Grant Line Rd to be permitted RT. Change existing right to free right on I-205 EB off-ramp and add receiving/acceleration lane to 400' on EB Grant Line Rd. Optimize signal timing. Pays fair share of the total cost.	\$ 767,104
72PP-087	Corral Hollow Road / Eleventh Street	Widen NB approach to add 1 thru Lane, Widen SB approach to add 1 thru lane, Convert EB and WB RT lanes from permitted to free. Modify Signal. Pays fair share of the total cost.	\$ 25,380
72PP-089	Auto Plaza Drive / Corral Hollow Road	New side street stop controlled intersection, two through lanes and one LT on NB. One through lane and 1 shared through RT on SB. One LT and RT on EB. Pays fair share of the total cost.	\$ 192,375
72PP-094	Eleventh Street / Lincoln Boulevard	Modify WB shared right lane to TL. Add WB RT. Restripe SB approach to provide LT, shared TL, RT, and modify signal.	\$ 990,253
CIP Sub-Total:			\$ 24,074,763
Reimbursement			
72038/72074	Traffic Signal at Tracy Blvd./Valpico Road	Traffic Signal at Tracy Boulevard and Valpico Boulevard. Reimbursement is due to Shea.	\$ 567,846
Reimbursement CIP Sub-Total:			\$ 567,846
Group 72 Total:			\$ 24,642,609

Notes:

1) EB = Eastbound; WB = Westbound; NB=Northbound; SB=Southbound; LT=Left-Turn; RT=Right-Turn; TR=Through-Right; TL=Through-Left.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 6-3: Group 73 Streets and Highway Facilities

CIP #	Project	Description	Remaining Project Cost ⁽¹⁾
73035	Grant Line Road: I-205 to Lammers	Widen to 2 lanes in each direction. Pays fair share of the total cost.	\$ 3,318,674
73057	Street "C" east/west: Naglee Road to Corral Hollow Road	Construct 2,000 LF new street on the north side of the mall. With landscaped median, curb, gutter, and sidewalk.	\$ 2,651,745
73090	Acquire ROW for Chrisman Road: I-205 to Grant Line Road	Acquire ROW.	\$ 2,791,330
73095	Valpico Road: Tracy Boulevard to 500' East of Pebblebrook Drive	Rural to 4 lane arterial. Pays fair share of the total cost.	\$ 6,053,140
73103	Corral Hollow Road: 11th Street to Schulte Road	Widen 4 lane major arterial to a 6 lane major arterial. Pays fair share of the total cost.	\$ 2,352,631
73126	MacArthur Drive: Schulte Road to Valpico Road Phase II	Widen to a 4 lane major arterial. Pays fair share of the total cost.	\$ 213,151
73143	Widen 11th Street: MacArthur Drive to Chrisman Road	Widen to 4 lane expressway. Pays fair share of the total cost.	\$ 651,895
73158	Aqueduct Crossing for Corral Hollow Road	Construct two 4 lane crossings over the aqueducts. Pays fair share of the total cost.	\$ 736,732
73159	MacArthur Drive: I-205 to Pescadero Ave	Widen to a 4-lane major arterial. Median breaks with left turn access/egress to parcels between Pescadero Road and the interchange should not be allowed.	\$ 1,202,225
73159	Acquire ROW for MacArthur Drive: I-205 to Pescadero Ave	Acquire ROW.	\$ 443,641
73PP-041	MacArthur Drive: 11th Street to Schulte Road	Widen to 4 lane major arterial. Core Fees pays 3.3% of the total project cost.	\$ 1,362,771
73PP-042	Grant Line Road: Corral Hollow Road to Tracy Boulevard	Widen to 6 lane major arterial. Pays fair share of the total cost.	\$ 1,082,059
73PP-043	Grant Line Road: Byron Road to Street "A" (Power Road)	Widen to 4 lanes. Pays fair share of the total cost.	\$ 242,136
73PP-046	Corral Hollow Road: Old Schulte to I-580	Widen 2 lanes to 4 lane arterial. Pays fair share of the total cost.	\$ 1,837,443
73PP-047	Lammers Road: 11th Street to Linne Road	2 lane rural highway to 4 lane expressway. Pays fair share of the total cost.	\$ 1,238,792
73PP-048	Schulte Road: New Alignment west of Lammers	New 6 lane roadway. Pays fair share of the total cost.	\$ 314,907
73PP-049	Schulte Road: Construct from Lammers to Presidio N/S arterial	Construct arterial 4 lane major arterial. Pays fair share of the total cost.	\$ 471,473
73PP-050	Schulte Road: Presidio N/S arterial to Sycamore Parkway	Widen to 6 lane major arterial. Pays fair share of the total cost.	\$ 576,316
73PP-051	Valpico Road: Lammers Road to Corral Hollow	Widen from 2 lane rural highway to 4 lane major arterial. Pays fair share of the total cost.	\$ 906,905
73PP-071	MacArthur Drive: Approximately 650 LF from I-205 WB Ramps towards Arbor Ave, including frontage.	Widen to a 4 lane major arterial.	\$ 1,943,347
73PP-093	Pescadero Avenue: MacArthur Road to Paradise Road	Widen to 4 lane minor arterial.	\$ 3,091,762
73PP-093	Acquire ROW for Pescadero Ave widening	Acquire ROW.	\$ 1,882,893
73PP-095	Crossroads Drive Arterial - Greystone Drive to Schulte Road, Phase 2	4 lane major arterial. Pays fair share of the total cost.	\$ 244,206
Sub-Total:			\$ 35,610,173
Reimbursements			
73062	Tracy Blvd. Widening - Sycamore to Valpico and Linne	Project is completed. Reimbursement to Shea is due.	\$ 1,183,505
7387/73126	MacArthur Drive: Schulte Road to Valpico Road Phase I	Phase I is completed. Schack & Company remaining reimbursement.	\$ 41,669
73061	Valpico Road Extension: Pebblebrook to MacArthur Drive	Project is partially completed. Reimbursement to Schack & Company and JB Valley Home is due.	\$ 288,219
73PP-093	Pescadero Avenue: MacArthur Road to Paradise Road	Duke Realty widened a portion of approximately 760 LF along Pescadero Ave in front of 213-070-89. Traffic credits for the improvements were provided from the Master Plan Transportation Fund for Duke Realty Home Depot Parking Lot development located in the Master Plan's NEI Future Phase area. Pescadero widening was partially funded through the NEI II fee program and as such the Core Fees will refund the Master Plan transportation Fund for providing credits.	\$ 29,958
73PP-093	Acquire ROW for Pescadero Ave widening	Duke Realty partially acquired 687 LF of ROW along Pescadero Ave in front of 213-070-89. Traffic credits for the improvements were provided from the Master Plan Transportation Fund for Duke Realty Home Depot Parking Lot development located in the Master Plan's NEI Future Phase area. Pescadero ROW was partially funded through the NEI II fee program and as such the Core Fees will refund the Master Plan transportation Fund for providing credits.	\$ 172,214
Sub-Total:			\$ 1,715,565
Total			\$ 37,325,738

Notes:

1) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Traffic Fee is calculated by taking the remaining project costs, subtracting out the fund balance, and dividing it by the total number of EDUs. This calculation is shown in **Table 6-4** below.

Table 6-4: Traffic Cost per EDU Calculation

Description	Total
Total Cost: \$	61,968,347.47
Less: Fund Balance: \$	27,899,729.88
Less: Fees to be Collected ⁽¹⁾ : \$	395,240.00
Remaining Cost: \$	33,673,377.58
Total EDU:	5,684
Cost Per EDU: \$	5,924.24

Note:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The EDU is based on the number of trips generated by each land use in relation to a single family home. The total EDU is calculated by multiplying the number of units or acreage remaining by the corresponding EDU land use factor. This calculation is shown in **Table 6-5**.

Table 6-5: Traffic EDU Calculation

Land Use Type	Remaining Land Use	EDU ⁽¹⁾	Total EDU
Residential			
SFR	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	282 du	0.48 per du	135 EDU
HDR (attached 4+)	1,252 du	0.48 per du	601 EDU
Non-Residential			
Office	51 ac	13.05 per ac	672 EDU
Commercial / Retail	52 ac	18.83 per ac	983 EDU
Industrial	302 ac	10.39 per ac	3,133 EDU
Total:			5,684 EDU

Notes:

1) EDUs based on the ISP South and Infill Traffic Fee Study by Winnie Chung at Fehr & Peers, dated October 13, 2008.

The Traffic Fee per land use is then calculated by multiplying the fee per EDU by the EDU factors for each land use as shown in **Table 6-6**.

Table 6-6: Traffic Fee Calculation

Land Use Type	EDU ⁽¹⁾	Fee per EDU	Traffic Fee (Rounded) ^(2, 3, 4)
Residential			
			<i>per DU</i>
SFR	1.00 per du	\$ 5,924.24	\$ 5,924
MFR (attached 2-4)	0.48 per du	\$ 5,924.24	\$ 2,844
HDR (attached 4+)	0.48 per du	\$ 5,924.24	\$ 2,844
Non-Residential			
			<i>per ac</i>
Office	13.05 per ac	\$ 5,924.24	\$ 77,311
Commercial / Retail	18.83 per ac	\$ 5,924.24	\$ 111,553
Industrial	10.39 per ac	\$ 5,924.24	\$ 61,553

Notes:

- 1) EDU's based on the ISP South and Infill Traffic Fee Study by Winnie Chung at Fehr & Peers, dated October 13, 2008.
- 2) Traffic Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 3) 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.
- 4) 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.

NEXUS REQUIREMENT SUMMARY

The Traffic Fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Traffic Fee is to fund the transportation infrastructure and facilities that are necessary to mitigate the traffic impacts created by new development. In order to accommodate this increased growth and the demand on the City's road infrastructure, new facilities will be built or existing facilities will be expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the projects summarized in **Tables 6-2** and **Table 6-3**. These projects were identified as the facilities required to mitigate the impact of new development on transportation infrastructure in the City through traffic studies.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The fee will be used to fund the new transportation infrastructure and facilities needed to serve the increased trips created by new residents and businesses in the

City. The cost of the transportation improvements is spread to each land use based on the number of trips generated by each land use. This correlation to trips ensures that each new development pays their fair share of the transportation costs. This calculation is shown in **Table 6-4**, **Table 6-5**, and **Table 6-6**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new transportation infrastructure and facilities as identified through traffic studies. To accommodate these additional trips, new transportation improvements will be needed. These improvements are identified in **Tables 6-2** and **Table 6-3**. Each new development pays their fair share of costs based on the number of trips generated.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The transportation facilities that are necessary for the new development are summarized in **Table 6-2** and **Table 6-3**. Each land use pays their fair share of costs based on the number of trips generated by that land use. The traffic fee calculation is shown in **Table 6-4**, **Table 6-5**, and **Table 6-6**. This methodology ensures that each land use only pays for their fair share of the transportation facilities.

7. GROUP 74: WASTEWATER IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay a WWTP impact fee and a wastewater conveyance (WW Conveyance) impact fee at building permit issuance for CIP projects described in this section. The WWTP Fee and WW Conveyance Fee is based on combining the remaining costs identified in the adopted wastewater technical studies for each of the specific plan areas. Following is a summary of these adopted reports:

- “Wastewater System Impact Fee Analysis for NEI and Chrisman Road Property,” by CH2MHill, September 22, 1999.
- “Wastewater System Fee for Infill Properties” by CH2M Hill, January 2012.
- “Wastewater System Analysis for Presidio” by CH2M Hill, December 1999.
- “Wastewater System Impact Fee Analysis for the NEI Phase 2 Area,” by CH2M Hill, February 8, 2005.
- “Wastewater System Fee and Benefit and Burden Analysis for Plan C” by CH2M Hill, February 1998.
- “South Industrial Specific Plan Wastewater System Analysis” by CH2M Hill, October 2008.
- “Wastewater System Fee Justification Study for South MacArthur Planning Area” by CH2M Hill, July 29, 1999.

FEE SUMMARY

The Core Fee Program obligation towards WWTP improvements is \$23,340,023 and for WW conveyance facilities is \$12,507,051, for a total of \$35,847,074.

Table 7-1 summarizes the WWTP Fee and WW Conveyance Fee. The old FIP areas of NEI I and ISP South will have reduced fees as noted below:

- Bond proceeds from NEI I funded a portion of the wastewater conveyance improvements needed to serve the specific plan area and as such, NEI I will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- ISP South high density residential will pay 85% of the Core Fees Wastewater Conveyance Fee and non-residential will pay 15% of the Core Fees Wastewater Conveyance Fee. This is due to the fact that the Eastside Sewer System capacity for the original ISP South Development area was funded through Assessment District (AD) 84-1. Due to higher inflow/infiltration into the pipes over time, the flow was increased by approximately 15% and thus additional fees were needed to fund the additional flows. In addition, some parcels changed land use from non-residential to high-density residential that triggered the need for additional improvements.

- ISP South parcels are located within AD 84-1 which funded wastewater capacity for the areas. In order to fund the WWTP upgrade to a tertiary treatment system to meet the National Pollutant Discharge Elimination System (NPDES) conditions, the ISP South land uses will pay the AD 84-1 wastewater treatment plant upgrade fee in lieu of the Core Fees WWTP Fee.

Table 7-1: WWTP and WW Conveyance

Land Use Type	WWTP Fee (1, 4, 5)	WW Conveyance Fee (2, 3, 4, 5)	Total Wastewater Fee (1, 2, 3, 4, 5)
<u>Residential</u>	<i>Per DU</i>	<i>Per DU</i>	<i>Per DU</i>
SFR	\$ 3,921	\$ 3,891	\$ 7,812
MFR (attached 2-4)	\$ 3,215	\$ 3,191	\$ 6,406
HDR (attached 4+)	\$ 2,627	\$ 2,607	\$ 5,234
<u>Non-Residential</u>	<i>Per Acre</i>	<i>Per Acre</i>	<i>Per Acre</i>
Office	\$ 19,918	\$ 19,769	\$ 39,687
Commercial / Retail	\$ 19,918	\$ 19,769	\$ 39,687
Industrial	\$ 18,467	\$ 18,329	\$ 36,796

Notes:

- 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.
- 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.
- NEI 1 bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- Fees do not include program management. The program management is separated into its own fee.
- 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.

PROJECT SUMMARY

Table 7-2 shows the CIP projects that are to be funded through the WWTP Fee. This cost represents the fair share of the Core Fee area that has not yet been expended. The Core Fee area has contributed to past expansion projects as well.

Table 7-2 WWTP Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
74PP-XXX	WWTP Expansion Future Phases	Wastewater Treatment Plant Expansion.	\$ 23,340,023
		Total:	\$ 23,340,023

Notes:

1) 74PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

Table 7-3 shows the CIP projects that are to be funded through the WW Conveyance Fee.

Table 7-3 WW Conveyance Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
74084	East Side Sewer Upgrades	Fix existing bottleneck on East Side Sewer mains south of Grant Line Road and MacArthur intersection. Phase 2 and 3 will install 4,000 LF of Parallel 24" line or replace existing line 30 inch line south of Grant Line Road.	\$ 5,689,935
74114 ⁽³⁾	Wastewater Collection System - NEI Area	9,500 LF of 21" gravity sewer north from Pescadero Rd along the eastern boundary of Yellow Freight to I-205 and Chrisman Rd extension, west on Arbor Ave, then south to the MacArthur Pump Station. Includes bore & jack crossing of I-205.	\$ 2,915,011
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Ditch Crossing	\$ 196,587
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Boring Pits on either side of I-205.	\$ 327,645
74114 ⁽³⁾	Wastewater Collection System - NEI Area	Acquire temporary bore & jack easement under I-205.	\$ 71,048
74114 ⁽³⁾	Wastewater Collection System - NEI Area	2,700 LF of 8" line along the southern boundary of the current Home Depot and Tracy Pescadero Distribution Centers. (NEI FIP Parcels 3, 4, 5)	\$ 767,318
74PP-XXX ⁽³⁾	Acquire Easement	Acquire 20' Wide Easement (along NEI Phase 2 Parcels 3, 4, & 5).	\$ 244,655
74PP-XXX ⁽³⁾	Fair Share of the Corral Hollow Sewer Lines	Fair share of the Corral Hollow sewer upgrades identified in the Ellis Wastewater report, which include: 690 LF of 36", 4,279 LF of 27" pipe, 448 LF of 24", and 6,896 LF of 21". Improvements will be completed in 3 phases.	\$ 454,697
74PP-XXX ⁽³⁾	Fair Share of the City Core Sewer Upgrade	Fair share of improvements to the core sewer system analyzed as part of the Downtown Study.	\$ 1,211,787
74PP-XXX	Reimbursement to Hansen Sewer	Proportionate responsibility related to benefit from the excess capacity in the Hansen Road Sanitary Sewer conveyance systems to reimburse the enterprise fund.	\$ 586,045
74PP-XXX	Reimbursement to Byron Road Sewer	Proportionate benefit resulting from use of the excess capacity in Byron Road Sewer which connects to Hansen Road Sewer to reimburse developers who up fronted the sewer.	\$ 42,323
		Total:	\$ 12,507,051

Notes:

1) 74PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

3) Wastewater conveyance maps for NEI, Corral Hollow and City Core sewer are shown in Appendix E.

