

CITY MANAGER APPROVAL FORM
Pursuant to Urgency Ordinance No. 1285

DATE: January 12, 2022

DEPARTMENT/PREPARER:
Development Services / Al Gali

PROJECT MANAGER: Al Gali

PROJECT MANAGER'S CONTACT INFO:
al.gali@cityoftracy.org Tel: x1-6436

APPROVAL NEEDED:

- Professional Services Agreement (PSA) or General Services Agreement (GSA) with a not-to-exceed amount of \$100,000
- Off-Site Agreement (OIA)
- Inspection and Improvement Agreement (IIA)
- Grant Application
- Award of Public Works Project contract, with a not-to-exceed amount of \$1,000,000
- Accept certain Public Improvements

VENDOR/PROJECT:

Off-site Agreement to allow Valpico Tracy Apartments, LLC., a Delaware limited liability company, to proceed with Developer's construction of public improvements associated with the Vela Apartments. The improvement plans were approved by the City on April 28, 2021.

DISCUSSION

Valpico Tracy Apartments, LLC is the successor developer of real property located north of Valpico Road, west of the Rite Aid Store at the northwest corner of Valpico Road and MacArthur Drive, and south of the Ventana Subdivision. (Assessor's Parcel Nos. 246-140-12, 13, and 14). Valpico Tracy Apartments succeeds Valpico-Glenbriar Apartments, LLC., the original developer.

The Development Review Application (D19-0018) for the Valpico-Glenbriar Apartments, as it was known at the time, was approved by the City Council on October 1, 2019.

Approval of the project was subject to certain conditions of approval, including installation of frontage improvements on Valpico Road and construction of Glenbriar Drive within the Project boundaries.

The Developer has submitted the Improvement Plans for the required improvements. Staff reviewed and approved the improvement plans.

The Developer has executed the Off-site Improvement Agreement and submitted the required security to guarantee completion of the off-site improvements. The Off-site Improvement Agreement and Improvement Plans are on file with the City Engineer and are available for review upon request.

FISCAL IMPACT

There will be no impact on the General Fund. The Developer will pay for the cost of processing the agreement, construction, and inspection.

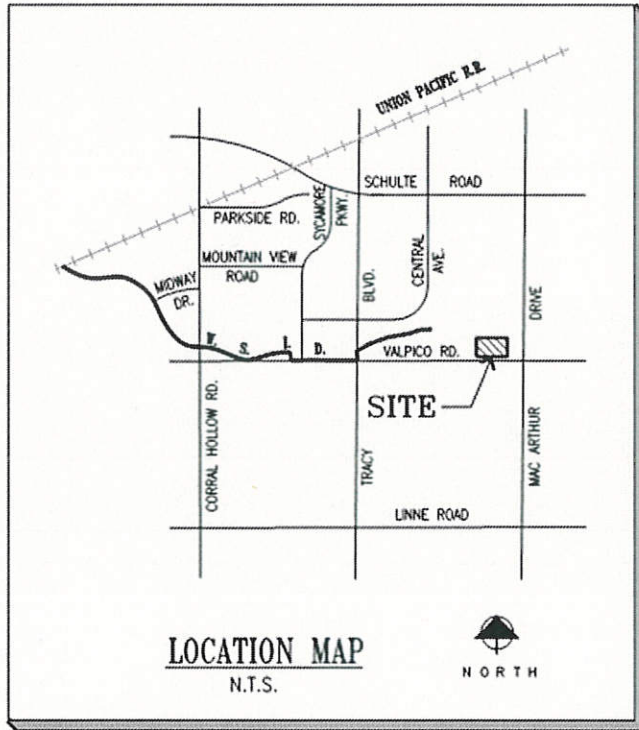
STRATEGIC PLAN

This agenda item is consistent with the City Council's approved Economic Development Strategy to ensure the physical infrastructure necessary for development is constructed.

RECOMMENDATION

That City Manager, by City Manager Approval Form, approves the Off-site Inspection Agreement with Valpico Tracy Apartments, LLC for the Vela Apartments, and executes the Off-site Improvement Agreement on behalf of the City.

Exhibit A – Vicinity Map



City Manager Signature:

Date:

01/27/2022