FEE METHODOLOGY

The WWTP Fee and WW Conveyance Fee is calculated by taking the remaining project costs, subtracting out the fund balance of all the wastewater funds and then dividing it by the number of EDUs shown in **Table 7-4**.

Table 7-4: Wastewater Fee per EDU Calculation

Description	WWTP	WW Conveyance
Total Cost:	\$ 23,340,023	\$ 12,507,051
Less: Fund Balance:	\$ 12,103,143	\$ 2,972,410
Less: Fees to be Collected ⁽¹⁾ :	\$ 3,406,994	\$ 35,608
Remaining Cost:	\$ 7,829,886	\$ 9,499,033
Total EDU:	1,997	2,441
Cost per EDU	\$ 3,920.82	\$ 3,891.45

Note:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees and the ISP South AD 84-1 WWTP Upgrade Fees that would be paid as the original capacity was funded through AD 84-1.

The wastewater anticipated to be generated by each land use is converted into an EDU equivalent, which is the estimated average daily flow of that land use compared to the estimated average daily flow of a single family home. This calculation is shown in **Table 7-5** and **Table 7-6**. The EDU calculations are different for the WWTP versus the conveyance calculations to account for specific plan areas that bond funded certain fee components.

Table 7-5: WWTP Fee EDU Calculation

Land Use Type	Residents per Unit	Wastewater Generation Rate ⁽²⁾	Remaining Land Use ⁽¹⁾	EDU	Total EDU
Residential					
SFR	3.30 per du	264 gpd/unit	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	2.70 per du	216 gpd/unit	282 du	0.82 per du	231 EDU
HDR (attached 4+)	2.20 per du	176 gpd/unit	532 du	0.67 per du	356 EDU
Non-Residential					
Office	N/A	1,140 gal/ac/day	11 ac	5.08 per ac	56 EDU
Commercial / Retail	N/A	1,140 gal/ac/day	48 ac	5.08 per ac	245 EDU
Industrial	N/A	1,056 gal/ac/day	201 ac	4.71 per ac	948 EDU
Total:					1,997 EDU

Notes:

- 1) 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. The land uses have been reduced accordingly.
- 2) Wastewater generation rates are based on the SFR rate from the "Tracy Wastewater Conveyance and Treatment Development Impact Fee Study" prepared by CH2MHill, January 2013.

Table 7-6: WW Conveyance Fee EDU Calculation

Land Use Type	Residents per Unit	Wastewater Generation Rate ⁽³⁾	Remaining Land Use ^(1, 2)	EDU	Total EDU
Residential					
SFR	3.30 per du	264 gpd/unit	161 du	1.00 per du	161 EDU
MFR (attached 2-4)	2.70 per du	216 gpd/unit	282 du	0.82 per du	231 EDU
HDR (attached 4+)	2.20 per du	176 gpd/unit	1,144 du	0.67 per du	766 EDU
Non-Residential					
Office	N/A	1,140 gal/ac/day	17 ac	5.08 per ac	87 EDU
Commercial / Retail	N/A	1,140 gal/ac/day	49 ac	5.08 per ac	248 EDU
Industrial	N/A	1,056 gal/ac/day	201 ac	4.71 per ac	949 EDU
Total:					2,441 EDU

Notes:

- 1) 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. The land uses have been reduced accordingly.
- 2) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee. The land uses have been reduced accordingly.
- 3) Wastewater generation rates are based on the SFR rate from the "Tracy Wastewater Conveyance and Treatment Development Impact Fee Study" prepared by CH2MHill, January 2013.

The total WWTP Fee and WW Conveyance Fee per land use is calculated by multiplying the fee per EDU by the number of EDU's per unit or acre as shown in **Table 7-7** and **Table 7-8**.

Table 7-7: WWTP Fee Calculation

Land Use Type	EDU	WWTP Fee per EDU	WWTP Fee ^(1, 2, 3) (Rounded)
Residential			
			<i>per DU</i>
SFR	1.00 per du	\$ 3,920.82	\$ 3,921
MFR (attached 2-4)	0.82 per du	\$ 3,920.82	\$ 3,215
HDR (attached 4+)	0.67 per du	\$ 3,920.82	\$ 2,627
Non-Residential			
			<i>per ac</i>
Office	5.08 per ac	\$ 3,920.82	\$ 19,918
Commercial / Retail	5.08 per ac	\$ 3,920.82	\$ 19,918
Industrial	4.71 per ac	\$ 3,920.82	\$ 18,467

Notes:

- 1) 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. The land uses have been reduced accordingly.
- 2) WWTP Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 3) 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.

Table 7-8: WW Conveyance Fee Calculation

Land Use Type	EDU	WW Conveyance Fee per EDU	WW Conveyance Fee (1, 2, 3, 4) (Rounded)
Residential			
			<i>per DU</i>
SFR	1.00 per du	\$ 3,891.45	\$ 3,891
MFR (attached 2-4)	0.82 per du	\$ 3,891.45	\$ 3,191
HDR (attached 4+)	0.67 per du	\$ 3,891.45	\$ 2,607
Non-Residential			
			<i>per ac</i>
Office	5.08 per ac	\$ 3,891.45	\$ 19,769
Commercial / Retail	5.08 per ac	\$ 3,891.45	\$ 19,769
Industrial	4.71 per ac	\$ 3,891.45	\$ 18,329

Notes:

- 1) 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. The land uses have been reduced accordingly.
- 2) NEI bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee. The land uses have been reduced accordingly.
- 3) Wastewater Conveyance Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 4) 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.

NEXUS REQUIREMENT SUMMARY

The WWTP Fee and WW Conveyance Fee components of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. Identify the purpose of the fee.

The purpose of the WWTP Fee and WW Conveyance Fee is to fund the wastewater facilities and improvements that are needed to serve new development in the City. In order to accommodate the increased wastewater generated by new development, new facilities will be built and/or existing facilities will be expanded.

2. Identify the use to which the fee is to be put.

The fees will be used to fund the projects shown in **Table 7-2** and **Table 7-3**. These WWTP and WW Conveyance projects were identified as necessary to convey wastewater within the City and to treat the wastewater at the treatment plant for new development within the City.

3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed

The fees will be used to fund the WWTP and WW conveyance facilities that are necessary to serve the increased development in the City. New development requires new or upsized conveyance lines to collect wastewater flows from new development, as well as increased capacity at the treatment plant to treat the increased flows. Wastewater fees are calculated based on the amount of wastewater each new residential and non-residential development is expected to generate. These calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.**

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential and non-residential development requires the addition of new or upsized conveyance lines to serve new development within the City. New development also generates additional wastewater flows that must be conveyed to the wastewater treatment plant and then treated before it can be released into the river. Each new development pays an impact fee based on the amount of wastewater it is expected to generate. These calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.**

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The wastewater improvements that are required to serve new development are shown in **Table 7-2 and Table 7-3.** Each land use pays their fair share of costs based on the estimated average daily flow generated. The WWTP Fee and WW Conveyance Fee calculations are shown in **Table 7-4, Table 7-5, Table 7-6, Table 7-7, and Table 7-8.** This fee methodology ensures that each land use only pays for their fair share of the WWTP and WW conveyance facilities based on the amount of wastewater generated by that land use.

8. GROUP 75: WATER IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay a water impact fee at building permit issuance for CIP projects described in this section. The Water Fee is calculated based on combining the remaining project costs identified in the adopted water technical studies for each of the specific plan areas. Following is a summary of these adopted reports:

- “Water System Analysis for the City of Tracy’s Undeveloped Infill Properties” by West-Yost & Associates, October 24, 2011.
- “Northeast Industrial Water System Analysis-Final Technical Memorandum” by West-Yost & Associates, September 28, 1999.
- “Water System Analysis for the Northeast Industrial Phase II Development Mitigation Fee Justification (AB 1600 Report)” by West-Yost & Associates, February 14, 2005.
- “Plan C Water System Analysis” by West-Yost & Associates, February 24, 1998.
- “Edgewood Subdivision Water System Analysis” by West-Yost & Associates, June 4, 1999.
- “Reconciliation Report for Developer Funded Water Capital Improvement Projects,” by Harris & Associates dated June 2001.
- “Wastewater System Analysis for Presidio” by CH2MHill, December 20, 1999.
- “South Industrial Specific Plan Water System Analysis-Technical Memorandum” by West-Yost & Associates, October 2008.
- “South MacArthur Water System Analysis Final Technical Memorandum” by West-Yost & Associates, June 14, 1999.

FEE SUMMARY

The Core Fee Program obligation towards Group 75 water improvements is \$5,715,449.

Table 8-1 summarizes the Water Fee. The old FIP areas of NEI I, NEI II, Plan C (except Edgewood), and ISP South will have reduced fees as noted below:

- Bond proceeds from NEI I funded a portion of their water improvements and thus will only be required to pay 15% of the Core Fees Water Fee.
- Bond proceeds from NEI II funded a portion of their water improvements and thus will only be required to pay 45% of the Core Fees Water Fee
- Plan C, except for Edgewood, financed the water supply, treatment, storage, and distribution through bond proceeds from Community Facilities District 98-1. As such,

only Plan C Edgewood development will pay the Core Fees Water Fee and the remaining Plan C properties are exempt from the Water Fee.

- ISP South land uses for 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 water supply and treatment.

Table 8-1: Water Fee

Land Use Type	Water Fee ^(1, 2, 3, 4, 5, 6)	
<u>Residential</u>	<i>Per DU</i>	
SFR	\$	6,047
MFR (attached 2-4)	\$	4,354
HDR (attached 4+)	\$	3,084
<u>Non-Residential</u>	<i>Per Acre</i>	
Office	\$	18,867
Commercial / Retail	\$	25,156
Industrial	\$	18,867

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 3) 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.
- 4) 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.
- 5) Fees do not include program management. The program management is separated into its own fee.
- 6) 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.

PROJECT SUMMARY

Table 8-2 shows the CIP projects that are to be funded through the Water Fee.

Table 8-2: Water Fee Facilities Breakdown Summary

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
75085	Water Transmission Line 20 in (Lammers Rd between Jackson Ave. and Redbridge Rd.)	Install 4,792 LF 20" transmission line in Lammers Rd., between Jackson Ave and Redbridge Rd. (Share is 4% of the total)	\$ 96,356
75PP-095	Back-Up Generator	2.0 mgd backup generator for one of the City's existing groundwater wells to provide emergency supply from the groundwater basin	\$ 694,954
75PP-099	Groundwater Conjunctive Use Study	Study to determine proportionate shares of the Groundwater Management Plan Study.	\$ 193,264
75PP-861	Reimbursement to King & Lyon & Safeway	Reimbursement.	\$ 878,580
75PP-XXX	John Jones Water Treatment Plant Expansion	Reimbursement to the City for fair share of completed work of the expanded plant from 15 mgd to 30 mgd.	\$ 1,030,050
75PP-XXX	Linne Road Reservoir and Booster Pump Station	Construct a 7.2 mgd facility.	\$ 2,440,514
75PP-XXX	Supply Transfer with Storage in Semi Tropic Water Bank	Pays for 1% of the cost of project, which confirms the reliability of water supply from the Westside and Banta Carvana Irrigation Districts.	\$ 381,731
		Total:	\$ 5,715,449

Notes:

1) 75PP-XXX designates a project that will need a CIP number assigned to it.

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Water Fee is calculated by taking the remaining project costs, subtracting out the fund balance and then dividing it by the total water demand expressed in EDUs. This calculation is shown in **Table 8-3**. The water fund has a negative balance due to NEI funding their entire fair share up front.

Table 8-3: Water Fee per EDU Calculation

Description	Total
Total Cost: \$	5,715,449
Less: Fund Balance ⁽²⁾ : \$	(5,681,214)
Less: Fees to be Collected ⁽¹⁾ : \$	336,654
Remaining Cost: \$	11,060,009
Total EDU:	1,829
Fee Per EDU: \$	6,047.03

Notes:

- 1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.
- 2) The fund balance is negative due to NEI water funds being expended for the Water Treatment Plant Expansion.

The EDU is the estimated average annual water demand for a single family residential development. The water required by each land use is converted into an EDU equivalent, which is the estimated average water demand for each land use as compared to the average water demand of a single family unit. This calculation is shown in **Table 8-4**.

Table 8-4: Water Fee EDU Calculation

Land Use Type	Total Dwelling Units or Net Acres ^(1, 2, 3)	Water Demand Factor ⁽⁴⁾	EDU	Total EDU
Residential				
SFR	161 du	429 gpd/du	1.00 per du	161
MFR (attached 2-4)	282 du	310 gpd/du	0.72 per du	203
HDR (attached 4+)	1,252 du	220 gpd/du	0.51 per du	638
Non-Residential				
Office	30 ac	1,339 gpd/ac	3.12 per ac	92
Commercial / Retail	50 ac	1,785 gpd/ac	4.16 per ac	208
Industrial	169 ac	1,339 gpd/ac	3.12 per ac	526
Total:				1,829

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 3) 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. The land uses have been reduced accordingly.
- 4) The water demand factors are based on the "City of Tracy Citywide Water System Master Plan" prepared by West Yost Associates, December 2012.

The Water Fee by land use is calculated by multiplying the fee per EDU by the EDU factor as shown in **Table 8-5**.

Table 8-5: Water Fee Calculation

Land Use Type	EDU	Fee Per EDU	Water Fee ^(1, 2, 3, 4, 5) (Rounded)
Residential			
			<i>per DU</i>
SFR	1.00 per du	\$ 6,047.03	\$ 6,047
MFR (attached 2-4)	0.72 per du	\$ 6,047.03	\$ 4,354
HDR (attached 4+)	0.51 per du	\$ 6,047.03	\$ 3,084
Non-Residential			
			<i>per ac</i>
Office	3.12 per ac	\$ 6,047.03	\$ 18,867
Commercial / Retail	4.16 per ac	\$ 6,047.03	\$ 25,156
Industrial	3.12 per ac	\$ 6,047.03	\$ 18,867

Notes:

- 1) NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 2) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee. The land uses have been reduced accordingly.
- 3) 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. The land uses have been reduced accordingly.
- 4) Water Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 5) 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.

NEXUS REQUIREMENT SUMMARY

The Water Fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Water Fee is to fund the water conveyance, water supply, and water treatment facilities that are necessary to provide water to future development in the Core Fee program area. In order to accommodate this increased demand, new facilities must be built and/or existing facilities expanded.

2. *Identify the use to which the fee is to be put.*

The fee will be used to fund the water projects shown in **Table 8-2**. These water projects were identified through technical studies as the facilities required to mitigate the impact of new development in the Core Fee program area of the City to ensure that the new development would have adequate water supply and pressure.

3. ***Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed***

The Water Fee will be used to fund the new water facilities and improvements that are necessary to serve the increase in residents and businesses due to new development in the Core Fee program area of the City. The fee for each development project is calculated based on the estimated water use of each development. This correlation ensures that the fee is equal to the need generated by that specific project. This calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.**

4. ***Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.***

New development requires the addition of new or upsized water lines to serve the increased residents and businesses within the City and to ensure that the required water pressure can be met. In addition, new water supply must be secured to meet the water needs of the new development and this water must be treated. Each new residential and non-residential development pays an impact fee based on the amount of water it is expected to use. This calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.**

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The water improvements required to serve new development are shown in **Table 8-2.** Each land use pays their fair share of costs based on the estimated average daily demand for water. The water fee calculation is shown in **Table 8-3, Table 8-4, and Table 8-5.** The fee methodology ensure that each land use only pays for their fair share of the water improvements based on the amount of water required by that land use.

9. GROUP 76: STORM DRAINAGE IMPROVEMENTS

BACKGROUND

The Core Fee program area will pay storm drainage impact fees at building permit issuance for CIP projects described in this section. The Storm Drainage Fee is calculated based on combining the remaining costs of the projects identified in the adopted storm drainage technical studies for each of the specific drainage zones. Following is a summary of these adopted reports:

- “Plan C Storm Drainage Analysis Update” by Stantec Consulting, May 2000.
- “Storm Drainage Analysis - Infill Properties” by Storm Water Consulting, Inc. and Stantec, August 2011.
- “Updated Storm Drainage Technical Report for the South ISP Sub-Basin” by Storm Water Consulting, Inc., October 2008.
- “Storm Drainage Analysis and Fee Justification Study for Presidio Sub-Basin Area” by Cella Barr & Associates, October 1999.
- “Storm Drainage Analysis for South MacArthur Planning Area” by Cella Barr & Associates, February 1999.
- “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec, November 2013.
- “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates, March 2018.
- “Storm Drainage Technical Report for the Downtown Specific Plan Area” by Storm Water Consulting Inc. and Stantec, July 2008.

FEE SUMMARY

Table 9-1 summarizes the Storm Drainage Fee. A map of the City storm drainage planning areas is shown in **Appendix D**. NEI I and NEI II, and SMPA will pay a different storm drainage fee as noted below:

- NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed. The Northeast Industrial Drainage Shed fees were updated in the study “Storm Drainage Impact Fee Study NEI and Eastside Industrial” by Harris & Associates adopted by City Council on October 2, 2018 through Resolution No. 2018-204 and updated by ENR concurrently with the Master Plan Fees in 2020 and on July 1, 2021. There are no further updates to the NEI Storm Drainage Fees as part of this report.
- 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 South MacArthur and Rocha Storm Drainage Fees were calculated in the “Citywide Storm Drainage Master Plan Impact Fee Analysis for New Impact fee Program Areas” by Stantec adopted by City Council on January 7, 2014 through Resolution No. 2014-10. The fees

were updated by ENR concurrently with the Master Plan Fees in 2018, 2019, 2020, and on July 1, 2021. There are no further updates to the South MacArthur and Rocha Storm Drainage Fees.

Table 9-1: Storm Drainage Fee Summary

Land Use Type	Storm Drainage (1, 2, 3, 4)	
Residential		
	<i>Per DU</i>	
SFR	\$	2,263
MFR (attached 2-4)	\$	1,503
HDR (attached 4+)	\$	1,346
Non-Residential		
	<i>Per Acre</i>	
Office	\$	35,063
Commercial / Retail	\$	35,063
Industrial	\$	35,063

Notes:

- 1) 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.
- 2) 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.
- 3) Fees do not include program management. The program management is separated into its own fee.
- 4) 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.

PROJECT SUMMARY

Table 9-2 shows the CIP projects that are to be funded through the Storm Drainage Fee.

Table 9-2: Storm Drainage Projects

CIP # ⁽¹⁾	Project	Description	Remaining Project Cost ⁽²⁾
76PP-073	Detention Basin 12	Construct 4 AF detention basin and outlet structure. Includes purchase of 2 AC of land.	\$ 511,501
76PP-074	Lowell Detention Basin	Construct 14 AF detention basin and 36" circular opening outlet structure with trash rack. Includes purchase of 3.5 AC of land.	\$ 1,001,729
76PP-075	Storm Drain Improvement (Tracy Blvd and 12th St)	3,300 LF of 18" Storm drainage in 12th St. between Harding and Tracy, 2,300 LF of 24" Storm drainage in Tracy Blvd from Lowell to Grant Line Rd. Cost includes \$150,000 for dewatering during construction.	\$ 1,496,963
76045	Detention Basin 2A (Zone 2)	Detention basin 2A (Zone 2) 24" along Gandy Dancer Drive and 24" on Valpico Road. The detention basin is complete.	\$ 628,727
76066 / 76081	Detention Basin 2B (Zone 1)	New Detention Basin 2B pump station and force main outfalls with components. Including 1,090 LF of 24" SD, 140 LF of 30" SD, 2,250 LF of 36" SD, 160 LF of 42" SD, and 60 LF of 42" SD Bore & Jack to connect pipeline to drainage basin 2B. Also includes WSID and UPTC crossing agreements and land acquisition for DET 2B expansion and 24" and 36" SD easements.	\$ 5,855,822
76PP-036	Reimbursement to RSP	Excess capacity was created in the RSP for the Storm Drainage facilities for the Westside and Eastside Watersheds. Certain Plan C properties will benefit from these improvements and will fund their share of reimbursement amount per unit (or acre).	\$ 4,495,693
76PP-XXX	Reimbursement to Westside Outfall	Presidio's share of improvements for the Westside Outfall storm drainage facilities.	\$ 835,403
76PP-XXX	Presidio's share of Yellow Zone Drainage Improvements	Presidio's share of Plan C Yellow Zone improvements, including reimbursement to RSP.	\$ 76,783
76PP-XXX	Presidio's share of Purple Zone Drainage Improvements	Presidio's share of Plan C Purple Zone improvements, including reimbursement to RSP.	\$ 253,644
76PP-XXX	Detention Basin 1A	Construct 14 AF detention basin. Includes purchase of 5.1 AC of land and excavation (14 AF + 4 AF add'l excavation). Pays fair share of the cost.	\$ 446,233
76PP-XXX	Detention Basin V	Construct 2 AF detention basin. Includes purchase of 1.5 AC of land and excavation (2 AF + 1 AF add'l excavation). Pays fair share of the cost.	\$ 120,328
76PP-XXX	DET 1A Pump Station	DET 1A will be drained by a new pump station having a discharge capacity of 2 cfs that will discharge via a 750 LF 12" SDFM to an existing 15" SD that crosses the existing UPTC ROW along the alignment of C St. Pays fair share of the cost.	\$ 234,113
76PP-XXX	DET V Pump Station	DET V will be drained by a new pump station having a discharge capacity of 2 cfs that will discharge via a 400 LF 12" SDFM to an existing 18" SD in Beechnut Ave at Tracy Blvd. At the time of actual design, the feasibility of using a gravity outfall to the 18" SD in Beechnut Ave at Tracy Blvd should be explored. Pays fair share of the cost.	\$ 180,832
76PP-XXX	Storm Drain system to serve Sub-Basin 1A	New storm drain system: 1,230 LF 18" SD in Mt. Oso Ave from Central Ave (intercepting flows from a existing drain line in Central Ave) west to the alignment of West Ave, 760 LF 18" SD from Mt. Oso Ave to Mt. Diablo Ave along the projected alignment of West Ave, 990 LF 24" SD in West Ave between Mt. Diablo Ave and 4th Street, 960 LF 18" SD extending along 4th St from east of Tracy Blvd to West St, 950 LF 24" SD extending along 4th St from C St to West St, and 100 LF 30" SD extending north across existing UPTC ROW (including a jack and bore crossing of an existing railroad track) to the proposed location of a new joint-use "linear parkway" detention basin serving Sub-basin 1a (DET 1A). Pays fair share of the cost.	\$ 336,551
76PP-XXX	Storm drain system to serve Sub-basins 5a and 5b	New drain system: 510 LF 18" SD in Tracy Blvd from 10th St to 11th St, 860 LF 24" SD in 11th St from Tracy Blvd east to Bessie Ave, 870 LF 24" SD in West St between 9th St and 11th St, 810 LF 30" SD extending west in 11th St from West St to Bessie Ave, and 1,290 LF 30" SD extending north in Bessie Ave from 11th St, connecting to an existing 36" SD at Eaton Ave. Pays fair share of the cost.	\$ 347,625
76PP-XXX	18" Storm Drain Downtown Improvements (11th Street, east of Lincoln Blvd.)	1,080 LF 18" SD extending west in 11th St from 10th St to connect with an existing 30" SD at Lincoln Blvd, serving Sub-basin W. Pays fair share of the cost.	\$ 51,394
76PP-XXX	18" Storm Drain Downtown Improvements (9th St., E St. to East St.)	730 LF of 18" SD extending west in 9th St from East St to E St, connecting with existing storm drains at the E St/9th Str intersection. Pays fair share of the cost.	\$ 34,739
Total:			\$ 16,908,080

Notes:

1) 76PP-XXX Designates a project that will need a CIP number assigned to it

2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.

FEE METHODOLOGY

The Storm Drainage Fee is calculated by taking the storm drainage project costs, subtracting out the fund balance, and then dividing it by the total impervious area as shown in **Table 9-3**.

Table 9-3: Drainage Cost Calculation

Description	Total Cost
Total Cost:	\$ 16,908,080
Less: Fund Balance:	\$ 8,498,750
Less: Fees to be Collected ⁽¹⁾ :	\$ 10,272
Cost Remaining:	\$ 8,399,058
Total Impervious Area (Ac):	156.6
Fee per Impervious Acre:	\$ 53,633.83

Notes:

1) The fees to be collected consist of the fees from the existing I-205 Finance Plans that are locked into finance plans and cannot be updated and thus will pay their finance plan fees.

The total impervious area is calculated by taking the percent impervious for each land use multiplied by the total acres for each land use. This calculation is shown in **Table 9-4**.

Table 9-4: Impervious Area

Land Use Type	Remaining Land Use ^(1, 2)	Residential Densities	Total Acres	Percent Impervious ⁽³⁾	Impervious Acres
<u>Residential</u>					
SFR	161 du	4.35 DU/ac	36.9 ac	16%	5.9 ac
MFR (attached 2-4)	282 du	9.00 DU/ac	31.4 ac	22%	6.9 ac
HDR (attached 4+)	1,252 du	18.75 DU/ac	66.8 ac	41%	27.4 ac
<u>Non-Residential</u>					
Office	51.5 ac	N/A	51.5 ac	57%	29.3 ac
Commercial / Retail	52.2 ac	N/A	52.2 ac	57%	29.7 ac
Industrial	100.5 ac	N/A	100.5 ac	57%	57.3 ac
Total:			339.2 ac		156.6 ac

Notes:

- 1) 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 land uses have not been included.
- 2) The APN Nos. 253-100-14, 253-110-27, and 253-110-28 will discharge to an adjacent gravel extraction site or to an onsite retention facility and APN Nos. 253-110-08 and 253-110-09 will drain to an existing, low-lying quarry areas. As such, 91.69 acres of industrial have not been included.
- 3) The percent of impervious area is based on the City of Tracy Citywide Storm Drainage Master Plan, dated November 2013.

The Storm Drainage Fee per land use is calculated by multiplying the fee per impervious area by the percent impervious for each land use. The residential land use fees are converted to a fee per dwelling unit using the residential densities, as shown in **Table 9-5**.

The Outfall Fee is based on the Infill Outfall Fee adopted through Resolution No. 2012-060 on April 3, 2012. This Outfall fee funds components of the City’s Westside Outfall Project, City’s Eastside Channel system, and WSID Main Drain. The Outfall Fee has been escalated to June 2021 based on the ENR Construction Cost Index for the San Francisco Region.

Table 9-5: Storm Drainage Fee Calculation

Land Use Type	Residential Densities	Percent Impervious ⁽³⁾	Fee Per Impervious Acre	Storm Drainage Fee (Rounded) (1, 2, 5, 6)	Outfall Fees (Rounded) (1, 2, 4, 5, 6)	Total Storm Drainage Fee (Rounded) (1, 2, 5, 6)
Residential				<i>per DU</i>	<i>per DU</i>	<i>per DU</i>
SFR	4.35 DU/ac	16%	\$ 53,633.83	\$ 1,973	\$ 290	\$ 2,263
MFR (attached 2-4)	9.00 DU/ac	22%	\$ 53,633.83	\$ 1,311	\$ 192	\$ 1,503
HDR (attached 4+)	18.75 DU/ac	41%	\$ 53,633.83	\$ 1,173	\$ 173	\$ 1,346
Non-Residential				<i>per ac</i>	<i>per ac</i>	<i>per ac</i>
Office	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063
Commercial / Retail	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063
Industrial	N/A	57%	\$ 53,633.83	\$ 30,571	\$ 4,492	\$ 35,063

Notes:

- 1) 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 land uses have not been included.
- 2) The APN Nos. 253-100-14, 253-110-27, and 253-110-28 will discharge to an adjacent gravel extraction site or to an onsite retention facility and APN Nos. 253-110-08 and 253-110-09 will drain to an existing, low-lying quarry areas. As such, 91.69 acres of industrial have not been included.
- 3) The percent of impervious area is based on the City of Tracy Citywide Storm Drainage Master Plan, dated November 2013.
- 4) The Outfall Fees adopted through Resolution No. 2012-0600 on April 3, 2012 have been ENR'd to June 2021.
- 5) Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 6) 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.

NEXUS REQUIREMENT SUMMARY

The storm drainage development impact fee component of the Core Fees meets the Mitigation Fee Act Nexus Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Storm Drainage Fee is to fund the storm drainage facilities and improvements needed to serve new development within the Core Fees drainage area. As each new development is built, the amount of impervious area is increased, thus generating more storm water runoff that must be mitigated. Additional storm drainage lines, storm drainage basins, and outfall improvements will be required in order to mitigate the increase in storm water run-off.

2. *Identify the use to which the fee is to be put.*

The Storm Drainage Fee will be used to fund the storm drainage projects shown in **Table 9-2**. These projects include pipes, storm drainage basins, outfall projects, and channels identified as the facilities required to mitigate the impact of the new developments within the Core Fees drainage shed area.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed*

As new residential and non-residential facilities develop and create impervious area, additional runoff is generated which creates the need for new storm drainage pipes, basins, channels and outfalls to collect, detain and release storm water. The fees collected from the new development will be used to fund the improvements necessary to mitigate the increase in storm water from these new developments within the storm drainage shed area, as identified in technical studies. The projects funded by the Storm Drainage Fee are shown in **Table 9-2**.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

New residential and non-residential development will create additional runoff directly creating the need for new storm drainage facilities and improvements. The Storm Drainage Fee is directly correlated to the runoff created by the residential and non-residential development based on additional impervious area. The fee funds each development's fair-share of the total cost of facilities within that shed area. These calculations are shown in **Table 9-3**, **Table 9-4**, and **Table 9-5**.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The storm drainage improvements required to serve new development in the Core Fees Area are shown in **Table 9-2**. The total cost less the fund balance is divided by the total impervious acres within the shed to obtain the cost per impervious acre. This cost per impervious acre is then equated back to each land use as a fee based on the impervious percentage for that land use. The residential densities are then used to convert the residential fees to a fee per dwelling unit. These calculations are shown in **Table 9-3**, **Table 9-4**, and **Table 9-5**. This fee calculation methodology ensure that each land use only pays for their fair-share of the storm drainage improvements based on the amount of runoff generated by that land use.

10. GROUP 78: PARKS & RECREATION IMPROVEMENTS

BACKGROUND

Residential development in the Core Fee program area will pay a parks and recreation improvement development impact fee at building permit issuance for the CIP projects described in this section. The Park Fee is based on combining the remaining costs for the projects identified in the adopted park technical study for each of the specific plan areas. New development funds three acres of neighborhood parks and one acre of community park per 1,000 new residents. Following is a summary of these adopted reports:

- “Plan C Properties Park Impact Fee Justification Study” by David Volz Design, May 1998.
- “ISP-South Planning Area Park Impact Fee Justification Community Park Fee Only” by David Volz Design, September 2000 and updated on October 21, 2008 by Resolution Number 2008-223.
- “Infill Development Park Impact Fee Justification Study” by David Volz Design, July 5, 2001.
- “South MacArthur Planning Area Park impact fee justification study” by David Volz, June 1999.
- “The Annexation and Development Agreement” Exhibit “E” Presidio Planning Area park requirement analysis adopted by the City Council, October 19, 1999.

FEE SUMMARY

The estimated cost for projects related to Neighborhood Parks is \$9,231,138 and Community Parks is \$3,278,597, for a total of \$12,509,735.

Table 10-1 summarizes the Park Fee.

Table 10-1: Park Fee Summary

Land Use Type	Neighborhood Park Fee (1, 2)	Community Park Fee (1, 2)	Total Parks Fee (1, 2)
Residential	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 6,100	\$ 1,159	\$ 7,259
MFR (attached 2-4)	\$ 4,991	\$ 949	\$ 5,940
HDR (attached 4+)	\$ 4,067	\$ 773	\$ 4,840

Notes:

- 1) Fees do not include program management. The program management is separated into its own fee.
- 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.

PROJECT SUMMARY

Table 10-2 shows the neighborhood parks and community parks that are to be funded through the Park Fee. Only Infill, ISP South, and Plan C have residential development remaining. Generally, a developer will build their own neighborhood parks and receive credit against the fees for that component, therefore it is assumed that the funds shown below for neighborhood parks will not be collected. The City will assign the funding to parks as appropriate park sites are identified.

Table 10-2: Park Fee Breakdown by Facility

CIP # ⁽¹⁾	Project	Remaining Project Cost ⁽²⁾
78PP-XXX	Future Community Park ⁽³⁾	\$ 3,278,597
78PP-XXX	13.9 acres of Neighborhood Park	\$ 9,231,138
	Total:	\$ 12,509,735

Notes:

- 1) 78PP-XXX designates a project that will need a CIP number assigned to it.
- 2) The 5% program management mark-up is not included in the project cost and will be funded through the Program Management Fee summarized in the Group 79: Program Management section.
- 3) The funds used for Legacy Fields as of 06/30/20 have been removed from the Community Park cost.

FEE METHODOLOGY

The Park Fee is calculated by taking the remaining project costs, subtracting out the fund balance and then dividing it by the number of new residents. This calculation is shown in **Table 10-3** below.

Table 10-3: Park Fee Cost per Resident Calculation

Description	Neighborhood Park	Community Park	Total
Total Cost:	\$ 9,231,138	\$ 3,278,597	\$ 12,509,735
Less: Fund Balance:	\$ 1,753,951	\$ 1,857,542	\$ 3,611,493
Remaining Cost:	\$ 7,477,187	\$ 1,421,055	\$ 8,898,242
Resident Equivalent:	4,045	4,045	
Cost per Resident:	\$ 1,848.50	\$ 351.31	\$ 2,199.81

The residents are determined by multiplying the number of units remaining by the average number of residents for that unit type, as shown in **Table 10-4**.

Table 10-4: Resident Equivalent Calculation

Land Use	Number of Units	Residents Per Units	Residents
Residential			
SFR	161	3.30	530
MFR (attached 2-4)	282	2.70	762
HDR (attached 4+)	1,252	2.20	2,754
Total			4,045

The Neighborhood Park Fee and the Community Park Fee per residential land use is calculated by multiplying the cost per resident by the average number of residents per unit type, as shown in **Table 10-5** and **Table 10-6**.

Table 10-5: Neighborhood Park Fee Calculation

Land Use	Residents Per Units	Neighborhood Park Cost Per Resident	Neighborhood Park Fee (Rounded) ^(1, 2)
Residential			<i>per DU</i>
SFR	3.30	\$ 1,848.50	\$ 6,100
MFR (attached 2-4)	2.70	\$ 1,848.50	\$ 4,991
HDR (attached 4+)	2.20	\$ 1,848.50	\$ 4,067

Note:

- 1) Neighborhood Park Fees are rounded to the nearest dollar. Total fee revenue may differ due to rounding.
- 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.

Table 10-6: Community Park Fee Calculation

Land Use	Residents Per Units	Community Park Cost Per Resident	Community Park Fee (Rounded) ^(1, 2)
Residential			<i>per DU</i>
SFR	3.30	\$ 351.31	\$ 1,159
MFR (attached 2-4)	2.70	\$ 351.31	\$ 949
HDR (attached 4+)	2.20	\$ 351.31	\$ 773

Notes:

- 1) Community Park Fees are rounded to nearest dollar. Total fee revenue may differ due to rounding.
- 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.

NEXUS REQUIREMENT SUMMARY

The Park Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Park Fee is to fund the park and recreation needs generated by new development and growth in the City. Each new resident creates a demand for additional park and recreation facilities such as neighborhood parks and community parks. The City's adopted standard is to provide three acres of Neighborhood Park and one acre of Community Park for each 1,000 new residents. In order to accommodate these needs, new parks will be built and/or existing parks will be expanded. **Table 10-2** shows the projects that are being funded with this fee to mitigate these impacts.

2. *Identify the use to which the fee is to be put.*

The Park Fee will be used to fund new park development as shown in **Table 10-2**. Park expansion is necessary to meet the City's adopted standards of three new acres of neighborhood parks and one acre of community parks for each 1,000 new residents. The location of the neighborhood parks will be determined based on the location of the new development projects as they are typically located within each development.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

The fee will be used to fund new neighborhood and community parks that are necessary to serve the increased residents in the City. The fee for each residential development project is calculated based on the estimated number of new residents that are generated by the new development. This correlation ensures that the fee amount is equal to the need generated by the project. This calculation is shown in **Table 10-3** and **Table 10-4**. Non-residential development does not pay the park fee as these land uses generally do not directly benefit from the parks.

4. *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for new neighborhood and community parks to maintain the City's level of service standard. The fee is directly correlated to the number of residents each new development is expected to generate. This calculation is shown in **Table 10-5** and **Table 10-6**. Non-residential development does not pay for parks as non-residential development do not generate demand for park facilities.

5. *Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The Park Fee will fund the park and recreational facilities that are required to serve the new development in the City. These facilities and estimated costs are shown in **Table 10-2**. This total cost is spread to each land use based on the number of residents that the land use will generate as shown in **Table 10-4**. By spreading the fee based on the number of residents, each new residential unit is paying only their fair share of the required facilities. Non-residential land uses will not be allocated a cost as these land uses generally do not generate enough demand for these type of facilities.

II. GROUP 79: PROGRAM MANAGEMENT

A Program Management Fee of five percent (5%) is collected to fund the implementation and oversight of the fee program. Monies collected through this fee will be collected in a separate fund under Group 79 Program Management.

Table 11-1 summarizes the Program Management Fee.

Table 11-1: Program Management Fee

Land Use Type ^(1,2)	Program Management								Total Program Management Fee
	Public Facilities	Public Safety	Traffic	Wastewater Treatment Plant	Wastewater Conveyance	Water	Parks	Storm Drainage	
Residential	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)
SFR	\$ 146	\$ 83	\$ 296	\$ 196	\$ 195	\$ 302	\$ 363	\$ 113	\$ 1,694
MFR (attached 2-4)	\$ 119	\$ 68	\$ 142	\$ 161	\$ 160	\$ 218	\$ 297	\$ 75	\$ 1,240
HDR (attached 4+)	\$ 97	\$ 55	\$ 142	\$ 131	\$ 130	\$ 154	\$ 242	\$ 67	\$ 1,018
Non-Residential	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)	(Per Acre)
Office	\$ 114	\$ 822	\$ 3,866	\$ 996	\$ 988	\$ 943	\$ -	\$ 1,753	\$ 9,482
Commercial / Retail	\$ 46	\$ 329	\$ 5,578	\$ 996	\$ 988	\$ 1,258	\$ -	\$ 1,753	\$ 10,948
Industrial	\$ 25	\$ 183	\$ 3,078	\$ 923	\$ 916	\$ 943	\$ -	\$ 1,753	\$ 7,821

Notes:

- 1) Residential fees are per dwelling unit and non-residential fees are per acre. The non-residential Public Facilities and Public Safety Program Management Fees were converted from per thousand square foot to per acre using the FAR from the Citywide Infrastructure Master Plans.
- 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.

NEXUS REQUIREMENT SUMMARY

The Program Management Fee component of the Core Fees meets the Mitigation Fee Act Requirements, as described in this section.

1. *Identify the purpose of the fee.*

The purpose of the Program Management Fee is to provide the funding necessary to administer the Core Fees. This includes consultant and City staff time related to services such as providing fee quotes, updating the fee program, tracking revenue and expenditures, and preparing annual reports.

2. *Identify the use to which the fee is to be put.*

The Program Management Fee will be used to fund the management and administration of the Core Fees. This includes City staff and consultant time for activities related to fee collection, tracking, and reporting.

3. *Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.*

New residents and employees that result from new development increases the demand for new infrastructure and facilities. These will be funded through the Core Fees program, which requires City and Consultant staff time to manage and

administer. These activities will be funded through the Program Management Fee. The Program Management Fee is a five percent (5%) mark-up of the Core Fees as shown in **Table 11-1**.

4. ***Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.***

Each new development adds people or employees to the City and in order to maintain the demand, new general government, recreational facilities, public safety, transportation infrastructure, water, wastewater, and storm drainage facilities must be built. These facilities will be funded through the Core Fees. To ensure these fees for new development are administered according to state law, regular updates, tracking and reporting are required. In addition, City staff must provide fee quotes to new development. To create the funding for these resulting activities, the Program Management Fee based on a five percent (5%) mark-up of the Core Fees as summarized in **Table 11-1**, is being implemented.

5. ***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Program Management Fee provides the funding to administer the Core Fees. The City has adopted a policy of collecting a five percent (5%) mark-up on the other fees in order to administer their fee programs. Since this fee is calculated as a mark-up of the other Core Fees as summarized in **Table 11-1**, each land use only pays for their fair-share.

12. IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

A protest can be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun. Any party who files a protest may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications, reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice

FEE ADJUSTMENTS

The fees may be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, or changes in demographics or the land use plan. In addition to such adjustments, the fees will be automatically inflated each year on July 1 based on the Engineering News Record's construction cost index for San Francisco. A complete review of the fees must be completed every five years from the adoption date per California Government Code but it is recommended that the fees be updated more frequently.

The fee categories summarized in this report may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and decide on an applicable fee based on the developments impacts.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance in the account or fund.
4. The amount of the fee collected and the interest earned.
5. An identification of each public improvement for which fees were expended and the amount of expenditures.
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project.
7. A description of each interfund transfer or loan made from the account and when it will be repaid.
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee related projects.

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

PROGRAMMING REVENUES WITH THE CIP

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth as described in this report. The use of the CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project.

FEE CREDITS AND REIMBURSEMENTS

Fee credits and reimbursements may be allowed for developer constructed facilities in compliance with Title 13 of the Tracy Municipal code and other applicable polices. Credits and reimbursements shall be calculated specifically for each project as applicable.

FEE REPORTING

Assembly Bill No. 1483 which became effective January 1, 2020 requires that public agencies make the following information available on their website. This must be completed by January 1, 2021. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

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Appendix A

Core Fees by Planning Area and Infrastructure Category

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Core Fees by Planning Area and Category

Land Use Type ^(1, 2, 3)	Public Facilities	Public Safety - Fire	Public Safety - Police	Public Safety - Communication Facilities	Traffic ⁽⁴⁾	Wastewater Treatment Plant & Wastewater Conveyance			Water					Neighborhood Park	Community Park	Storm Drainage			Program Management	
	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	Core Fees	NEI ⁽⁵⁾	ISP South ^(6, 7)	Core Fees	NEI I ⁽⁸⁾	NEI II ⁽⁹⁾	Plan C Except Edgewood ⁽¹⁰⁾	ISP South ⁽¹¹⁾	Core Fees	Core Fees	Core Fees	NEI I & II ⁽¹²⁾ (Including PM)	SMPA ⁽¹³⁾ (Including PM)	Core Fees	
Residential	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>	<i>(Per DU)</i>
SFR	\$ 2,915	\$ 1,331	\$ 300	\$ 29	\$ 5,924	\$ 7,812	N/A	N/A	\$ 6,047	N/A	N/A	\$ -	N/A	\$ 6,100	\$ 1,159	\$ 2,263	\$ 2,304	\$ 5,518	\$ 1,694	
MFR (attached 2-4)	\$ 2,385	\$ 1,089	\$ 246	\$ 24	\$ 2,844	\$ 6,406	N/A	N/A	\$ 4,354	N/A	N/A	N/A	N/A	\$ 4,991	\$ 949	\$ 1,503	\$ 1,423	\$ 3,669	\$ 1,240	
HDR (attached 4+)	\$ 1,945	\$ 888	\$ 200	\$ 19	\$ 2,844	\$ 5,234	N/A	\$ 3,938	\$ 3,084	N/A	N/A	N/A	\$ 3,084	\$ 4,067	\$ 773	\$ 1,346	\$ 1,310	\$ 3,283	\$ 1,018	
Non-Residential	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per 1,000 SF)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>	<i>(Per Ac)</i>
Office	\$ 116.43	\$ 672.24	\$ 151.60	\$ 14.75	\$ 77,311	\$ 39,687	N/A	\$ 14,854	\$ 18,867	N/A	N/A	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 9,482	
Commercial / Retail	\$ 69.76	\$ 403.34	\$ 90.96	\$ 8.85	\$ 111,553	\$ 39,687	N/A	\$ 14,854	\$ 25,156	N/A	N/A	\$ -	\$ 11,572	\$ -	\$ -	\$ 35,063	\$ 39,045	\$ 100,626	\$ 10,948	
Industrial	\$ 23.09	\$ 134.45	\$ 30.32	\$ 2.95	\$ 61,553	\$ 36,796	\$ 32,397	\$ 16,523	\$ 18,867	\$ 2,830	\$ 8,490	N/A	\$ 8,679	\$ -	\$ -	\$ 35,063	\$ 39,045	NA	\$ 7,821	

Notes:

- 1) 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.
- 2) N/A means there are no land use remaining for that fee program area.
- 3) I-205 land uses will pay in addition to the Core Fees the current Swainson Hawk Mitigation Fee.
- 4) 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.
- 5) NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 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 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 9) NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 10) 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.
- 11) 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.
- 12) 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 FY 21/22 is shown.
- 13) 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 FY 21/22 is shown.

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Appendix B

Core Fees Undeveloped Properties by Old Impact Fee Program Area and Storm Drainage Zone

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Infill Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone
No APN CalTrans Yard @ 11th & Corral Hollow	SFR	13 DU	Infill
214-430-04	MFR	17 DU	Infill
214-430-46	MFR	7 DU	Infill
214-430-47	MFR	9 DU	Infill
234-070-01	MFR	3 DU	Infill
234-070-04	MFR	64 DU	Infill
234-070-06	MFR	22 DU	Infill
235-100-13	MFR	5 DU	Infill
235-100-15	MFR	9 DU	Infill
235-100-18	MFR	9 DU	Infill
235-100-20	MFR	4 DU	Infill
235-100-21	MFR	4 DU	Infill
235-100-22	MFR	5 DU	Infill
235-100-23	MFR	4 DU	Infill
235-100-24	MFR	9 DU	Infill
235-100-25	MFR	5 DU	Infill
235-100-41	MFR	9 DU	Infill
235-100-42	MFR	14 DU	Infill
235-100-61	MFR	4 DU	Infill
235-100-62	MFR	5 DU	Infill
235-100-71	MFR	11 DU	Infill
235-100-72	MFR	6 DU	Infill
235-100-73	MFR	18 DU	Infill
235-100-74	MFR	2 DU	Infill
235-100-75	MFR	2 DU	Infill
235-100-76	MFR	2 DU	Infill
235-100-77	MFR	31 DU	Infill
235-420-13	MFR	5 DU	Infill
212-250-01	Commercial	1.20 ac	Infill
212-250-02	Commercial	0.71 ac	Infill
213-070-36	Commercial	7.37 ac	Infill
214-210-05	Commercial	1.91 ac	Infill
233-460-04	Commercial	1.75 ac	Infill
235-150-24	Commercial	4.41 ac	Infill
238-190-07	Commercial	3.60 ac	Infill
250-250-14	Commercial	0.94 ac	Infill
250-250-15	Commercial	0.97 ac	Infill

Infill Remaining Properties Continued

Infill Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone
214-020-04	Office	0.94 ac	Infill
214-020-05	Office	0.95 ac	Infill
214-020-06	Office	0.95 ac	Infill
214-020-07	Office	0.95 ac	Infill
214-020-08	Office	2.02 ac	Infill
214-020-09	Office	1.97 ac	Infill
214-020-33	Office	3.20 ac	Infill
212-200-03	Industrial	4.55 ac	Infill
212-240-02	Industrial	2.82 ac	Infill
212-240-03	Industrial	4.07 ac	Infill
213-070-01	Industrial	41.00 ac	Infill
240-660-37	SFR	37 DU	Plan C
246-140-21 & 22	SFR	2 DU	ISP South
246-140-05	SFR	4 DU	ISP South
246-140-06	SFR	2 DU	ISP South
246-140-07	SFR	3 DU	ISP South
246-140-18	SFR	15 DU	ISP South
248-560 29-32, 35-45, 49-51	SFR	18 DU	ISP South
248-700 1-25, 27-30, 32-34	SFR	32 DU	ISP South
248-560 55, 58-61	SFR	5 DU	ISP South
246-130-04	HDR	94 DU	ISP South
246-130-05	HDR	150 DU	ISP South
246-130-06	HDR	144 DU	ISP South
246-130-03	HDR	144 DU	ISP South
246-140-08	Commercial	1.64 ac	ISP South
246-140-09	Commercial	0.37 ac	ISP South
246-140-10	Commercial	0.37 ac	ISP South
253-100-14	Industrial	8.20 ac	None ¹
253-110-27	Industrial	11.43 ac	None ¹
253-110-28	Industrial	5.72 ac	None ¹
Total Dwelling Units:		944 DU	
Total Acres:		114.01 ac	

Notes:

1) Terminal drainage solution will be discharge to adjacent gravel extraction site or to onsite retention facility.

2) Remaining land use are shown as of 6/30/2020.

ISP South Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone
246-130-20	HDR	79 DU	ISP South
246-140-01	HDR	641 DU	ISP South
246-130-25	Retail	3.04 ac	ISP South
248-020-20	Retail	0.94 ac	ISP South
248-020-17	Office	14.43 ac	ISP South
248-030-05	Office	14.28 ac	ISP South
248-030-10	Office	11.78 ac	ISP South
248-470-04	Industrial	2.00 ac	ISP South
248-470-07	Industrial	1.59 ac	ISP South
248-470-08	Industrial	1.59 ac	ISP South
248-470-09	Industrial	1.58 ac	ISP South
248-470-10	Industrial	6.33 ac	ISP South
248-470-11	Industrial	1.73 ac	ISP South
248-470-12	Industrial	1.77 ac	ISP South
248-470-18	Industrial	2.99 ac	ISP South
248-470-20	Industrial	1.58 ac	ISP South
248-470-21	Industrial	1.58 ac	ISP South
248-470-22	Industrial	1.57 ac	ISP South
248-470-24	Industrial	1.72 ac	ISP South
248-470-25	Industrial	4.24 ac	ISP South
248-470-26	Industrial	2.67 ac	ISP South
248-470-27	Industrial	1.00 ac	ISP South
253-110-08	Industrial	10.31 ac	None ⁽¹⁾
253-110-09	Industrial	56.03 ac	None ⁽¹⁾
Total Dwelling Units:		720 DU	
Total Acres:		144.741 ac	

Notes:

1) It is assumed that these properties will drain to existing, low-lying quarry areas.

2) Remaining land use are shown as of 6/30/2020.

Plan C Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽¹⁾	Storm Drainage Zone
246-330-50	SFR	8.22 DU	ISP South
248-290-53, 55-57	SFR	4.00 DU	ISP South
252-470-17 to 31, 42-44	SFR	18.00 DU	Plan C - Pink
244-020-31	Commercial	10.97 ac	ISP South
Total Dwelling Units:		30 DU	
Total Acres:		10.97 ac	

Notes:

1) Remaining land use are shown as of 6/30/2020.

NEI I Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone ⁽¹⁾
213-070-80	Industrial	11.30 ac	NEI
250-280-13	Industrial	17.62 ac	NEI
250-030-24	Industrial	10.48 ac	NEI
250-030-25	Industrial	7.72 ac	NEI
250-030-28	Industrial	12.59 ac	NEI
250-030-30	Industrial	2.17 ac	NEI
Total Acres:		61.88 ac	

Notes:

1) The NEI Storm Drainage Fee was re-evaluated in the adopted study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates.

2) Remaining land use are shown as of 6/30/2020.

NEI II Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽²⁾	Storm Drainage Zone ⁽¹⁾
213-060-13	Industrial	9.78 ac	NEI
213-070-74	Industrial	6.41 ac	NEI
213-070-83	Industrial	5.66 ac	NEI
250-020-80	Industrial	5.80 ac	NEI
250-020-81	Industrial	10.08 ac	NEI
250-020-86	Industrial	3.12 ac	NEI
250-020-89	Industrial	3.44 ac	NEI
250-020-95	Industrial	3.12 ac	NEI
Total Acres:		47.40 ac	

Notes:

1) The NEI Storm Drainage Fee was re-evaluated in the adopted study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates.

2) Remaining land use as of 6/30/2020.

I-205 Remaining Properties

APN	Land use Designation	Total DU or Acres ⁽¹⁾	Storm Drainage Zone
212-260-08	Commercial	1.58 ac	I-205
212-260-07	Commercial	1.13 ac	I-205
212-270-20	Commercial	2.00 ac	I-205
212-270-21	Commercial	1.67 ac	I-205
212-270-23	Commercial	1.22 ac	I-205
212-290-21	Commercial	1.40 ac	I-205
238-600-07	Commercial	3.00 ac	I-205
213-060-02	Industrial	14.16 ac	I-205
Total Acres:		26.16 ac	

Notes:

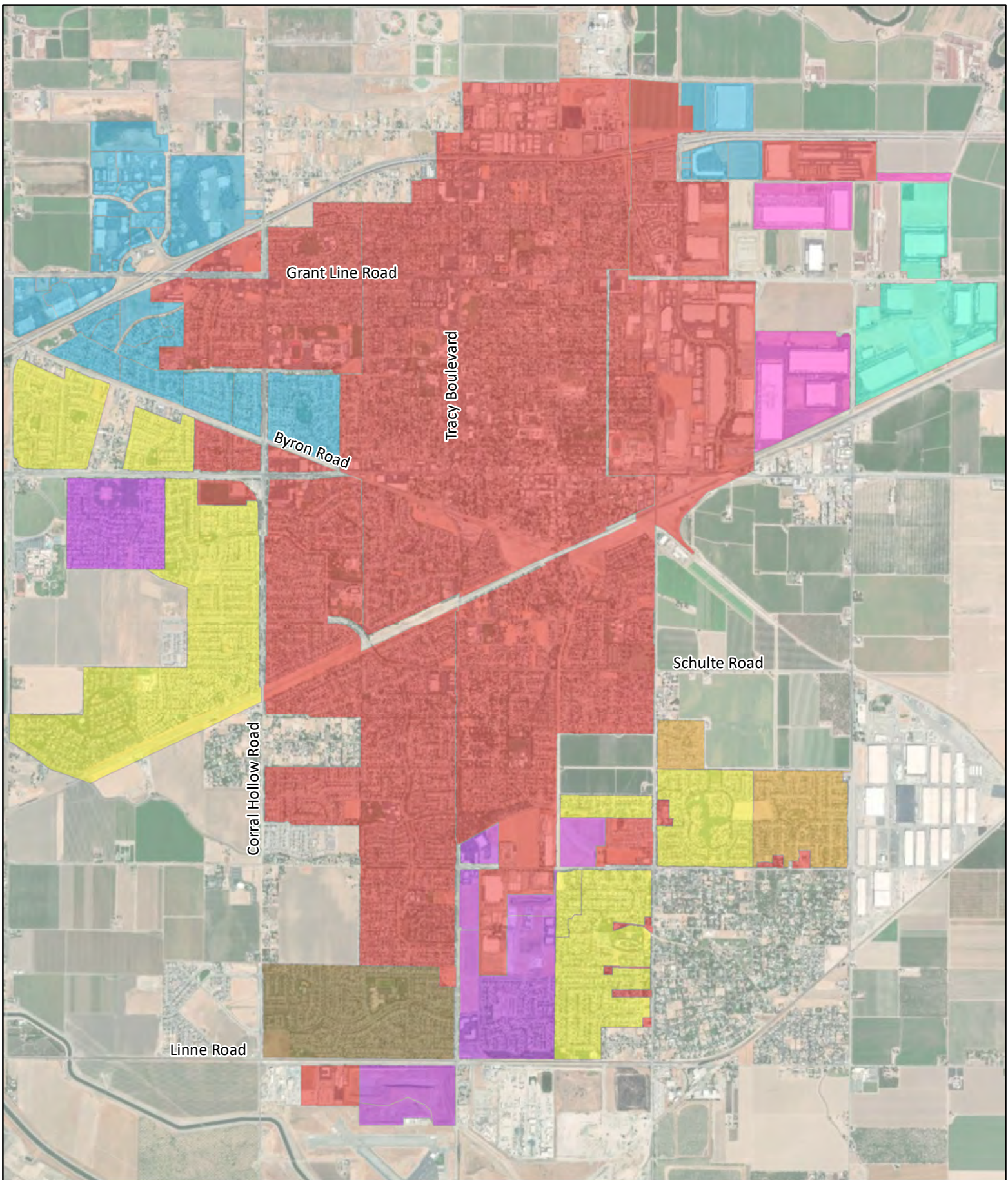
1) Remaining land use are shown as of 6/30/2020.

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Appendix C

Core Fees Area Map

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Legend

- I-205
- Infill
- ISP South
- NEI Phase I
- NEI Phase II
- Plan C
- Plan C Edgewood Estates
- SMPA

City of Tracy
Core Fees
Program Areas

Harris & Associates

0 0.3 0.6

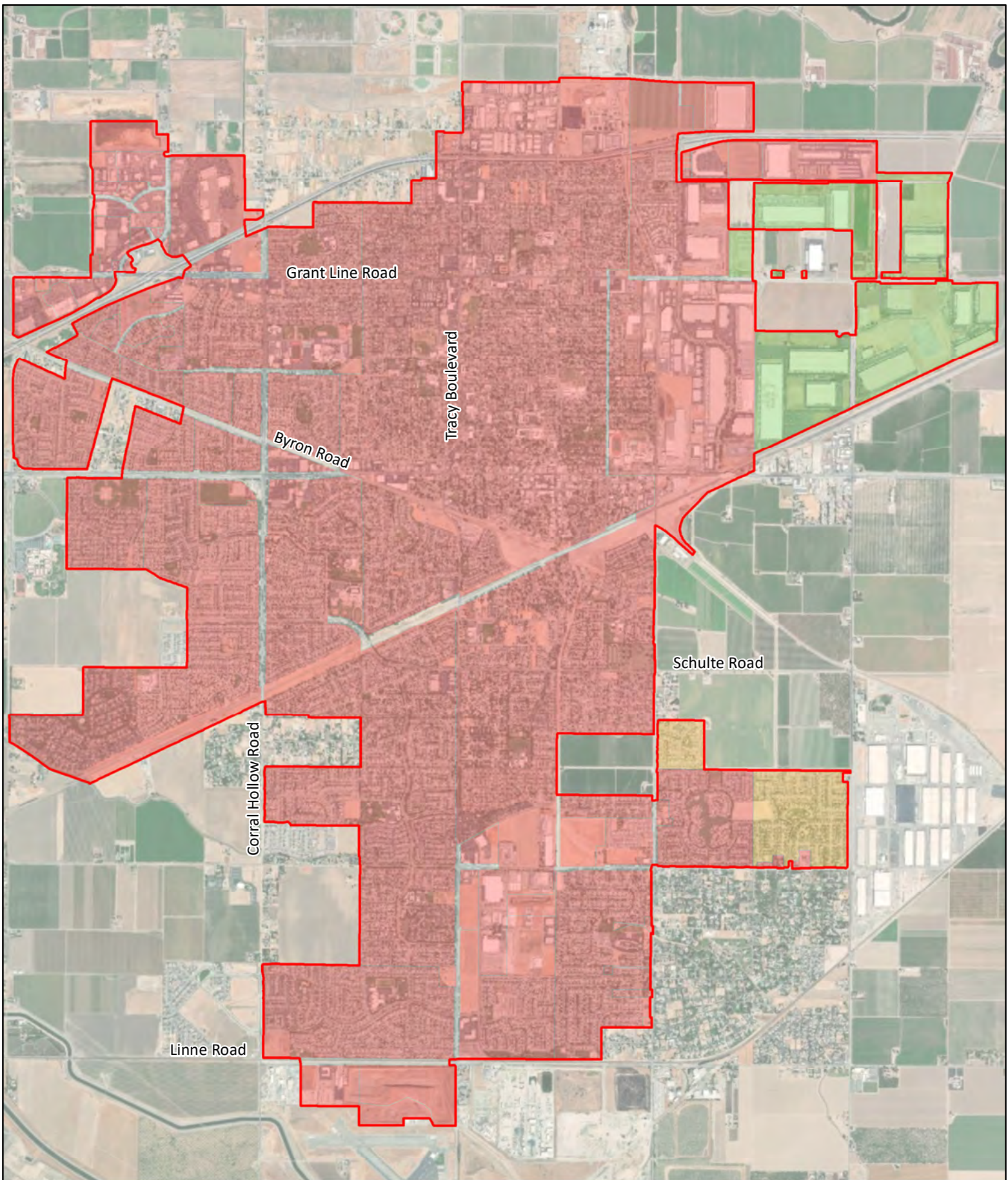
Miles

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Appendix D
Storm Drainage Map


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Legend

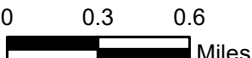
- Core Fees Area
- NEI
- Core Fees
- SMPA

City of Tracy
Core Fees
Storm Drainage Zones




Harris & Associates

0 0.3 0.6



Miles

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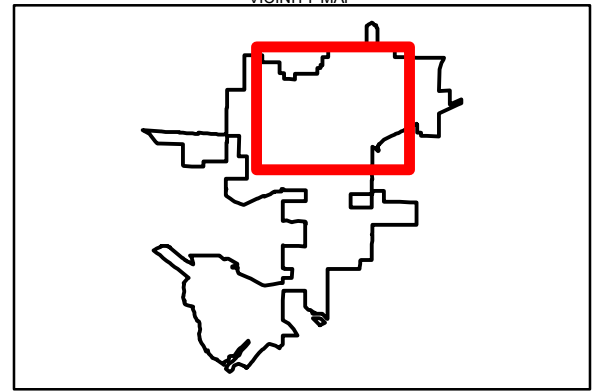
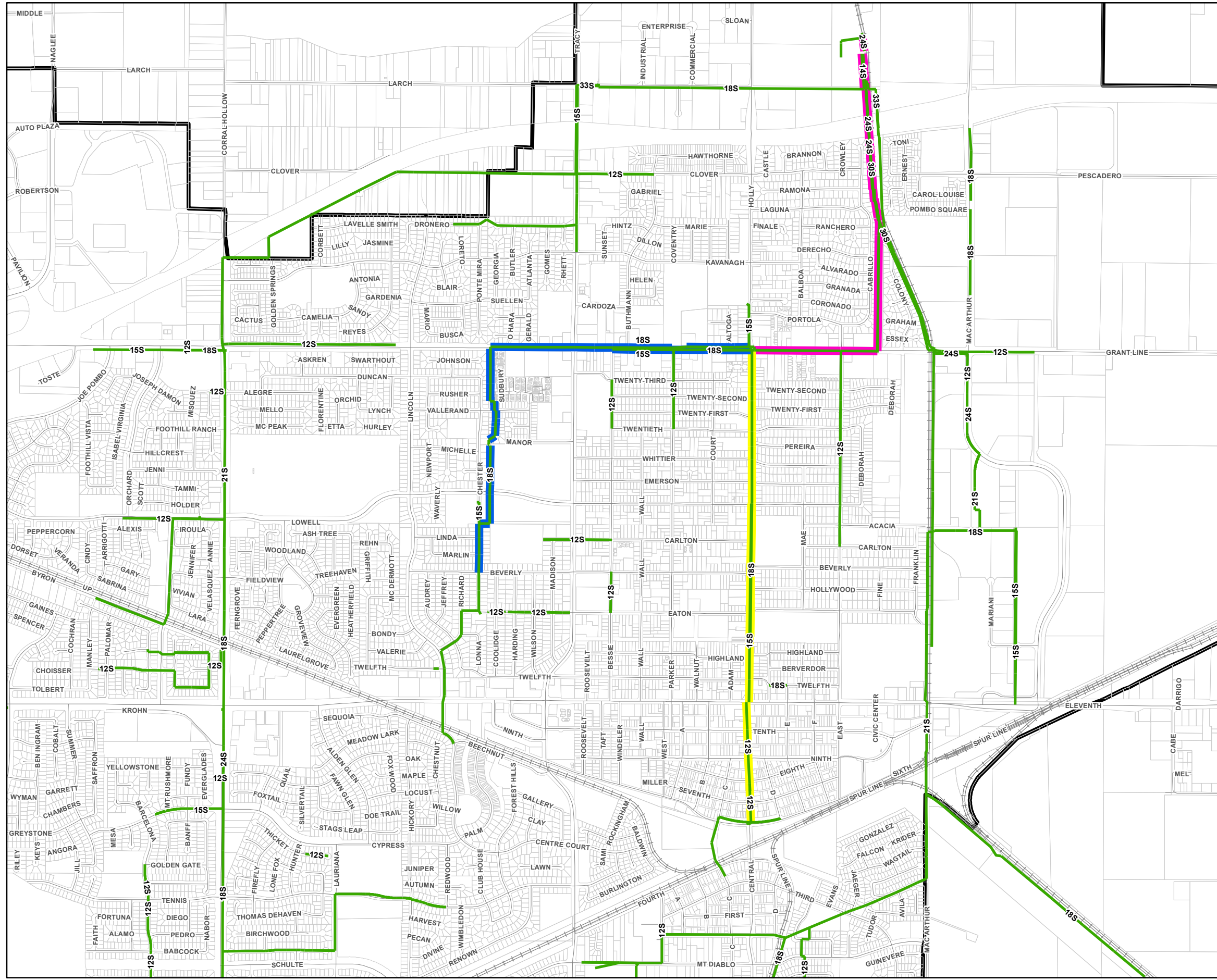
Appendix E

Wastewater Conveyance Maps

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Downtown Specific Plan Wastewater System

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- LEGEND**
- Sewer Lines**
- Greater than or equal to 12"
 - Stretch 1
 - Stretch 2
 - Stretch 3
 - Residential Streets
 - Railroad
 - Parcels
 - City Limits

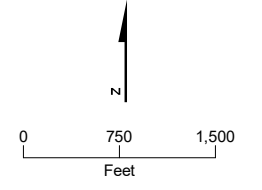


EXHIBIT 1
Downtown Specific Plan WW System

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Corral Hollow Wastewater System

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Figure 3. Corral Hollow Sewer System – Phase 1 Improvement



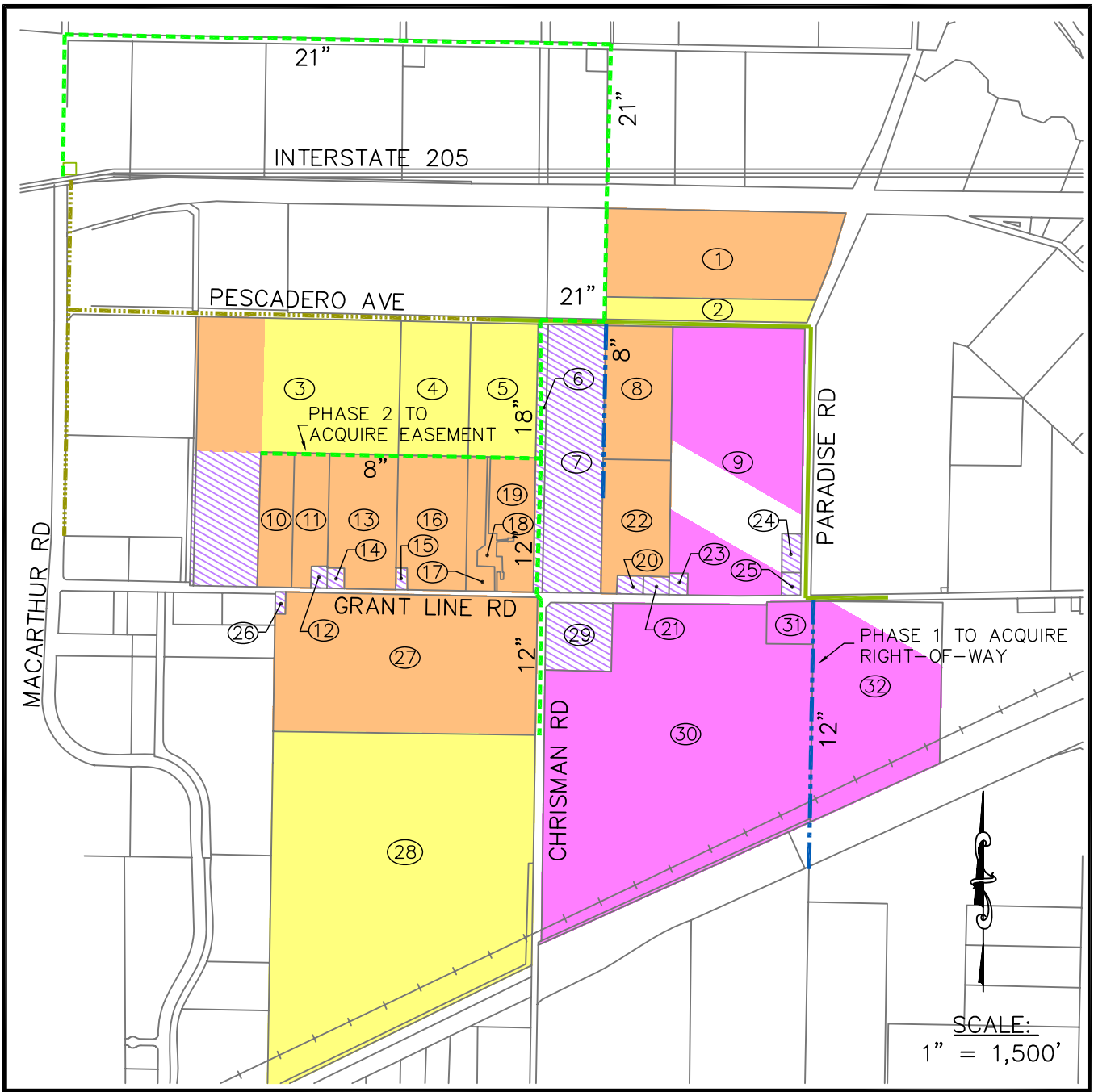
Figure 4. Corral Hollow Sewer System – Phase 2 Improvement



Figure 5. Corral Hollow Sewer System – Phase 3 Improvement

Northeast Industrial Area Wastewater System

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LEGEND:

- NEI PHASE 1 BUILDOUT
- NEI PHASE 2 BUILDOUT
- NEI REMAINING AREAS TO BUILD
- NEI PROPERTY NOT TO DEVELOP
- EXISTING TRANSMISSION LINE
- TRANSMISSION LINE (CONSTRUCTED BY PHASE 1)
- TRANSMISSION LINE (PHASE 2)
- TRANSMISSION LINE (BUILDOUT)
- PUMP STATION (PHASE 2)
- ③ LOT NUMBER

CITY OF TRACY
NORTHEAST INDUSTRIAL
PROJECT

FIGURE 3-2
WASTEWATER



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Ph: (209) 833-3310 • www.harris-assoc.com

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CITY OF TRACY CORE FEE STUDY

PRESENTATION

December 21, 2021



Harris & Associates

PROJECT TEAM



Alison Bouley
Vice President
Municipal and District Finance

AGENDA

- Development Impact Fees
 - Impact Fee Overview
 - Tracy Fee History
 - Core Fee Program Goals
 - Process
 - Fee Summary and Comparisons
 - Recommendation
 - Questions



DEVELOPMENT IMPACT FEES

OVERVIEW

- Assembly Bill 1600 (Mitigation Fee Act)
- A One-time Fee on New Development to Mitigate Their Impacts
- Fees Can Only Fund Capital Costs
- Fees Cannot Fund Existing Deficiencies
- Fees Cannot Fund Ongoing Maintenance or Salaries
- Fair Share Based on a Rational Nexus Test
- Must Meet Annual and Five-Year Reporting Requirements

DEVELOPMENT IMPACT FEES

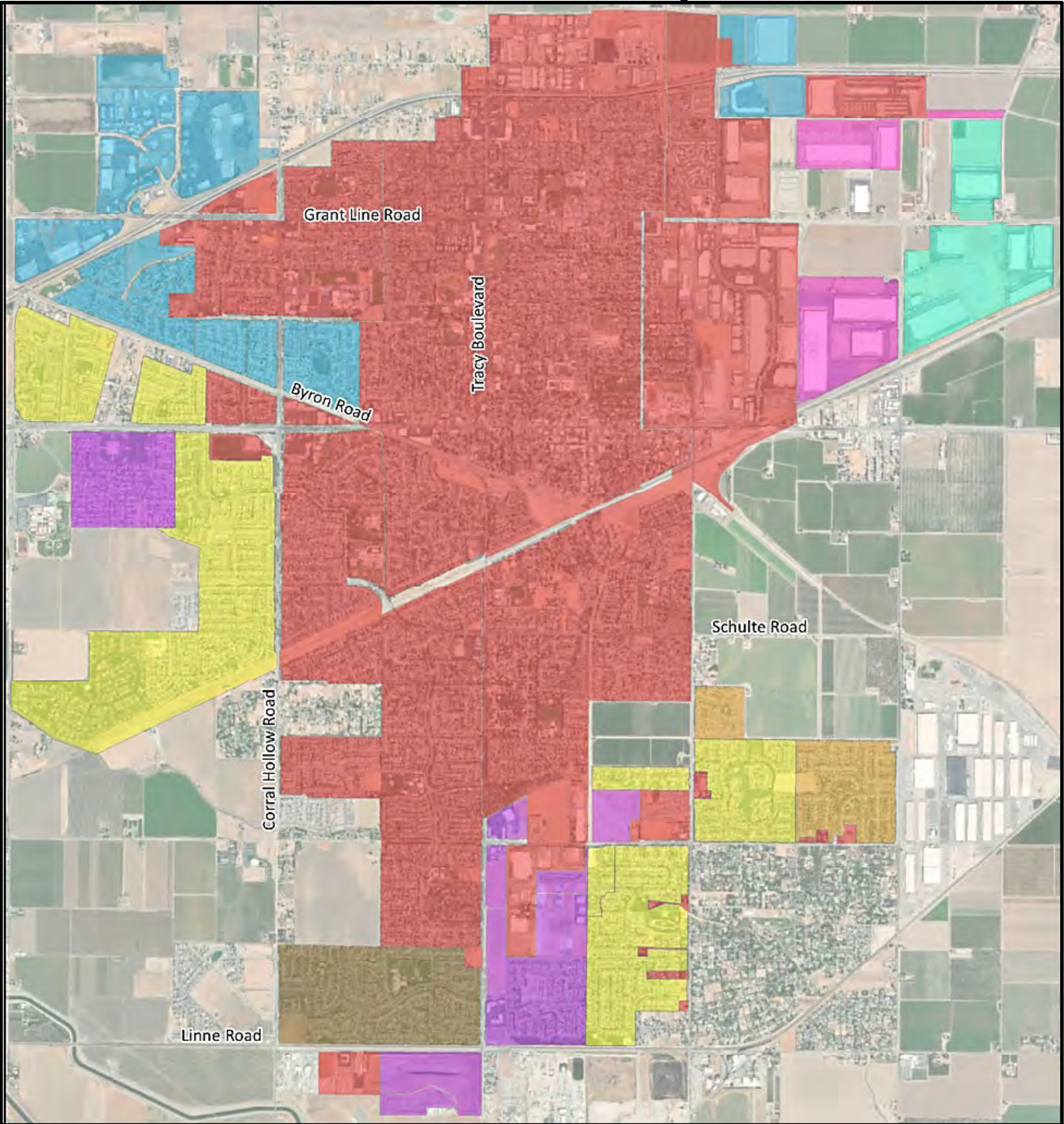
HISTORY

- Fees were developed for each specific plan area
 - Presidio
 - NEI Phase I
 - NEI Phase II
 - Infill
 - I-205
 - Plan C
 - ISP South
 - SMPA
- Each Specific Plan had technical studies and a Finance and Implementation Plan (FIP)
- Some areas bonded for portions of their obligations or were part of Assessment Districts (AD)

Core Fees Map

Legend

- I-205
- Infill
- ISP South
- NEI Phase I
- NEI Phase II
- Plan C
- Plan C Edgewood
- SMPA

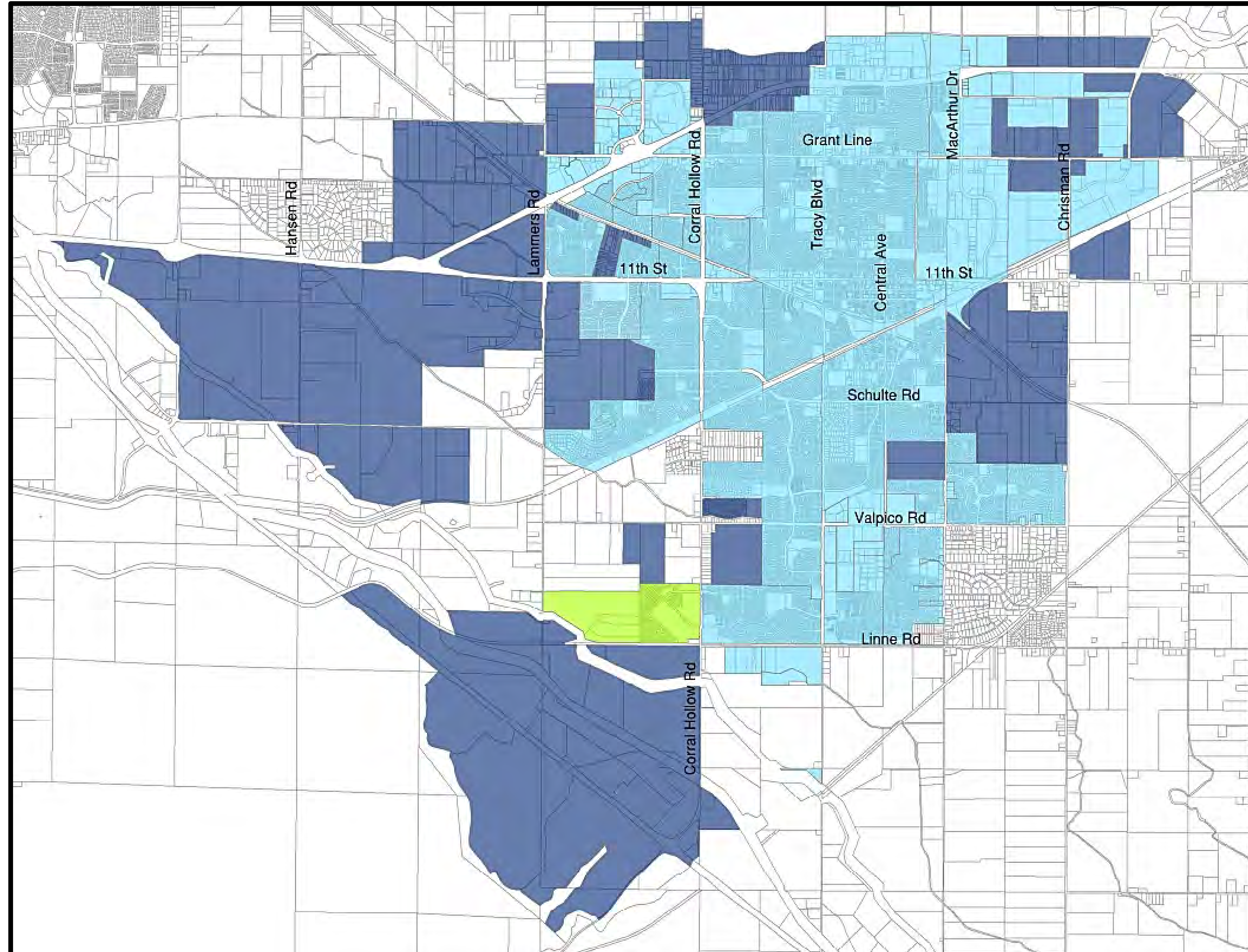


DEVELOPMENT IMPACT FEES




PROGRAM GOALS

- In 2014 the Citywide Master Plans and Citywide Fees were adopted that apply to all new development
- Goal is to have only two fee programs to administer to simplify administration
- Benefits include:
 - Simplifies the fees to facilitate better understanding
 - Expedites developer reimbursements
 - Consolidates the fund balances to streamline funding of priority projects
 - Creates equity between programs

Fee Areas



Legend

-  Core Fees Area
-  Master Plan Area
-  Ellis



DEVELOPMENT IMPACT FEES

PROCESS

- Project costs were consolidated and updated
- Remaining land uses were determined for each area
- Fund balances for each area were consolidated
- Outstanding reimbursements were reviewed/incorporated
- New fees were calculated by taking total costs minus fund balances divided by total Equivalent Dwelling Unit's (EDU's) remaining
- Some fees kept separate such as Storm Drainage (fees are by shed)
- Some areas are given a fee discount to account for bond financing

PROPOSED CORE FEES

Fees	SFR	MFR	HDR	Office	Commercial	Industrial
	(Per DU)	(Per DU)	(Per DU)	(Per Acre)	(Per Acre)	(Per Acre)
Public Facilities	\$2,915	\$2,385	\$1,945	\$2,282	\$912	\$503
Public Safety	\$1,660	\$1,359	\$1,107	\$16,438	\$6,575	\$3,653
Traffic	\$5,924	\$2,844	\$2,844	\$77,311	\$111,553	\$61,553
WWTP	\$3,921	\$3,215	\$2,627	\$19,918	\$19,918	\$18,467
Wastewater Conveyance	\$3,891	\$3,191	\$2,607	\$19,769	\$19,769	\$18,329
Water	\$6,047	\$4,354	\$3,084	\$18,867	\$25,156	\$18,867
Neighborhood and Community Parks	\$7,259	\$5,940	\$4,840	\$0	\$0	\$0
Storm Drainage	\$2,263	\$1,503	\$1,346	\$35,063	\$35,063	\$35,063
Program Management	\$1,694	\$1,240	\$1,018	\$9,482	\$10,948	\$7,821
Total Fees	\$35,574	\$26,031	\$21,418	\$199,130	\$229,894	\$164,256

FEE COMPARISON – CORE VERSUS TIMP

RESIDENTIAL LAND USES

Fees (Per DU)	SFR		MFR		HDR	
	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)
Public Facilities	\$2,915	\$3,646	\$2,385	\$2,983	\$1,945	\$2,431
Public Safety	\$1,660	\$1,920	\$1,359	\$1,570	\$1,107	\$1,279
Traffic	\$5,924	\$6,404	\$2,844	\$3,907	\$2,844	\$3,907
WWTP	\$3,921	\$8,305	\$3,215	\$6,795	\$2,627	\$5,538
Wastewater Conveyance	\$3,891	\$2,478	\$3,191	\$2,029	\$2,607	\$1,652
Water	\$6,047	\$11,538	\$4,354	\$8,306	\$3,084	\$5,882
Recycled Water	N/A	\$3,277	N/A	\$2,818	N/A	\$1,901
Neighborhood and Community Parks	\$7,259	\$9,331	\$5,940	\$7,635	\$4,840	\$6,221
Storm Drainage	\$2,263	\$3,072	\$1,503	\$2,038	\$1,346	\$1,828
Program Management	\$1,694	N/A	\$1,240	N/A	\$1,018	N/A
Total Fees (Per DU)	\$35,574	\$49,971	\$26,031	\$38,081	\$21,418	\$30,639

FEE COMPARISON – CORE VERSUS TIMP

NON-RESIDENTIAL LAND USES

Fees (Per Acre)	Office		Commercial / Retail		Industrial	
	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)	Core Fees (Proposed)	Master Plan (FY 21/22)
Public Facilities	\$2,282	\$3,094	\$912	\$1,237	\$503	\$688
Public Safety	\$16,438	\$18,998	\$6,575	\$7,599	\$3,653	\$4,222
Traffic	\$77,311	\$155,978	\$111,553	\$195,550	\$61,553	\$89,194
WWTP	\$19,918	\$35,865	\$19,918	\$35,865	\$18,467	\$33,222
Wastewater Conveyance	\$19,769	\$10,704	\$19,769	\$10,704	\$18,329	\$9,915
Water	\$18,867	\$35,993	\$25,156	\$47,991	\$18,867	\$35,993
Recycled Water	N/A	\$15,041	N/A	\$18,448	N/A	\$15,041
Neighborhood and Community Parks	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage	\$35,063	\$27,414	\$35,063	\$38,783	\$35,063	\$31,688
Program Management	\$9,482	N/A	\$10,948	N/A	\$7,821	N/A
Total Fees (Per Acre)	\$199,130	\$303,086	\$229,894	\$356,177	\$164,256	\$219,962

FEES FOR NEIGHBORING CITIES

City ¹	SFR	MFR	General Commercial	Office	Industrial
	(Per DU)	(Per DU)	(Per Acre)	(Per Acre)	(Per Acre)
Lathrop	\$29,199	\$15,368	\$272,766	\$303,522	\$246,477
Manteca ²	\$28,044	\$11,793	\$161,284	\$116,207	\$65,721
Livermore ³ (Citywide except Downtown)	\$46,417	\$28,689	\$538,341	\$679,747	\$311,684
Patterson	\$38,369	\$31,812	\$126,397	\$124,189	\$162,552
Brentwood	\$48,401	\$29,496	\$119,759	\$213,062	\$159,992
Average	\$38,086	\$23,431	\$243,710	\$287,345	\$189,285
Core Fees (Proposed)	\$35,574	\$26,031	\$229,894	\$199,130	\$164,256

¹ Only includes City development impact fees. Excludes most building permit and processing fees. Excludes county and other agency fees.

² Includes the average for the storm drainage and sewer zones.

³ Assumes more than 10 residential units and is exempt from the low income housing fee for residential units.

RECOMMENDATIONS

- That the City Council, by resolution, adopt the Core Fees Development Impact Fee Study and the Development Impact Fees set forth therein and authorize the Development Services Director to annually adjust the Core Fee on July 1st of each year using the Engineering News Record Construction Cost Index.
- Fees become effective 60 days later.



THANK YOU

QUESTIONS

Alison Bouley

Alison.Bouley@WeAreHarris.com



RESOLUTION 2021-_____

ADOPTING THE CORE FEES IMPACT FEE STUDY AND DEVELOPMENT IMPACT FEES FOR NEW DEVELOPMENT PROJECTS WITHIN THE CORE FEES AREA AND AUTHORIZING THE DEVELOPMENT SERVICES DIRECTOR TO ANNUALLY ADJUST THE CORE FEE ON JULY 1ST OF EACH YEAR USING THE ENGINEERING NEWS RECORD CONSTRUCTION COST INDEX

WHEREAS, The City Council of the City of Tracy adopted the “Impact Fee Ordinance” (Ordinance 975) in 1998 establishing the authority to impose and charge development impact fees on development projects to mitigate the impact of development projects on the City’s ability to provide specified public facilities, and

WHEREAS, Prior to the adoption of the Citywide Infrastructure Master Plans in 2013, the City had adopted Finance Implementation Plans for each of the specific plan areas including 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, and

WHEREAS, In order to update the development impact fees and specific plan areas that are approaching buildout, the development impact fees for new development are being consolidated into a single fee area called the Core Fees, and

WHEREAS, The City’s consultant, Harris & Associates, has prepared a fee study, titled “Core Fees Development Impact Fee Study” dated August 2021, in accordance with the Mitigation Fee Act (also known as AB1600) which identifies facilities/infrastructure to be financed by the Core Fees and the fair share contribution of new developments by land use, and

WHEREAS, In accordance with Government Code Section 66016, at least 14 days prior to the public hearing at which the Council first considered the adoption of the Core Fees, notice of the time and place of the hearing was mailed to eligible interested parties who filed written requests with the City for mailed notice of meetings on new or increased fees or service charges, and

WHEREAS, In accordance with Government Code Section 66016, data supporting the imposition of the Core Fees, including the estimated costs of providing the infrastructure to be financed by the proposed fee, in the form of the Core Fees Development Impact Fee Study, dated August 2021, were made available for public review and comment for 10 days prior to the public hearing at which the Council first considered the adoption of the Fee, and

WHEREAS, Ten days advance notice of the public hearing at which the Council first considered the adoption of the Fees was given by publication in accordance with Section 6062a of the California Government Code;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby finds and determines as follows:

1. In adopting the Core Fees set forth in this resolution, the City Council is exercising its powers under Article XI, Section 7 of the California Constitution.

2. The purpose of the Core Fees is to finance public facilities, public safety facilities, traffic, wastewater, water, storm drainage, and parks facilities/infrastructure and program implementation and oversight (“Facilities”), as identified in the Core Fees Development Impact Fee Study, dated August 2021, prepared by Harris & Associates and attached hereto as Exhibit D.
3. The Core Fees Development Impact Fees collected pursuant to this resolution shall be used to finance the public facilities, public safety facilities, traffic, wastewater, water, storm drainage, and parks facilities/infrastructure and Core Fees program implementation and oversight as outlined in the Core Fees Development Impact Fee Study.
4. There is a reasonable relationship between the use of the Core Fees revenue and the type of development projects on which such fee is imposed (which are new residential, retail, office, and industrial development projects) in that all new development located within the Core Fees Area will generate, or contribute to, the need for the Facilities by increasing the number of residents, workers, and shoppers in the City and the Core Fees revenue will be used to finance new development’s share of the costs of the Facilities.
5. There is a reasonable relationship between the need for the Facilities and the type of development projects on which the Core Fees are imposed in that new development in the City (both residential and nonresidential) will contribute to the need for the Facilities by increasing the number of residents and workers, each of which generate or contribute to the need for the Facilities.
6. There is a reasonable relationship between the amount of the Core Fees Development Impact Fees set forth in this resolution and the cost of the facilities to be funded, or that portion of such facilities attributable to the development on which such Fees are imposed, in that the Core Fees Development Impact Fees are based on the impacts each specific type of new development causes based on increased demands for the Facilities.
7. The Fees imposed by this Resolution are established and imposed on the issuance of all building permits with the Core Fee area to finance the additional facilities necessary to mitigate the impact of new development caused by new development in the City in the amount stated in attached Exhibit A.

BE IT FURTHER RESOLVED, That the City Council of the City of Tracy hereby:

1. Adopts the Core Fees Development Impact Fee Study, dated August 2021 and the associated Core Fees attached hereto with an effective date of February 19, 2022, and
2. 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 foregoing Resolution 2021-_____ was passed and adopted by the Tracy City Council on the 21st day of December 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 3.E

REQUEST

RECEIVE REPORT ON iHUB SAN JOAQUIN INNOVATION AND TECHNOLOGY ECONOMIC DEVELOPMENT ACTIVITIES AND PROVIDE A STATUS UPDATE FOR THE INCLUSIVE INNOVATION iHUB PROGRAM (iHUB2) GRANT APPLICATION

EXECUTIVE SUMMARY

The City of Tracy has been active in regional economic development efforts via its membership with iHUB among other organizations. This partnership enabled the City to pursue strategies of providing innovation, entrepreneurship, and job creation. iHUB's ability to capture State funding will accelerate the City's economic development efforts. With new funding being made available by the State to iHUB Programs (iHUB2) and the Grant Application being submitted, this item provides an update on the status of the iHUB Program.

DISCUSSION

Background

Assembly Bill 250 established the Innovation Hub Program ("iHub") as an unfunded mandate for the State of California in 2013. This program resides in the Governor's Office of Business and Economic Development (GoBIZ). In 2014, a Memorandum of Understanding was created between Go-BIZ and Innovation Hub San Joaquin (iHub San Joaquin) to form our local chapter.

The City of Tracy is one of the members of the local iHub San Joaquin chapter and has been a contributing sponsor through both donations and volunteer hours for several years. The mission of iHub San Joaquin is to stimulate partnerships, economic development, and job creation by leveraging assets to provide an innovation platform for startup businesses, entrepreneurs, economic development organizations, business groups, and financial institutions. The areas of focus for iHub San Joaquin are advancing health care, encouraging sustainable construction, and encouraging agri-business growth.

Because it was an unfunded mandate, the program has existed on funding from the County, local cities, and local fundraising efforts. The Governor's proposed \$2.5 million one-time general fund allocation revises and recasts the California Innovation Hub Program. The Program's intent is to stimulate partnerships, economic development, and job creation for underserved geographic areas, industry sectors, and business owners. iHub San Joaquin applied to receive a grant in the new round of funding. Application process is competitive and is limited to a total of top ten (10) proposals of California's iHUB2 that incubate and/or accelerate technology and science-based firms in underserved regions and communities, including women and people of color. The official iHUB2 designation will be a 5-year agreement with the State of California and include an award of \$250,000 to build and expand programs during the first year of operation.

FISCAL IMPACT

This item has no fiscal impact on the City.

STRATEGIC PLAN

This agenda item does not relate to the Council's Strategic Plans.

RECOMMENDATION

Staff recommends the City Council receive report on iHUB San Joaquin innovation and technology economic development activities and receive a status update for the inclusive innovation iHUB program (iHUB2) grant application.

Prepared by: Michael Nimon, Economic Development Manager

Reviewed by: William Dean, Interim Development Services Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

AGENDA ITEM 3.F

REQUEST

PROVIDE DIRECTION ON DIGITAL BILLBOARD FOR ECONOMIC DEVELOPMENT PURPOSES

EXECUTIVE SUMMARY

This item follows up on Tracy City Council comments from the September 3, 2019 discussion about digital billboard policy. During deliberation, Council expressed desire for certain economic activity centers in the City to have an enhanced digital billboard presence along the I-205 corridor. With the recent adoption of the ordinances amending the City's sign regulations, this item introduces a range of potential options for promoting economic development activities and community events to I-205 commuters. Staff identified a City-owned location deemed appropriate for a digital billboard and is seeking direction on the public-private partnership structure with the developer in the event the digital billboard is desired. Such billboard benefits include revenue creation via ground lease and/or content for promotion of local events and amenities, economic opportunities and tourism, boosting civic pride, and emergency updates.

DISCUSSION

Background

On September 3, 2019, Council provided direction to staff on the electronic reader board/digital billboard policy in response to the application submitted by the Northgate Village ownership. During this discussion, Council expressed desire for the West Valley mall and the auto mall, among other city businesses, to have an enhanced digital billboard presence along I-205 as part of the City's economic development objective. In the past, both the previous West Valley mall ownership and Tracy auto dealers expressed interest in digital presence along I-205; however, such off-site advertising and billboards were not allowed in Tracy.

On November 2, 2021, planning division staff introduced ordinances to amend the City's sign regulations and I-205 Specific Plan to add definitions and regulations for digital freeway signs and to amend the City's sign regulations to reflect new content neutral industry standards. The ordinance was approved by Council per Resolution No. 2021-163, which enables construction of two digital freeway signs within certain areas of the I-205 Corridor Specific Plan. With one of these signs planned at the Northgate Village Shopping Center, this change creates an economic development opportunity for utilization of the second digital billboard to create off-site exposure to Tracy's economic activity engines around West Valley Mall. One such sign is allowed there under the new sign regulations. With 152,000 annual average daily trips, a digital billboard along I-205 would have strong exposure value and economic development potential.

With the new digital billboard ordinance adopted by the Council, the City has an opportunity to promote its economic activities and community events to I-205

commuters. Review of City-owned sites along the I-205 corridor that are located within the I-205 Specific Plan resulted in identification of a sole suitable site located at Naglee Road. The site (APN 212-290-52 and 212-290-42) consists of about 19,700 square feet of unutilized land area at the end of the roundabout between Chipotle Mexican Grill and El Pollo Loco.

Economics of Digital Signs

Desirability of digital billboards is correlated to size, visibility, and traffic counts. Caltrans estimates annual average daily trips of 152,000 along I-205, which is substantial from the advertisement sale perspective. New digital billboards typically cost around \$1 million to put up with cost varying on soil conditions, utility connections, and local regulatory requirements. Preliminary input from billboard developers suggest utilization of about a 1,000 square foot site area for a digital billboard base with a likely height of 50 feet or above given the location of the city-owned site.

Community benefits of digital billboards on publicly owned land include revenue creation via ground lease and/or content for promotion of local events and amenities, economic opportunities and tourism, boosting civic pride, and emergency updates. Promotional content is particularly valuable for off-site marketing of economic activities that lack freeway frontage presence. Digital billboards on publicly owned land are typically operated by private sector specialized operators with cities receiving either ground lease or share of content as basis for ground lease.

Policy Considerations

To move forward with the implementation of City Council's previously stated objectives, staff is seeking direction on the following questions:

1. Should the City move forward with the RFP to select a digital billboard developer and operator partner for the City-owned site at Naglee Road?
2. If City Council desires to move forward with this effort, what is the preferred objective for the public-private partnership:
 - a. Negotiate maximum advertising time to promote economic development activities. These activities could include promotion of community events and amenities, economic opportunities and tourism, and emergency updates.
 - b. Negotiate maximum ground lease or revenue share. New revenue to the City, which could be used to support City-owned facilities, programs, or services.
 - c. Negotiate a hybrid structure with a balance of advertising time and ground lease.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Economic Development Strategic Priority, Goal 1, which is to support local businesses impacted by COVID-19.

FISCAL IMPACT

The fiscal impact will depend on the Council direction provided to staff and will be a revenue generator to the City's General Fund via a combination of ground lease revenue for the digital billboard and increased tax activity from additional business support.

RECOMMENDATION

Staff recommends that Council provide direction to staff on digital billboard for economic development purposes.

Prepared by: Michael Nimon, Economic Development Manager

Reviewed by: Victoria Lombardo, Senior Planner
Bill Dean, Interim Development Services Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENT

Attachment A - Powerpoint Presentation



Provide Direction on Digital Billboard for Economic Development Purposes

December 21, 2021

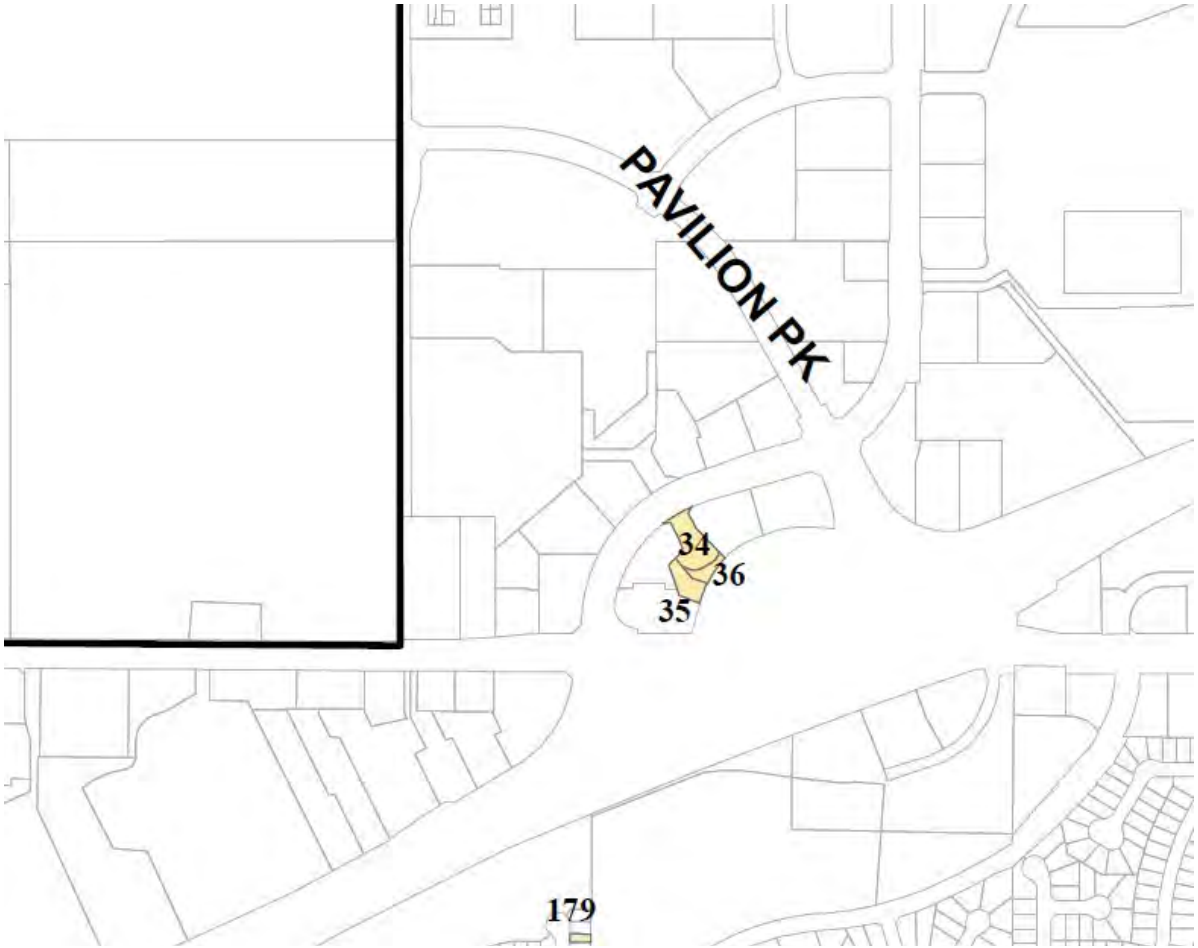
Background

- **September 3, 2019:** Council provided direction on the electronic reader board/digital billboard policy
- Council expressed desire for the West Valley mall and the auto mall, among other city businesses, to have an enhanced digital billboard presence
- **November 2, 2021:** Council approved ordinances amending sign regulations and I-205 Specific Plan

Digital Billboard Opportunity

- Promote economic activities and community events to I-205 commuters
- Create off-site exposure to economic activity engines with no freeway frontage.
- Leverage 152,000 annual average daily trips along I-205
- Determine a city-owned site to create a public-private partnership

Identified Proposed Digital Billboard Location



Digital Billboard Community Benefits

- Revenue creation via ground lease
- Ability to promote local amenities, economic activity centers, and tourism
- Boosting civic pride, community events, and emergency updates

Digital billboards on publicly owned land are typically operated by private sector specialized operators with cities choosing to receive either ground lease or share of content as basis for ground lease



Think Inside the Triangle™

Questions for Discussion

1. Should the City move forward with the RFP to select a digital billboard developer and operator partner for the City-owned site at Naglee Road?

2. If so, what is the preferred negotiation objective:
 - a. Maximum advertising time to promote economic development activities
 - b. Maximum ground lease or revenue share (to support City-owned facilities, programs, or services)
 - c. A hybrid structure with a balance of advertising time and ground lease

AGENDA ITEM 3.G

REQUEST

APPOINT THREE APPLICANTS TO SERVE ON THE CITY OF TRACY ARTS COMMISSION AND ONE APPLICANT TO THE PARKS AND COMMUNITY SERVICES COMMISSION

EXECUTIVE SUMMARY

On December 31, 2021, the terms of three members of the Tracy Arts Commission will expire and on January 2, 2022 the term will expire for one member of the Parks and Community Services Commission. A recruitment was conducted and appointments need to be made to fill those positions.

DISCUSSION

On December 31, 2021, there will be three term expirations on the Tracy Arts Commission, and on January 2, 2022 the term will expire for one member of the Parks and Community Services Commission. A recruitment for both commissions was opened on October 13, 2021, and ended on November 4, 2021, during which time three applications were received for the Tracy Arts Commission and five for the Parks and Community Services Commission.

On December 14, 2021, a Council Subcommittee consisting of Council Member Davis and Mayor Pro Tem Vargas interviewed three applicants for the Tracy Arts Commission. Also, on December 14, 2021 a Council subcommittee consisting of Mayor Pro Tem Vargas and Mayor Young interviewed four applicants; one applicant withdrew their application, for the Parks and Community Services Commission. In accordance with Resolution No. 2021-131, the Council subcommittees will recommend candidates for appointment to the City of Tracy Arts Commission and Parks and Community Services Commission.

STRATEGIC PLAN

This item is a routine operational item and does not relate to any of the Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

That Council, by motion, approve the subcommittee's recommendations and appoint Trevor Skinner and reappoint Nila Dhugga and Taranjit Sandhu to the Tracy Arts Commission to serve a 4-year term beginning on January 1, 2022 and ending on December 31, 2025, and reappoint Todd Lieberg to the Tracy Parks and Community Services Commission to serve a 4-year term beginning January 3, 2022 and ending on December 31, 2025. The following candidates were placed on the 12-month eligibility list for the Parks and Community Services Commission: Jacquelyn Nott, Craig Schwab, Rajpal Dhillon.

Agenda Item 3.G
December 21, 2021
Page 2

Prepared by: Adrienne Richardson, City Clerk
Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

Attachment A: Resolution 2021-131

RESOLUTION 2021-131

ADOPTING A COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES AND REPEALING RESOLUTION NO. 2020-009

WHEREAS, On January 21, 2021, the Tracy City Council adopted Resolution No. 2020-009 establishing a policy for the selection process and defining residency requirements for appointee bodies ("Policy") in accordance with Government Code sections 54970 et seq. and repealing Resolution No. 2004-089 and Resolution No. 2004-152;

WHEREAS, On May 18, 2021 Council requested staff bring back a revision to Section 2 (D)(2) of Exhibit A to Resolution 2020-009 - Adopting a Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies to amend language relating to an eligibility list.

WHEREAS, The current policy states that if the Council subcommittee determines there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that occur in the following twelve (12) months, and

WHEREAS, In practice, should a vacancy occur during an unexpired term, staff will determine whether a 12 month eligibility list was established by the Council subcommittee during the last interview process, and if so, bring recommendation of appointment of the applicant from the eligibility list before Council to fill the remainder of the vacated term. If the appointee will fill an unexpired term with six months or less remaining, the appointment shall be deemed to be for the new term, and

WHEREAS, Council wishes to amend the language of Section 2 (D)(2) to state that if the Council subcommittee determines there are multiple qualified candidates, the subcommittee *may* recommend the Council establish an eligibility list that *will* be used to fill vacancies that occur in the following twelve (12) months"

WHEREAS, On September 7, 2021, Council requested that Section 2 (E), which states in the event there are not two or more applicants than vacancies on any board, commission or committee, the filing deadline may be extended by the City Clerk, be removed from the policy.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Tracy hereby adopts the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies, attached as Exhibit A, and thereby repeals and supersedes Resolution No. 2020-009.

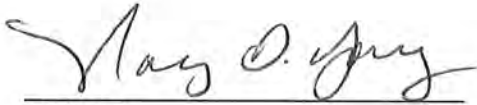
The foregoing Resolution 2021-131 was passed and adopted by the Tracy City Council on the 7th day of September, 2021, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, DAVIS, VARGAS, YOUNG

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: BEDOLLA


MAYOR

ATTEST:

CITY CLERK

**COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO
CITY ADVISORY BODIES**

(Exhibit "A" to Resolution No. 2021-131)

SECTION 1: PURPOSE

To establish a selection process for appointments to City advisory bodies including defining residency requirements, in accordance with Government Code sections 54970 et seq.

SECTION 2: SELECTION PROCESS FOR APPOINTEE BODIES

- A. On or before December 31st of each year, the City Clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:
1. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.
 2. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.
 3. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.
- B. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.
- C. Appointments shall be made for the remainder of the term created by the vacancy except as follows:
1. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.
 2. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 2.
- D. The Council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:

1. Council shall appoint two Council members to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.
 2. If the Council subcommittee determines there are multiple qualified candidates, the subcommittee may recommend the Council establish an eligibility list that will be used to fill vacancies that occur in the following twelve (12) months.
 3. At the Council subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.
- E. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

SECTION 3: DEFINITION OF RESIDENCY REQUIREMENTS

- A. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:
1. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.
 2. City of Tracy means within the city limits of the City of Tracy.
 3. Citizen means a resident of the City of Tracy.
 4. Tracy School District means the geographical area served by the Tracy Unified School District.
 5. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.
- B. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:
1. Voter registration,
 2. Current California Driver's License or Identification,

3. Utility bill information (phone, water, cable, etc.),
 4. Federal or State tax returns.
- C. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.

AGENDA ITEM 3.H

REQUEST

APPOINTMENT OF AN ALTERNATE COUNCIL SUBCOMMITTEE MEMBER TO INTERVIEW APPLICANTS TO FILL ONE VACANCY AND TWO TERM EXPIRATIONS ON THE MEASURE V RESIDENTS' OVERSIGHT COMMITTEE AND DISCUSS AMENDING THE COUNCIL POLICY REGARDING SELECTION PROCESS FOR COUNCIL APPOINTEE BODIES SUCH AS BOARDS AND COMMISSIONS

EXECUTIVE SUMMARY

This item requests that Council appoint an alternate to the Council Subcommittee to interview applicants to fill one vacancy and two term expirations on the Measure V Residents' Oversight Committee and discuss amending the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies to amend language relating to the appointment of a Council subcommittee.

DISCUSSION

On November 16, 2021, City Council appointed Council Member Arriola and Council Member Bedolla to a Council Subcommittee to interview applicants for the Measure V Residents' Oversight Committee. Due to a potential conflict of interest Council Member Arriola withdrew from serving on the interview subcommittee. In accordance with Resolution No. 2021-131, a two-member Council subcommittee needs to be appointed to interview the applicants and make a recommendation to the full Council. An alternate Council Subcommittee member needs to be appointed.

Staff recommends that Council also consider amending Section 2 (D)(1) of the Council Policy establishing a selection process for appointments to City Advisory Bodies to include appointment of an alternate subcommittee member for future appointments of subcommittees to interview City of Tracy board, commission or committee members. This would eliminate having to return to Council to request appointment of an alternate should an unforeseen situation arise and not delay the appointment(s) to the board, commission or committee. The proposed change to the policy would include the following:

“Council shall appoint two Council members *and an alternate* to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee”.

STRATEGIC PLAN

This item is a routine operational item and does not relate to any of the Council's strategic plans.

FISCAL IMPACT

There is no fiscal impact related to this item.

RECOMMENDATION

It is recommended that Council take the following action:

1. Appoint, by motion, an alternate Council Member to serve on the Council Subcommittee to interview applicants to fill a vacancy and two term expirations on the Measure V Residents' Oversight Committee.
2. Provide direction to staff regarding amending the Council Policy establishing a selection process for appointments to City Advisory bodies and repeal Resolution 2021-131.

Prepared by: Adrienne Richardson, City Clerk

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Bob Adams, Interim City Manager

ATTACHMENT

A – Resolution No. 2021-131

RESOLUTION 2021-131

ADOPTING A COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES AND REPEALING RESOLUTION NO. 2020-009

WHEREAS, On January 21, 2021, the Tracy City Council adopted Resolution No. 2020-009 establishing a policy for the selection process and defining residency requirements for appointee bodies ("Policy") in accordance with Government Code sections 54970 et seq. and repealing Resolution No. 2004-089 and Resolution No. 2004-152;

WHEREAS, On May 18, 2021 Council requested staff bring back a revision to Section 2 (D)(2) of Exhibit A to Resolution 2020-009 - Adopting a Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies to amend language relating to an eligibility list.

WHEREAS, The current policy states that if the Council subcommittee determines there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that occur in the following twelve (12) months, and

WHEREAS, In practice, should a vacancy occur during an unexpired term, staff will determine whether a 12 month eligibility list was established by the Council subcommittee during the last interview process, and if so, bring recommendation of appointment of the applicant from the eligibility list before Council to fill the remainder of the vacated term. If the appointee will fill an unexpired term with six months or less remaining, the appointment shall be deemed to be for the new term, and

WHEREAS, Council wishes to amend the language of Section 2 (D)(2) to state that if the Council subcommittee determines there are multiple qualified candidates, the subcommittee *may* recommend the Council establish an eligibility list that *will* be used to fill vacancies that occur in the following twelve (12) months"

WHEREAS, On September 7, 2021, Council requested that Section 2 (E), which states in the event there are not two or more applicants than vacancies on any board, commission or committee, the filing deadline may be extended by the City Clerk, be removed from the policy.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Tracy hereby adopts the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies, attached as Exhibit A, and thereby repeals and supersedes Resolution No. 2020-009.

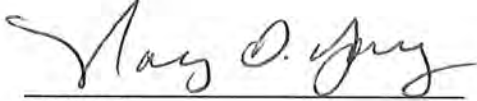
The foregoing Resolution 2021-131 was passed and adopted by the Tracy City Council on the 7th day of September, 2021, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, DAVIS, VARGAS, YOUNG

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: BEDOLLA


MAYOR

ATTEST:

CITY CLERK

**COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO
CITY ADVISORY BODIES**

(Exhibit "A" to Resolution No. 2021-131)

SECTION 1: PURPOSE

To establish a selection process for appointments to City advisory bodies including defining residency requirements, in accordance with Government Code sections 54970 et seq.

SECTION 2: SELECTION PROCESS FOR APPOINTEE BODIES

- A. On or before December 31st of each year, the City Clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:
1. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.
 2. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.
 3. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.
- B. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.
- C. Appointments shall be made for the remainder of the term created by the vacancy except as follows:
1. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.
 2. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 2.
- D. The Council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:

1. Council shall appoint two Council members to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.
 2. If the Council subcommittee determines there are multiple qualified candidates, the subcommittee may recommend the Council establish an eligibility list that will be used to fill vacancies that occur in the following twelve (12) months.
 3. At the Council subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.
- E. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

SECTION 3: DEFINITION OF RESIDENCY REQUIREMENTS

- A. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:
1. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.
 2. City of Tracy means within the city limits of the City of Tracy.
 3. Citizen means a resident of the City of Tracy.
 4. Tracy School District means the geographical area served by the Tracy Unified School District.
 5. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.
- B. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:
1. Voter registration,
 2. Current California Driver's License or Identification,

3. Utility bill information (phone, water, cable, etc.),
 4. Federal or State tax returns.
- C. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.

RESOLUTION 2021-

ADOPTING A COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES AND REPEALING RESOLUTION NO. 2021-131

WHEREAS, On September 7, 2021, the Tracy City Council adopted Resolution 2021-131 establishing a policy for the selection process for appointments to City advisory Bodies and repealing Resolution 2020-009;

WHEREAS, The current policy states that Council shall appoint two Council Members to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee, and

WHEREAS, Council wishes to amend the language of Section 2 (D)(1) to state that Council shall appoint two members *and an alternate* to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Tracy hereby adopts the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies, attached as Exhibit A, and thereby repeals and supersedes Resolution No. 2021-131.

* * * * *

The foregoing Resolution 2021-___ was passed and adopted by the Tracy City Council on the 21st day of December, 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK