

TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, December 4, 2012, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

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 (209/831-6000) 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. Each citizen will be allowed a maximum of five minutes for input or testimony. At the Mayor'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 Council direction. A motion and roll call vote may enact the entire Consent Calendar. No separate discussion of Consent Calendar items will occur unless members of the City Council, City staff or the public request discussion on a specific item at the beginning of the meeting.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. Members of the public addressing the Council should state their names and addresses for the record, and for contact information. The City Council's Procedures for the Conduct of Public Meetings provide that "Items from the Audience" following the Consent Calendar will be limited to 15 minutes. "Items from the Audience" listed near the end of the agenda will not have a maximum time limit. Each member of the public will be allowed a maximum of five minutes for public input or testimony. However, a maximum time limit of less than five minutes for public input or testimony may be set for "Items from the Audience" depending upon the number of members of the public wishing to provide public input or testimony. The five minute maximum time limit for each member of the public applies to all "Items from the Audience." Any item not on the agenda, brought up by a member of the public shall automatically be referred to staff. In accordance with Council policy, if staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting. 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.

Presentations to Council - Persons who wish to make presentations which may exceed the time limits are encouraged to submit comments in writing at the earliest possible time to ensure distribution to Council and other interested parties. Requests for letters to be read into the record will be granted only upon approval of the majority of the Council. Power Point (or similar) presentations need to be provided to the City Clerk's office at least 24 hours prior to the meeting. All presentations must comply with the applicable time limits. Prior to the presentation, a hard copy of the Power Point (or similar) presentation will be provided to the City Clerk's office for inclusion in the record of the meeting and copies shall be provided to the Council. Failure to comply will result in the presentation being rejected. Any materials distributed to a majority of the Council regarding an item on the agenda shall be made available for public inspection at the City Clerk's office (address above) during regular business hours.

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 at City Hall, 333 Civic Center Plaza, the Tracy Public Library, 20 East Eaton Avenue, and on the City's website www.ci.tracy.ca.us

CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION
ADMINISTRATION OF OATH OF OFFICE
ROLL CALL
ELECTION OF MAYOR PRO TEM
PRESENTATIONS – Brighter Christmas – Steve Abercrombie

1. CONSENT CALENDAR

- A. Approval of Aquifer Storage and Recovery Program and CEQA Negative Declaration
- B. Adopt Resolution Approving the Annual Report on Development Impact Fee Revenues and Expenditures, and Making Findings as to Unexpended Funds
- C. Authorize Amendment of the City's Classification and Compensation Plans and Position Control Roster by Approving the Establishment of a Classification Specification and Salary Range for Police Corporal

2. ITEMS FROM THE AUDIENCE

3. HEAR AND ACCEPT THE FINAL REPORT ON THE CITY OF TRACY'S FOUR STRATEGIC PLANS WHICH INCLUDE PUBLIC SAFETY, ECONOMIC DEVELOPMENT, ORGANIZATIONAL EFFICIENCY, AND LIVABILITY

4. ADOPT A RESOLUTION APPROVING A PROPERTY TAX SHARING AGREEMENT BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY

5. STAFF

- A. Consider Naming the Administrative Services Department Area in the City Hall Building After Retiring Finance & Administrative Services Director Zane Johnston
- B. Receive Update Regarding Holiday Shop Local Campaign

6. ITEMS FROM THE AUDIENCE

7. COUNCIL ITEMS

- A. Discuss Procedure and Options to Fill Anticipated Vacant Council Seat and Provide Direction to Staff on Council's Preferred Process to Fill the Vacancy
- B. Cancel the Regular City Council Meeting Scheduled for Tuesday, January 1, 2013, and Provide Direction to Staff

8. ADJOURNMENT

AGENDA ITEM 1.A

REQUEST

**APPROVAL OF AQUIFER STORAGE AND RECOVERY PROGRAM AND
CEQA NEGATIVE DECLARATION**

EXECUTIVE SUMMARY

In 2011 and 2012, the City conducted a successful Aquifer Storage and Recovery (ASR) demonstration pilot project. Adequate data has been obtained to request from the Regional Water Quality Control Board a permit for a permanent ASR program. Approval of the CEQA negative declaration is a necessary step in the process to obtain the permit.

DISCUSSION

ASR involves the injection of treated potable surface water into a groundwater basin, via an ASR well, and extracting the stored water at a later date from the same well. The use of ASR will greatly enhance the reliability of the Tracy water supply, especially in drought conditions, by allowing surplus water in wet years to be stored for use during dry years. It will also assist in meeting the stringent salinity standards for Tracy's wastewater discharge proposed by the RWQCB by improving Tracy's source water supply. The City constructed Production Well No. 8 and equipped it as an ASR well. The ASR well is located at the corner of Tracy Boulevard and Sixth Street.

In 2011, the ASR demonstration project was a short term, temporary storage of 300 acre-feet of treated drinking water from the Stanislaus River (the South San Joaquin Irrigation District water supply). Injection occurred during the months of January through April. The water remained underground for a period of several months and was extracted at various intervals during the subsequent months to determine the rate of degradation of disinfection byproducts and other geochemical changes. The movement of the water was monitored using data collected from monitoring wells. The water that was injected was pumped out using the ASR well and after testing, was pumped into the water distribution system for use.

The 2012 demonstration project builds upon the data obtained in 2011. The project injected 700 acre-feet of water during the winter and extracted this same water to meet water demands during July, August, September and October. This simulated planned future operations designed to improve water quality for our customers. A portion of the water remained in the ground in storage until late fall, and samples were obtained and are being tested to further confirm the rate of degradation of disinfection byproducts. The degradation of the disinfection byproducts is necessary to determine that the injected drinking water is not "polluting" the groundwater basin.

Sufficient data was collected to prepare an environmental document for a permanent ASR program. A negative declaration has been prepared and circulated to the public for review. The negative declaration concludes that there are no environmental impacts from the ASR project. The next step in the project will be to request a permit from the Regional Water Quality Control Board for a permanent ASR program.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic plans.

FISCAL IMPACT

There is no fiscal impact to the General Fund. The cost to prepare the CEQA negative declaration was \$8,800. Approximately \$400,000 has been expended for technical services for the pilot projects. With the positive pilot testing results already identified, this project is anticipated to be a very cost effective method of water storage with resulting increases in reliability and quality of water delivered to our customers.

RECOMMENDATION

That the City Council, by resolution, approve the Aquifer Storage and Recovery Program and approve the CEQA negative declaration.

Prepared by: Steve Bayley, Deputy Director of Public Works

Approved by: Kevin Tobeck, Director of Public Works

Approved by: Leon Churchill, Jr., City Manager

Attachment: CEQA Negative Declaration
Resolution

RESOLUTION _____

APPROVING AN AQUIFER STORAGE AND RECOVERY PROGRAM
AND CEQA NEGATIVE DECLARATION

WHEREAS, Aquifer Storage and Recovery (ASR) involves the injection of treated potable surface water into a groundwater basin, via an ASR well, and extracting the stored water at a later date from the same well, and

WHEREAS, The use of ASR will greatly enhance the reliability of the Tracy water supply, especially in drought conditions, by allowing surplus water in wet years to be stored for use during dry years, and

WHEREAS, ASR will also assist in meeting the stringent salinity standards for Tracy's wastewater discharge proposed by the RWQCB by improving Tracy's source water supply, and

WHEREAS, The City constructed Production Well No. 8 and equipped it as an ASR well, and

WHEREAS, In 2011 and 2012, the City conducted a successful ASR demonstration pilot project and collected sufficient data to prepare an environmental document for a permanent ASR program, and

WHEREAS, A negative declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) and circulated to the public for review, and

WHEREAS, The negative declaration concludes that there are no environmental impacts from the ASR project;

NOW, THEREFORE, BE IT RESOLVED That the City Council hereby approves the Aquifer Storage and Recovery program and the CEQA Negative Declaration, and directs staff to file a Notice of Determination with the San Joaquin County Clerk.

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 4th day of December, 2012, by the following vote:

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

MAYOR

ATTEST:

CITY CLERK



INITIAL STUDY AND NEGATIVE DECLARATION

FOR THE

TRACY AQUIFER STORAGE AND RECOVERY PROJECT

SCH# _____

OCTOBER 2012

Prepared for:

City of Tracy
Department of Public Works
520 Tracy Boulevard
Tracy, CA 95376

Prepared by:

De Novo Planning Group
4630 Brand Way
Sacramento, CA 95819
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



INITIAL STUDY AND NEGATIVE DECLARATION
FOR THE
TRACY AQUIFER STORAGE AND RECOVERY PROJECT

SCH# _____

OCTOBER 2012

Prepared for:

City of Tracy
Department of Public Works
520 Tracy Boulevard
Tracy, CA 95376

Prepared by:

De Novo Planning Group
4630 Brand Way
Sacramento, CA 95819
(916) 949-3231

TABLE OF CONTENTS

INITIAL STUDY CHECKLIST.....	3
Project Title.....	3
Lead Agency Name and Address.....	3
Contact Person and Phone Number.....	3
Project Sponsor’s Name and Address.....	3
Purpose of the Initial Study.....	3
Project Location and Setting.....	3
General Plan and Zoning Designations.....	4
Project Description.....	4
Requested Entitlements and Other Approvals.....	5
Project Goals and Objectives.....	6
Determination:.....	7
Evaluation Instructions:.....	8
Evaluation of Environmental Impacts:.....	9
Environmental Checklist.....	11
I. AESTHETICS.....	11
II. AGRICULTURE AND FOREST RESOURCES.....	12
III. AIR QUALITY.....	13
IV. BIOLOGICAL RESOURCES.....	14
V. CULTURAL RESOURCES.....	16
VI. GEOLOGY AND SOILS.....	17
XII. GREENHOUSE GAS EMISSIONS.....	19
VIII. HAZARDS AND HAZARDOUS MATERIALS.....	20
IX. HYDROLOGY AND WATER QUALITY.....	22
X. LAND USE AND PLANNING.....	27
XI. MINERAL RESOURCES.....	28
XII. NOISE.....	29
XIII. POPULATION AND HOUSING.....	30
XIV. PUBLIC SERVICES.....	31
XVI. TRANSPORTATION/TRAFFIC.....	33
XVII. UTILITIES AND SERVICE SYSTEMS.....	34
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --.....	36

This page left intentionally blank

INITIAL STUDY CHECKLIST

PROJECT TITLE

Aquifer Storage and Recovery Project

LEAD AGENCY NAME AND ADDRESS

City of Tracy
520 Tracy Boulevard
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

Steve Bayley, Deputy Director of Public Works
209-831-4434
SteveB@ci.tracy.ca.us

PROJECT SPONSOR'S NAME AND ADDRESS

City of Tracy
520 Tracy Boulevard
Tracy, CA 95376

PURPOSE OF THE INITIAL STUDY

An Initial Study (IS) is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare a full Environmental Impact Report (EIR). It also functions as an evidentiary document containing information which supports conclusions that the project will not have a significant environmental impact or that the impacts can be mitigated to a "Less Than Significant" or "No Impact" level. If there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the lead agency shall prepare a Negative Declaration (ND). If the IS identifies potentially significant effects, but: (1) revisions in the project plans or proposals would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment, then a Mitigated Negative Declaration (MND) shall be prepared.

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the proposed Aquifer Storage and Recovery (ASR) Project (project) may have a significant effect upon the environment. Based upon the findings and mitigation measures contained within this report, a Negative Declaration (ND) will be prepared.

PROJECT LOCATION AND SETTING

PROJECT LOCATION AND EXISTING USES

The project is located in the City of Tracy. There are no physical structures or construction activities proposed as part of the project. The project activities would occur within existing City water system infrastructure and the Lower Tulare Formation aquifer below the City. The Aquifer Storage and Recovery (ASR) project, as described in greater detail below, would utilize the City's Well #8, located at 609 W. 6th Street in Tracy. This is the location of the City's original Corporation Yard site (Corporation Yard), across the street from the City's Boyd Service Center. The Corporation Yard is paved with asphalt, and includes three vacant buildings (two small office type structures, and one well house), an abandoned water storage tower, and a PG&E transformer. A municipal water supply well and two groundwater monitoring wells are located in the western portion of the Corporation yard.

SURROUNDING LAND USES

Lands surrounding the Corporation Yard (the injection well site) are primarily residential. There is a school adjacent to the northerly boundary. The southerly boundary is Sixth Street and the adjacent railroad tracks.

GENERAL PLAN AND ZONING DESIGNATIONS

The Corporation Yard site is currently designated Public Facilities by the City of Tracy General Plan Land Use Designations Map and is zoned Public Facilities.

PROJECT DESCRIPTION

The proposed project would implement Aquifer Storage and Recovery (ASR) technology to optimize the conjunctive use of the City's existing supplies of treated surface water in addition to available groundwater, to enhance delivered water quality to customers and increase the reliability of the City's water supply and delivery system.

The proposed project would involve the injection of treated (potable) drinking water from the City's South San Joaquin Irrigation District (SSJID) South County Water Supply Project into selected confined aquifer zones for storage and subsequent extraction (i.e., "recovery").

Under the ASR project, each year up to 1,000 acre-feet (af) of treated potable surface water would be injected into the confined aquifer at a rate of up to two million gallons per day (gpd). In general, the injection period would occur from November through April, when water demand is lowest.

The City would utilize its existing Well #8, located at the Corporation Yard at 609 W. 6th Street for both the injection of the treated surface water into the aquifer, and the subsequent extraction of this water. This is an existing well, and there are no construction activities or physical improvements that would occur as part of this project. The entire project would be carried out using the City's existing infrastructure. It is also noted that the project would not

require an increase in the City's existing surface water usage or increase the demand for water supplies.

Water stored in the aquifer under the ASR program would be used for two primary purposes: 1) to meet peak hour summer water demands, and 2) for drought water supply. Peak hour demands occur daily during the summer months. The ASR water would supplement the water stored by the City in above-ground storage tanks, and water pumped from the wells assists the City in keeping water pressure within the distribution system within the desired pressure range.

By delivering stored, high quality surface water from SSJID, municipal water customers in Tracy would receive the best quality water at their taps. Water not withdrawn from the aquifer for peak hour demand would remain in the groundwater basin for future use without degradation of quality. The intention of the ASR program is to store up to 3,000 acre-feet (af) in the groundwater basin under this ASR well. This would provide 1,000 af per year for a 3 year drought.

PROJECT BACKGROUND

In order to determine the feasibility of a long-term ASR project, the City undertook a year-long pilot demonstration test of ASR at Well #8. The test program involved the recharge of approximately 250 acre-feet (or 76 million gallons) of treated potable drinking water from the SSJID into the Lower Tulare Formation aquifer (lower zone), which is the primary aquifer utilized by the City for potable water production. The purpose of the test program was to determine the technical feasibility of ASR for the City, and to quantitatively assess specific parameters of ASR operations for use in the planning and design of a long-term ASR program, which is the subject of this environmental analysis.

The specific goals of the ASR Demonstration Test Program include the following:

- Determine hydraulic response of the Lower Tulare Formation to ASR operations.
- Evaluate the influence, migration, and drift of injected water into the aquifer zone.
- Observe water-quality stability and/or changes during aquifer storage.
- Assess the occurrence of well plugging (if any) from ASR operations.
- Determine optimum backflushing parameters to restore well performance.
- Determine fate of disinfection byproducts.
- Establish design and operating parameters for an expanded and/or long-term ASR program.

The results, conclusions, and findings of the City ASR Demonstration Test Program are provided in the *2011 Aquifer Storage and Recovery Demonstration Test Program Engineer's Report* (Pueblo Water Resources, May 2012).

The Engineer's Report demonstrates that the proposed ASR project is technically feasible, and demonstrates that the proposed project would not adversely impact groundwater quality or the City's water supply infrastructure.

In addition to the 2011 ASR test program described above, during the time period of December 2011 through April 2012, 700 acre-feet of treated drinking water from SSJID was injected into the aquifer under Tracy. This water was pumped out between June and September 2012 and delivered to municipal water customers. Initial laboratory and field data indicate comparable results to the 2011 pilot test.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Tracy will be the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15050.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Central Valley Regional Water Quality Control Board (CVRWQCB) – Issuance of a Waste Discharge Report.

PROJECT GOALS AND OBJECTIVES

The City of Tracy has identified the following goals and objectives for the proposed project:

1. Improve the quality of potable water delivered to Tracy customers.
2. Increase available supplies of high-quality water to meet peak demand, particularly during summer months.
3. Provide additional water supplies to meet demand during drought conditions.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forest Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Greenhouse Gasses		Hazards and Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population/Housing		Public Services		Recreation
	Transportation/Traffic		Utilities/Service Systems		Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION INSTRUCTIONS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

- Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

This page left intentionally blank.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 18 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through d): No Impact. There are no physical improvements or construction activities associated with the proposed project. As such, there would be no change to any visual resources within the City and there would be no increase in nighttime lighting. There is no impact.

II. AGRICULTURE AND FOREST RESOURCES: WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through e): No Impact. There are no physical improvements associated with the proposed project. The project would not result in any changes to existing land uses within the City, and the project does not have the potential to impact any agricultural or forest resources. The project would provide for more reliable municipal water supplies within the City's service area, and would not reduced water availability for existing agricultural operations. There is no impact.

III. AIR QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through e): No Impact. The project would not generate air emissions. There are no construction activities proposed, as the project would utilize an existing well and existing water conveyance infrastructure. There would not be any emissions generated during operation of the project. Project operations would not generate odors. There is no impact.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through f): No Impact. There are no construction activities associated with the project and the project would not involve any ground disturbing activities. Therefore, the project has no potential to impact any special-status species habitat or wetlands. The project involves injecting surface water into the local aquifer for storage and future recovery. The surface water comes from the City's existing surface water allocations. The project would not increase the rate or volume of surface water use or diversion, and as such, would not impact any riparian habitat or surface water resources that provide habitat for biological resources.

The City of Tracy is located within the jurisdiction of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan ("Plan" or "SJMSCP") and is located within the Central/Southwest Transition Zone of the SJMSCP. The San Joaquin Council of Governments (SJCOG) prepared the Plan pursuant to a Memorandum of Understanding adopted by SJCOG,

San Joaquin County, the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1994. On February 27, 2001, the Plan was unanimously adopted in its entirety by SJCOG. The City of Tracy adopted the Plan on November 6, 2001.

According to Chapter 1 of the SJMSCP, its key purpose is to “provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to project proponents and society at large.”

In addition, the goals and principles of the SJMSCP include the following:

- Provide a County-wide strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy.
- Preserve landowner property rights.
- Provide for the long-term management of plant, fish, and wildlife species, especially those that are currently listed, or may be listed in the future, under the ESA or the CESA.
- Provide and maintain multiple-use open spaces, which contribute to the quality of life of the residents of San Joaquin County.
- Accommodate a growing population while minimizing costs to project proponents and society at large.

In addition to providing compensation for conversion of open space to non open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

The project would not result in any open space conversions and would not impact any biological resources. Project implementation would not conflict with this plan. There is no impact.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c), d): No Impact. There are no construction activities or ground disturbing activities associated with the proposed project. As such, there is no potential for the project to impact any cultural or historical resources. There is no impact.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through e): No Impact. The project does not involve the construction of any new structures, facilities, or infrastructure. All project operations would utilize existing City infrastructure. Therefore, there is no potential for the project to expose people or structures to geologic hazards.

The potential for the injection of surface water into the groundwater to cause liquefaction or unstable soils was analyzed in the 2011 Tracy ASR Demonstration Project Engineer's Report (Pueblo Water Resources, May 2012). Hydrogeologic data acquired through the 2011 demonstration program allowed for the evaluation of the potential for liquefaction related to the City's ASR project operations.

Liquefaction occurs in saturated granular soils, most notably loose, clean, saturated, uniformly graded, fine-grained sand. Under liquefaction, saturated, cohesionless soil experiences a temporary loss of strength due to build-up of excess pore water pressure.

The City's ASR project would utilize the Lower Tulare Formation for project operations. The Lower Tulare Formation occurs beneath the Corcoran Clay. The Corcoran Clay is laterally extensive regionally, and in the vicinity of the injection well is approximately 100 feet thick. The depth to the top of the Corcoran Clay beneath the injection well site is approximately 250 feet. The clay provides confinement for the underlying aquifers. The water bearing materials within the Lower Tulare Formation consist of heterogeneous mixtures of clay, silt, sand and gravel. The deposits are lenticular and generally not continuous laterally. The materials that comprise the Lower Tulare formation are semi-consolidated and are considered to be moderately indurated.

Because of the geologic nature of these materials, the potential for liquefaction of Lower Tulare sediments is considered to extremely low to non-existent.

The potential for liquefaction of materials within the Upper Tulare formation and near surface geologic materials is mitigated by the confinement of the Lower Tulare Formation (and ASR injection) provided by the Corcoran Clay. The 2011 demonstration project confirmed that the City's ASR operations did not result in conditions that exceeded the conservative limits established for hydro-fracturing of the confining layer, which would allow for upward leakage of injected water through the confining unit. There is no impact.

XII. GREENHOUSE GAS EMISSIONS – WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) and b): No Impact. The project would not generate any greenhouse gas emissions. There are no construction activities proposed that would generate any GHG emissions, and project operations would not generate any GHG emissions. The project would assist the City in improving the reliability of potable water supplies, and would not increase water usage or demand. Project implementation would not conflict with any statewide, regional, or local GHG reduction plans or regulations. There is no impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through d): No Impact. The proposed project would not involve the use of any hazardous materials. Water that is injected into the aquifer would be pre-treated to drinking water standards at the SSJID water treatment plant prior to injection. There would be no hazardous materials used, stored or transported to the injection well site as a result of project implementation. The injection well site is not located on a list of hazardous sites. Stein Continuation High School is located immediately north of the injection well site. However, this school site would not be exposed to any project related hazards, as there are no hazardous materials or activities associated with the project. There is no impact.

Responses e), f): No Impact. The Federal Aviation Administration (FAA) establishes distances of ground clearance for take-off and landing safety based on such items as the type of aircraft using the airport. The San Joaquin County Airport Land Use Commission (ALUC) is an advisory body that assists local agencies with ensuring the compatibility of land uses in the vicinity of airports. The County ALUC reviews proposed development projects for consistency with airport land use compatibility. The General Plan presents a policy that is designed to ensure that new development is consistent with setbacks, height and land use restrictions as determined by the Federal Aviation Administration and the San Joaquin County Airport Land Use Commission, as well as the policies of the City's Airport Master Plan.

The Tracy Municipal Airport is the closest airport to the project site, located approximately three miles south of the site. The Airport is a general aviation airport owned by the City and managed by the Parks and Community Services Department. The Tracy Airport Master Plan shows that the project site is not located within a flight zone and the proposed project is not considered an incompatible land use. Implementation of the proposed project would have no impact with regards to this environmental issue.

Response g): No Impact. The General Plan includes policies that require the City to maintain emergency access routes that are free of traffic impediments (Objective SA-6.1, P1 and A2). The proposed project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Furthermore, the proposed project would not result in population growth that would increase the demand for emergency services during disasters. Implementation of the proposed project would result in no impact on this environmental topic.

Response h): No Impact. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The City has areas with an abundance of flashy fuels (i.e. grassland) in the outlying residential parcels and open lands that when combined with warm and dry summers with temperatures often exceeding 100 degrees Fahrenheit create a situation that results in higher risk of wildland fires. Most wildland fires are human caused, so areas with easy human access to land with the appropriate fire parameters generally result in an increased risk of fire.

The California Department of Forestry has designated the western and southern edge of the City as having a moderate wildland fire potential. This is predominately a result of the hills and grassland habitat that persists. The proposed project does not include any structures that would be at risk from fires, and does not include any activities that would potentially result in wildland fires. There is no impact.

IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), and f): Less than Significant. The potential for the proposed project to result in groundwater quality impacts was addressed in the 2011 Tracy ASR Demonstration Project Engineer's Report (Pueblo Water Resources, May 2012). Although the primary goal of most ASR programs is to maximize water supply reliability by storing seasonally available water in the aquifer until needed, an equally important goal is the preservation or enhancement of water quality through the ASR process. The capture, treatment, conveyance, and later recovery of this water (in addition to the cost of water purchase and/or water rights) results in the recharge water being a valuable commodity, and as such, maintaining the quality of this water is of high importance.

The monitoring and assessment of water quality for the City's ASR demonstration program was designed to address this issue.

The focus of the water quality monitoring program included the following:

- Assess the quality and stability of both the native groundwater and recharge water.
- Evaluate and monitor mixing, dilution, and reaction mechanisms during aquifer storage.
- Assess the potability of the recovered water.
- Evaluate the formation/attenuation of Disinfection Byproducts (DBP's) through the ASR process.

In implementing the water quality monitoring program, specific areas of investigation included the following:

- Does the mixing of native groundwater and recharge water result in the formation of precipitate scales, gasses, or other compounds that would reduce aquifer permeability?
- Will the introduced recharge water leach heavy metals or other undesirable constituents from the aquifer minerals of the Lower Tulare Formation?
- What happens to DBP's present in the recharge water?
- Is subsurface bioactivity altered by the ASR process?
- Is water quality maintained upon recovery (i.e., extraction) of 100 percent of the recharged volume?
- What are the environmental benefits (or impacts) that result from ASR operations?
- Are there any CA-DPH or consumer acceptance issues with the recovery and conveyance of stored water to the public?

Water quality was monitored throughout the demonstrating testing program, focused on the collection of pertinent data at specific locations and periods of interest to meet the above referenced program goals. Water quality monitoring included periodic laboratory grab sampling, real-time field monitoring, continuous water quality instrumentation recordation, and aggregate (bulk) sampling. A detailed summary of monitoring parameters is provided in Appendix A of the May 2012 Pueblo Water Resources Engineer's Report.

During the process of ASR, recharge water is injected directly into the target aquifer(s) through the perforated (screened) intervals of the well. As the water enters the target aquifer it displaces native groundwater within the geologic matrix pore spaces. The displacement is also accompanied by a certain amount of intermixing, which is a characteristic function of the pore spaces and orientation of the geologic matrix of the aquifer.

In most cases, the quality of the recharge and receiving (i.e., native aquifer) waters are measurably different. Native groundwaters are typically highly mineralized, low in dissolved oxygen and redox potential, and near mineral saturation equilibrium as a result of their (generally) long residence time within the aquifer and lack of contact with atmospheric oxygen.

Seasonally available recharge waters on the other hand are generally low in mineral content and saturation, but are in equilibrium with the atmosphere. Additionally, the treated potable recharge water is highly oxidized, having a chlorine residual as a result of the potable water treatment process. Because of these differences, chemical reactions may occur when recharge water intermixes with native groundwater during aquifer storage.

Water quality changes during aquifer storage can occur from simple dilution/mixing, chemical interaction between injected and native groundwaters (as discussed above) or from reactions between the newly introduced recharge water and the aquifer minerals. These changes can be beneficial or detrimental depending on the variety of environmental factors involved.

For the City's ASR demonstration program, the recharge source water was treated, potable drinking water taken from the City distribution system. This water originates as Sierra snowmelt, which is diverted from the Stanislaus River and subsequently treated and disinfected by the South San Joaquin Irrigation District (SSJID) and conveyed to several municipalities in the Central Valley.

SSJID water is characteristically a very high quality water source with low alkalinity and mineral content. It is classified as a calcium-bicarbonate dominated water, is fully saturated with oxygen, and is free of pathogenic bacteria and viruses as a result of SSJID treatment and disinfection processes.

The target aquifer for the City's ASR program is the Lower Tulare Formation. The Lower Tulare Formation is confined by the laterally extensive Corcoran Clay, which both confines the formation and protects it from surface-derived contamination sources such as agricultural runoff, gas stations, dry cleaners, and industrial process wastes.

The waters of the Lower Tulare Formation are characterized as moderately saline, highly mineralized, and anoxic to anaerobic in nature. They are generally classified as sodium and sulfate dominated, with high hardness, alkalinity, and chlorides. The lack of dissolved oxygen and low redox conditions result in these groundwaters having high concentrations of manganese and occasionally hydrogen sulfide gas (rotten egg odor).

A detailed discussion of the water quality testing results of the City's ASR demonstration project are presented in the 2011 ASR Demonstration Project Engineer's Report (Pueblo Water

Resources, May 2012). This report is available for review at Tracy City Hall. The key conclusions are presented below:

1. Investigation of water quality issues indicated that SSJID water is suitable for recharge operations and that well plugging from injection was both minimal and restorable via weekly “backflush” pumping sessions of approximately 30 minutes (total) at 3,200 gpm for a loss to waste of approximately 0.5% of injected volume. No residual well plugging was observed at the conclusion of the test program.
2. Water quality investigations also indicated that no significant adverse conditions resulted from reactions between the recharge water and the native groundwater or the native aquifer minerals during aquifer storage.
3. Evaluation of the recovered water after up to 4.4 months of storage showed the water met all primary and secondary California Department of Public Health (CA-DPH) drinking water standards. In four cycles of recharge/storage/recovery, the quality of the recovered water ranged from 40 percent to 74 percentage groundwater after 100 percent of the recharged volume was pumped back out of the aquifer.
4. Disinfection Byproducts showed both dilution and degradation during the aquifer storage process. Haloacetic acids (HAA's) were completely degraded in approximately 3 months. Trihalomethanes (THMs) initially increased during storage, then declined after approximately 2 months; degradation continued throughout the 4.4 month storage period, and into the recovery (pumping) period. Both THM's and HAA's were reduced to less than 10% of the State drinking water standard MCL's during the test program.
5. The aquifer storage period resulted in other minor water quality changes that did not adversely affect the potability of the stored water. Minor cation exchange and oxidation reactions were observed, as well as the low level re-solubilization of manganese. The recovered water met all State and Federal drinking water standards.

In summary, the injection of potable water into the Lower Tuscan Aquifer would not degrade or otherwise negatively impact the water quality of the aquifer. Additionally, the water recovered from the aquifer would continue to meet all state drinking water standards. Water extracted from the aquifer after injection would not exceed the volume of water injected into the aquifer, which ensures that project operations would not adversely impact groundwater levels. This is a less than significant impact.

Responses c), d), and e): No Impact. The proposed project would not involve the construction of any new facilities or structures. There are no construction activities associated with the project. There would be no change to the existing drainage pattern or flood control facilities in the project vicinity or elsewhere in the City as a result of project implementation. The project would not increase the risk of flooding, nor would it involve surface water discharges that could adversely impact surface water quality. There is no impact.

Responses g), h), i), j): No Impact. There are no residences or structures proposed as part of the project. As such, there would be no structures or residences placed within the 100-year floodplain. The City of Tracy is located within the inundation risk area for San Luis Reservoir and New Melones Dam. The safety of dams in California is stringently monitored by the California Department of Water Resources, Division of Safety of Dams. In the unlikely event of a dam failure, there is the potential that the injection well site could become inundated with water. However, there are no residences proposed within the project site that would place people or residential structures at risk of dam failure. The Tracy General Plan EIR (2006) concluded that the risk associated with dam failure within the planning area was less than significant. Implementation of the proposed project would not increase the risk of exposure to dam failure, place new residences within a dam failure inundation zone, nor would it expose people to significant risk of dam failure.

There are no significant bodies of water near the project site that could result in the occurrence of a seiche or tsunami. Additionally, the project site and the surrounding areas are essentially flat, which precludes the possibility of mudflows occurring on the project site. There is no impact.

X. LAND USE AND PLANNING - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through c): No Impact. The project would utilize existing City infrastructure, and no new structures or facilities would be constructed. Implementation of the proposed project would not divide an established community. The project would not conflict with the City of Tracy General Plan or the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. There is no impact and no mitigation is required.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): No Impact. As described in the Tracy General Plan EIR, the main mineral resources found in San Joaquin County, and the Tracy Planning Area, are sand and gravel (aggregate), which are primarily used for construction materials like asphalt and concrete. According to the California Geological Survey (CGS) evaluation of the quality and quantity of these resources, the most marketable aggregate materials in San Joaquin County are found in three main areas:

- ◆ In the Corral Hollow alluvial fan deposits south of Tracy
- ◆ Along the channel and floodplain deposits of the Mokelumne River
- ◆ Along the San Joaquin River near Lathrop

The project would not result in the construction of any facilities or any changes in land use that would interfere with the extraction of mineral resources in the region. There is no impact.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through f): No Impact. Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local planning criteria or ordinances, or substantially increase noise levels at noise-sensitive land uses.

Implementation of the project would not generate noise. There are no construction activities proposed, and no new facilities would be constructed. Project operations would involve the use of an existing City well for groundwater injection and extraction. No increases in ambient noise levels would occur as a result of project implementation, and the project would not generate new noise sensitive land uses. The project site is not located within two miles of a public airport or a private airstrip. There is no impact.

XIII. POPULATION AND HOUSING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): No Impact. Implementation of the project would not directly result in population growth, nor would it convert any land use designations to a use that would allow for the construction of housing. The proposed project would not generate a significant number of new jobs which could lead indirectly to population growth.

The project would not extend water, wastewater and electrical infrastructure to an area that could result in indirect population growth as a result of new infrastructure. The project would utilize existing City infrastructure. The project would not increase the available supply of potable water to the Tracy Planning Area. The project would utilize existing surface water allocations for aquifer storage and recovery. No homes or people would be displaced by the project. There is no impact.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a): No Impact. As described above, the project would not induce population growth and would not increase the demand for public services in the City of Tracy. There is no impact.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): No Impact. The proposed project would not increase the use of existing recreational facilities, nor would it include the construction of new recreational facilities. There is no impact.

XVI. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a) through g): No Impact. The proposed project would not increase vehicle traffic in the City of Tracy. There are no construction activities proposed, and no construction traffic would be generated. Project operations would not generate vehicle trips on area roadways, and the project would have no impact on traffic operations. The project site is not located in the vicinity of a public airport or private airstrip. Project implementation would have no impact on air traffic patterns. There are no roadway design improvements proposed as part of the project, and therefore, no changes to the area roadways would occur. The project would not increase area traffic and emergency access would not be impeded. Implementation of the proposed project would not result in an increased demand for parking at the injection well site. The project would have no impact on any existing plans or policies related to alternative transportation. There is no impact.

XVII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through g): No Impact. The primary objectives and purpose of the proposed project are to:

1. Improve the quality of potable water delivered to Tracy customers.
2. Increase available supplies of high-quality water to meet peak demand, particularly during summer months.
3. Provide additional water supplies to meet demand during drought conditions.

The project would not increase the consumption of water in the City of Tracy. All of the water used in the ASR project would come from existing surface water supplies that are currently entitled. Water delivered to City of Tracy would not increase beyond existing levels, and no changes to surface water entitlements are proposed or needed. Water stored in the aquifer under the ASR program would be used for two primary purposes: 1) to meet peak hour

summer water demands, and 2) for drought water supply. Peak hour demands occur daily during the summer months. The ASR water would supplement the water stored by the City in above-ground storage tanks, and water pumped from the wells assists the City in keeping water pressure within the distribution system within the desired pressure range.

By delivering stored, high quality surface water from SSJID, municipal water customers in Tracy would receive the best quality water at their taps. Water not withdrawn from the aquifer for peak hour demand would remain in the groundwater basin for future use without degradation of quality. The intention of the ASR program is to store up to 3,000 af in the groundwater basin under this ASR well. This would provide 1,000 af per year for a 3 year drought.

The project would not generate solid waste, nor would it increase wastewater flows in the City of Tracy. No new or expanded facilities would be constructed, and the project would rely on existing City infrastructure. Overall, the project would provide benefits to the City's water system, and no adverse impacts would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): Less than Significant. As described throughout the analysis above, the proposed project would not result in any significant impacts to the environment. The project would not result in any cumulative impacts, impacts to biological resources or impacts to cultural and/or historical resources. There are no impacts.

AGENDA ITEM 1.B

REQUEST

**ADOPT RESOLUTION APPROVING THE ANNUAL REPORT ON DEVELOPMENT
IMPACT FEE REVENUES AND EXPENDITURES, AND MAKING FINDINGS AS TO
UNEXPENDED FUNDS**

EXECUTIVE SUMMARY

The City must issue an annual report relating to the development impact fees it imposes. For City Council consideration is the annual report on development impact fee revenues and expenditures, and the report of findings for unexpended development fee funds.

DISCUSSION

California Government Code sections 66000-66006 impose requirements for the collection and expenditure of development impact fees. The City has 69 different development impact fees through 30 different funds, with combined collected revenues of \$1,356,390 in the last fiscal year.

Under Government Code section 66006(b), the City must issue a yearly report relating to the development impact fees it imposes. In addition, pursuant to Government Code section 66001(d), the City must at least every five years make certain findings with respect to that portion of each development fee account remaining unexpended.

This report and the information attached to the proposed Resolution satisfy those statutory requirements for accounting for development impact fees.

The Building Industry Association of the Delta and Seecon Finance and Construction Company have requested a copy of this report and it was provided to each of them at least 15 days before the Council meeting, as required by law.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's seven strategic plans.

FISCAL IMPACT

No fiscal impact to the City.

RECOMMENDATION

Adopt the attached resolution approving the annual report on development impact fee revenues and expenditures, and making findings as to unexpended funds.

Prepared By: Zane Johnston, Finance & Administrative Services Director

Approved By: Leon Churchill, Jr., City Manager

RESOLUTION _____

A RESOLUTION OF THE CITY OF TRACY APPROVING THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES AND EXPENDITURES, AND MAKING FINDINGS AS TO UNEXPENDED FUNDS

WHEREAS, California Government Code sections 66000-66006 impose requirements for the collection and expenditure of development impact fees; and

WHEREAS, pursuant to Government Code section 66006(b), the City must issue a yearly report relating to the development impact fees it imposes; and

WHEREAS, pursuant to Government Code section 66001(d), the City must at least every five years make certain findings 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, the Tracy City Council resolves 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, 2012, as set forth in Exhibits A, B, C and E.
2. Findings. The City Council here adopts the findings contained in the attached report of findings for the fiscal year ending June 30, 2012, as set forth in Exhibit D.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 4th day of December, 2012, by the following vote:

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

Mayor

ATTEST:

City Clerk



City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

FINANCE & ADMINISTRATIVE
SERVICES DEPARTMENT

MAIN 209.831.6800
FAX 209.831.6848
www.ci.tracy.ca.us

CITY OF TRACY

DEVELOPMENT IMPACT FEES

ANNUAL REPORT, DECEMBER 2012 FOR FISCAL YEAR JULY 1, 2011 – JUNE 30, 2012

Adopted by City Council Resolution No. _____

December 4, 2012

This Annual Report is adopted pursuant to Government Code sections 66006(b) and 66001(d). The Report consists of four main parts, which are attached:

- 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-15
- Exhibit C Fee-Funded Capital Improvement Projects
- Exhibit D Report of Findings for Development Fee Funds
- Exhibit E I-205 Corridor Specific Plan - Current Approved Finance Plans

EXHIBIT A
Summary of Fund Balances, Fees Collected, Interest Earned and Project Expenditures
For Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(C) and (D).)

Fund	Fund Description	Beginning Fund Balance 07/01/11	Capital Development Fees Collected ¹	Interest / Investment Earnings ²	Fiscal Agent Earnings ³	Other Revenues ⁴	CIP Expenditures ⁵	Prjt Reimbs &/or Interfund Transfers ⁶	Other Expenditures ⁷	Ending Fund Balance 06/30/12
311	Infill, Parks	\$ 828,353	\$ -	\$ 4,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 832,702
312	Infill, Strm Drn	930,936	-	2,662	-	-	(296,373)	-	-	637,225
313	Infill, Arterials	1,636,620	-	2,179	-	-	(1,034,280)	-	-	604,519
314	Infill, Bldg & Eqpt	720,087	62	2,888	-	-	-	-	-	723,037
315	Infill, Prgm Mgmt	754	-	(352)	-	-	(60)	-	-	342
316	Infill, Parking	79,908	4,048	(2,470)	-	-	-	-	-	81,485
317	Infill, Water	-	10,440	-	-	-	(10,440)	-	-	0
318	Infill, Wastewater	-	14,858	-	-	-	(14,858)	-	-	(0)
321	Plan C, Parks	3,742,090	-	34,982	-	-	-	-	-	3,777,072
322	Plan C, Strm Drn	5,800,838	-	6,050	-	-	-	-	-	5,806,888
323	Plan C, Arterials	2,860,262	-	40,582	-	-	(230,507)	-	-	2,670,337
324	Plan C, Gen Fac	6,895,935	-	(12,269)	-	-	(787,200)	-	-	6,096,466
325	Plan C, Utilities	2,403,150	-	54,156	-	-	(47,298)	-	-	2,410,008
391	Plan C, PM	1,045,932	-	-	-	-	(74,819)	-	-	971,113
345	RSP, PM	5,524,963	-	(35,715)	-	-	(5,439)	-	-	5,483,810
351	NEI, Ph 1	4,449,644	-	(269)	-	640,250	(547,764)	(2,600,000)	-	1,941,861
352	SMPA	8,288,277	610,974	43,107	-	250,000	(206,599)	-	-	8,985,759
353	I-205 Corridor	3,595,232	349,732	52,602	-	818,508	(136,470)	-	-	4,679,604
354	ISP, So	3,049,973	318,484	27,734	-	-	(44,917)	-	-	3,351,274
355	Presidio	5,167,905	-	7,751	-	-	(129,790)	-	-	5,045,866
356	Gateway	3,621,311	-	75,176	-	-	(217,504)	-	-	3,478,983
357	NEI, Ph 2	17,606,466	-	(80,319)	4	-	(1,188,195)	-	-	16,337,956
808	RTIF	2,023	-	6,115	-	1,729,327	43,684	-	-	1,781,149
N/A	Hab Mit Fees	-	17,728	-	-	-	-	-	(17,728)	-
N/A	Ag Mit Fees	-	-	-	-	108,284	-	-	-	108,284
N/A	County Fac Fees	-	30,065	-	-	-	-	-	(30,065)	-
TOTALS		\$ 78,250,658	\$ 1,356,390	\$ 228,940	\$ 4	\$ 3,546,369	\$ (4,928,828)	\$ (2,600,000)	\$ (47,793)	\$ 75,805,740

Footnotes:

- ¹ No development fees collected were refunded during FY11-12.
- ² Investment Earnings total includes cash-fair market value offsets.
- ³ Fiscal Agent Earnings are cash reserves held by bond Trustees.
- ⁴ Other Revenues: F351,\$640,250-Developers share of cost for Grant Line Rd imprvmnts; F352,\$250,000 - Proceeds from Rev Bonds; F353,\$818,508-Developer share of costs for I-205 roadway imprvmnts.
- ⁴ \$108,283.50 collected in FY10-11 - currently held as deposit for future agricultural mitigation project. Was inadvertently left out on FY10-11 report.
- ⁵ Capital Improvement Project (CIP) Expenditures: See Exhibit C.
- ^{4,5} A correction in the accounting of RTIF F808 Revenue & CIP funding was made resulting in an adjusted Fund Balance.
- ⁶ F351-\$2,600,000 - A reimbursement was made to the Water Enterprise fund during FY11-12.
- ⁷ These are "pass-through fees" for Habitat Mitigation, Agricultural Mitigation and County Facilities - all collected on behalf of other agencies.

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2012
(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	Retail
311	¹ Infill Area, Parks	Mini/Neighborhood and Community Parks	2012-060	13.12.010	\$5,429	\$4,524	\$3,619	N/A	N/A	N/A	N/A
312	¹ Infill Area, Storm Drainage	Storm Drainage	2012-060	13.04.010	\$1,429	\$949	\$850	\$22,141	\$22,141	\$22,141	\$22,141
313	¹ Infill Area, Arterials	Traffic Safety, Streets & Highways	2012-060	13.04.010	\$2,700	\$2,700	\$1,296	\$25,781	\$25,781	\$35,230	\$50,834
314	^{1a} Infill Area, Public Buildings	General Government & Public Safety Facilities	2012-060	13.04.010	\$3,268	\$2,435	\$2,435	\$156 ^{1a}	\$781 ^{1a}	\$781 ^{1a}	\$469 ^{1a}
317	¹ Infill Area, Water	Water Supply, Treatment, Storage and Distribution	2012-060	13.04.010	\$5,850	\$4,212	\$2,984	\$18,251	\$18,251	\$18,251	\$24,334
318	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	Exh B-1
316	² Infill Area, Downtown Imprvs Parking	Downtown Incentive Area Parking Fee	97-114	10.08.3470	N/A	N/A	N/A	N/A	N/A	Exh B-2	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	Exh B-3
322	³ Plan C Area, Storm Drainage	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	Exh B-3
323	^{3,17} Plan C Area, Arterials	Traffic Safety, Streets & Highways	2007-133	13.04.010	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3	Exh B-3
324	¹⁸ Plan C Area, General Facilities	General Government & Public Safety Facilities	2007-133	13.04.010	\$5,594	\$5,594	\$2,544	N/A	N/A	N/A	\$10,635
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	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	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
342	⁴ Residential Specific Plan Area, Storm Drainage	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	Exh B-4
344	⁴ Residential Specific Plan Area, Public Buildings	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	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
351	⁵ Northeast Industrial Area, Ph 1, Storm Drainage	Storm Drainage	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A
351	Northeast Industrial Area, Ph 1, Water	Water Supply, Treatment, Storage and Distribution	2012-077	13.04.010	N/A	N/A	N/A	N/A	\$5,228	N/A	N/A
351	⁵ Northeast Industrial Area, Ph 1, Wastewater	Wastewater Treatment and Conveyance	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-5	N/A	N/A
351	Northeast Industrial Area, Ph 1, Public Buildings	General Government & Public Safety Facilities	2012-077	13.04.010	N/A	N/A	N/A	N/A	\$3,559	N/A	N/A
352	^{6,17} South MacArthur Plan Area, Arterials	Traffic Safety, Streets & Highways	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Storm Drainage	Storm Drainage	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	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
352	South MacArthur Plan Area, Water	Water Supply, Treatment, Storage and Distribution	2005-253	13.04.010	\$5,570	\$4,622	\$3,732	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
352	¹⁸ South MacArthur Plan Area, Public Buildings	General Government & Public Safety Facilities	2005-253	13.04.010	\$3,982	\$3,318	\$2,654	N/A	N/A	N/A	N/A
354	Industrial Specific Plan South Area, Arterials	Traffic Safety, Streets & Highways	2009-048	13.04.010	\$7,130	\$3,422	\$3,422	N/A	\$80,075	\$93,053	\$134,266
354	⁷ Industrial Specific Plan South Area, Storm Drainage	Storm Drainage	2009-048	13.04.010	Exh B-7	Exh B-7	Exh B-7	N/A	Exh B-7	Exh B-7	Exh B-7
354	Industrial Specific Plan South Area, Parks	Mini/Neighborhood and Community Parks	2009-048	13.12.010	\$7,843	\$6,537	\$5,229	N/A	N/A	N/A	N/A

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2012
(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	Retail
354	Industrial Specific Plan South Area, Public Buildings	General Government & Public Safety Facilities	2009-048	13.04.010	\$2,911	\$2,425	\$1,940	N/A	\$4,473	\$19,069	\$19,069
354	Industrial Specific Plan South Area, Water	Water Supply, Treatment, Storage and Distribution	2009-048	13.04.010	\$4,951	\$4,108	\$3,317	N/A	\$9,065	\$9,065	\$9,065
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	Exh B-7
355	Presidio Area, Arterials	Traffic Safety, Streets & Highways	2001-351	13.04.010	\$4,142	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	N/A	N/A	N/A	N/A	N/A	N/A
355	⁸ Presidio Area, Storm Drainage	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	Exh B-8
355	¹⁸ Presidio Area, Public Buildings	General Government & Public Safety Facilities	2000-265	13.04.010	\$1,620	N/A	N/A	N/A	N/A	N/A	N/A
355	Presidio Area, Water	Water Supply, Treatment, Storage and Distribution	2001-351	13.04.010	\$556	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	N/A	N/A	N/A	N/A	N/A	N/A
356	^{9,17} Tracy Gateway Area, Arterials	Traffic Safety, Streets & Highways	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	Exh B-9
356	⁹ Tracy Gateway Area, Storm Drainage	Storm Drainage	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	Exh B-9
356	⁹ Tracy Gateway Area, Public Buildings	General Government & Public Safety Facilities	2007-175	13.04.010	N/A	N/A	N/A	Exh B-9	Exh B-9	Exh B-9	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	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	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
357	¹⁰ Northeast Industrial Area, Ph 2, Storm Drainage	Storm Drainage	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A
357	Northeast Industrial Area, Ph 2, Water	Water Supply, Treatment, Storage and Distribution	2012-077	13.04.010	N/A	N/A	N/A	N/A	\$17,639	N/A	N/A
357	¹⁰ Northeast Industrial Area, Ph 2, Wastewater	Wastewater Treatment and Conveyance	2012-077	13.04.010	N/A	N/A	N/A	N/A	Exh B-10	N/A	N/A
357	Northeast Industrial Area, Ph 2, Public Buildings	General Government & Public Safety Facilities	2012-077	13.04.010	N/A	N/A	N/A	N/A	\$2,804	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	11
353	¹¹ I-205 Corridor Area, Storm Drainage	Storm Drainage	2007-136	13.04.010	11	11	11	11	11	11	11
353	¹¹ I-205 Corridor Area, Parks	Mini/Neighborhood and Community Parks	2007-136	13.12.010	11	11	11	11	11	11	11
353	¹¹ I-205 Corridor Area, Public Buildings	General Government & Public Safety Facilities	2007-136	13.04.010	11	11	11	11	11	11	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	11
353	¹¹ I-205 Corridor Area, Sewer Treatment	Wastewater Treatment and Conveyance	2007-136	13.04.010	11	11	11	11	11	11	11
XXX	¹² Habitat Mitigation Fees	Multi-Species Habitat Conservation & Open Space	2009-196	13.04.010	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12	Exh B-12
116	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	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	Exh B-14
808	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	Exh B-15
31x	¹⁶ Infill Area, Program Mgmt	Specific Plan Area Program Management	2006-179	13.04.010	6	6	6	6	6	6	6

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2012
 (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	Retail
391	¹⁶ Plan C Area, Program Mgmt	Specific Plan Area Program Management	2007-133	13.04.010	6	6	6	6	6	6	6
345	¹⁶ Residential Specific Plan Area, Program Mgmt	Specific Plan Area Program Management	2003-266	13.04.010	6	6	6	6	6	6	6
351	¹⁶ Northeast Industrial Area, Ph 1, Program Mgmt	Specific Plan Area Program Management	2008-065	13.04.010	6	6	6	6	6	6	6
352	¹⁶ South MacArthur Plan Area, Program Mgmt	Specific Plan Area Program Management	2005-253	13.04.010	6	6	6	6	6	6	6
353	¹⁶ I-205 Corridor Area, Program Mgmt	Specific Plan Area Program Management	2007-136	13.04.010	6	6	6	6	6	6	6
354	¹⁶ Industrial Specific Plan South Area, Program Mgmt	Specific Plan Area Program Management	2008-223	13.04.010	6	6	6	6	6	6	6
355	¹⁶ Presidio Area, Program Mgmt	Specific Plan Area Program Management	2000-265	13.04.010	6	6	6	6	6	6	6
356	¹⁶ Tracy Gateway Area, Program Mgmt	Specific Plan Area Program Management	2007-175	13.04.010	6	6	6	6	6	6	6
357	¹⁶ Northeast Industrial Area, Ph 2, Program Mgmt	Specific Plan Area Program Management	2008-010	13.04.010	6	6	6	6	6	6	6

Footnotes:

- ¹ Infill Area - Storm Drainage, Water & Wastewater fees: See Exhibit B-1; Infill Fee Update adopted Apr-12.
- ^{1a} Infill Area - Public Buildings fees for non-residential development are per 1,000 Sq Ft of building area; Infill Fee Update adopted Apr-12.
- ² Infill Area - Downtown Improvements is for a Downtown Incentive Area Parking Fee. See Exhibit B-2 for fee schedule.
- ³ Plan C Area - Parks, Storm Drainage, Arterials, Water and Wastewater fees: See Exhibit B-3; Roadway Fee Update adopted Dec-11.
- ⁴ Residential Specific Plan Area - Arterial fees were no longer applicable after the July 2003 FIP Update. RSP Area fees were based on the number of allocated ECUs for the project: See Exhibit B-4.
- ⁵ Northeast Industrial Area, Ph 1 - Arterials, Storm Drainage and Wastewater fees: See Exhibit B-5; Roadway and Storm Drainage Fee Update adopted May-12.
- ⁶ South MacArthur Plan Area - Arterials, Storm Drainage, Parks and Wastewater fees: See Exhibit B-6; Roadway Fee Update adopted Dec-11.
- ⁷ Industrial Specific Plan South Area - Storm Drainage and Wastewater fees: See Exhibit B-7.
- ⁸ Presidio Area - Storm Drainage 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 Dec-11.
- ¹⁰ Northeast Industrial Area, Ph 2 - Arterials, Storm Drainage and Wastewater fees: See Exhibit B-10; Roadway and Storm Drainage Fee Update adopted May-12.
- ¹¹ I-205 Corridor Area - Obligations vary between parcels: See Exhibit B-16 (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 (SJCOG). 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 5% of Construction Costs.
- ¹⁷ As amended by Resolution 2011-227.
- ¹⁸ As amended by Resolution 2012-008.

EXHIBITS B-1 THROUGH B-15
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-1: INFILL AREA - WASTEWATER FEES							
Public Facilities	Residential Fees Per Unit			Non-Residential Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Wastewater Conveyance-Corral Hollow	\$9,394	\$7,609	\$6,294	\$37,576	\$37,576	\$40,394	\$48,849
Wastewater Conveyance-Eastside	\$9,293	\$7,527	\$6,226	\$37,172	\$37,172	\$39,960	\$48,324
Wastewater Conveyance-City Core	\$10,125	\$8,201	\$6,784	\$40,500	\$40,500	\$43,538	\$52,650
Wastewater Conveyance-MacArthur	\$9,816	\$7,951	\$6,577	\$39,264	\$39,264	\$42,209	\$51,043

EXHIBIT B-2: INFILL AREA - DOWNTOWN INCENTIVE AREA PARKING FEE	
Parking Fee	(\$500 + [\$0.19 x the number of square feet within the building]) x 5

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	\$3,911	\$3,129	N/A	N/A	N/A	N/A
Community Parks	\$1,549	\$1,290	\$1,033	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Purple/Yellow Zone	\$2,780	\$1,723	\$1,418	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Pink Zone	\$4,766	\$2,955	\$2,431	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Orange Zone	\$2,086	\$1,293	\$1,064	N/A	N/A	N/A	\$26,469
Storm Drainage-Upgrade-Yellow Zone	\$2,897	\$1,796	\$1,477	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Blue Zone	\$3,899	\$2,417	\$1,988	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Byron Zone	\$2,078	\$1,288	\$1,060	N/A	N/A	N/A	N/A
Storm Drainage-Upgrade-Purple Zone	\$2,546	\$1,578	\$1,298	N/A	N/A	N/A	N/A
Storm Drainage-CFD89-1 Reimb-Pink Zone	\$110	\$69	\$55	N/A	N/A	N/A	N/A
Storm Drainage-RSP Reimb-Purple/Yellow Zn	\$3,029	\$1,877	\$1,535	N/A	N/A	N/A	N/A
Storm Drainage-RSP Reimb-Orange Zone	\$2,060	\$1,277	\$1,045	N/A	N/A	N/A	\$26,106
Storm Drainage-RSP Reimb-Yellow Zone	\$2,495	\$1,547	\$1,265	N/A	N/A	N/A	N/A
Storm Drainage-RSP Reimb-Blue Zone	\$2,695	\$1,670	\$2,205	N/A	N/A	N/A	N/A
Storm Drainage-RSP Reimb-Byron Zone	\$1,876	\$1,163	\$951	N/A	N/A	N/A	N/A
Storm Drainage-RSP Reimb-Purple Zone	\$4,096	\$2,539	\$2,076	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zn-Huntington Park	\$138	N/A	N/A	N/A	N/A	N/A	N/A
Storm Drn-Subdrains-Byron Zone-Westgate	\$334	\$0	\$97	N/A	N/A	N/A	N/A
Arterials-Upgrade-Northwest	N/A	N/A	\$9,429	N/A	N/A	N/A	N/A
Arterials-Upgrade-Southwest	\$4,389	\$4,389	N/A	N/A	N/A	N/A	\$68,683
Arterials-Upgrade-Southeast	\$9,608	\$9,608	N/A	N/A	N/A	N/A	N/A
Water Supply-Edgewood	\$1,363	\$1,131	\$913	N/A	N/A	N/A	\$982
Water SSJID-Edgewood	\$746	\$621	\$497	N/A	N/A	N/A	\$1,123
WW Collection Systems	\$328	\$272	\$220	N/A	N/A	N/A	\$1,749

EXHIBITS B-1 THROUGH B-15
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-3: PLAN C AREA - WATER, WASTEWATER, ROADWAYS, STORM DRAINAGE, PARKS (continued)							
Public Facilities	Residential Fees Per Unit			Non-Residential (Edgewood Subd Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
WW AD-84-1 Reimb-West	\$774	\$645	\$516	N/A	N/A	N/A	N/A
WW AD-84-1 Reimb-East	\$570	\$475	\$379	N/A	N/A	N/A	\$2,610
WW Treatment Plant Expansion	\$12,807	\$10,677	\$8,539	N/A	N/A	N/A	\$29,280

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	N/A	N/A	N/A
Arterials CFD 89-1 Reimb	N/A	N/A	N/A	\$382	N/A	N/A	N/A
Arterials RSP Reimb	N/A	N/A	N/A	\$1,483	N/A	N/A	N/A
Storm Drainage Upgrade	N/A	N/A	N/A	\$31,763	N/A	N/A	N/A
Storm Drainage CFD 89-1 Reimb	N/A	N/A	N/A	\$176	N/A	N/A	N/A
Wastewater Conveyance Upgrade	N/A	N/A	N/A	\$8,428	N/A	N/A	N/A
Wastewater Treatment Plant Upgrade	N/A	N/A	N/A	\$28,617	N/A	N/A	N/A
Wastewater CFD 89-1 Reimb	N/A	N/A	N/A	\$1,405	N/A	N/A	N/A

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	\$11,731	\$11,731	\$5,583	\$7,758	\$7,758	\$3,693
Arterials - CFD 89-1 Reimb	\$89	\$89	\$89	\$74	\$74	\$74
Arterials - RSP Reimb	\$664	\$664	\$664	\$554	\$554	\$554
Storm Drainage - Upgrade	\$4,442	\$2,843	\$2,337	\$149	\$94	\$77
Storm Drainage - CFD89-1 Reimb	\$181	\$115	\$94	\$150	\$96	\$79
Mini/Neighborhood Parks	\$4,414	\$3,678	\$2,943	\$3,682	\$3,069	\$2,455
Community Parks	\$2,342	\$1,952	\$1,561	\$1,477	\$1,225	\$989
Wastewater-Eastside Sewer System Connection	\$650	\$541	\$436	\$27	\$23	\$18

EXHIBITS B-1 THROUGH B-15
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-6: SOUTH MACARTHUR PLAN AREA - ALL FEES (continued)						
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
Wastewater-Gravity Sewer Improvements	\$423	\$404	\$326	\$58	\$48	\$39
Wastewater Treatment Plant Upgrade	\$12,510	\$10,384	\$8,382	\$7,405	\$6,150	\$4,953

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	\$3,921	\$2,430	\$1,982	\$49,402	N/A	\$49,402	\$49,402
Storm Drainage - Westside Outfall - Zone 1	\$481	\$236	\$243	\$6,078	N/A	\$6,078	\$6,076
Storm Drainage - Upgrades - Zone 2	\$1,407	\$689	\$564	\$17,679	N/A	\$17,679	\$17,679
Storm Drainage - Westside Outfall - Zone 2	\$481	\$236	\$243	\$6,076	N/A	\$6,076	\$6,076
Wastewater Treatment Plant Upgrade	\$2,085	\$1,738	\$1,390	\$11,113	N/A	\$9,592	\$9,592
Wastewater - Sewer Collection Conveyance	\$3,474	\$2,872	\$2,316	\$2,141	N/A	\$2,141	\$2,141
Wastewater - Cheng Diversion Reimb	\$223	\$186	\$149	\$1,189	N/A	\$1,041	\$1,041

EXHIBIT B-8: PRESIDIO AREA - STORM DRAINAGE							
Public Facilities Residential Only Single Family Dwelling Units	Fees Per Unit			Non-Residential			
	Pink Zone	Purple Zone	Yellow Zone	Fee Per Gross Acre			
				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	\$333	\$717	N/A	N/A	N/A	N/A
Storm Drainage - RSP Reimb	N/A	\$1,145	\$1,145	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/ Def	Hotel (200 Room)
Arterials - Streets & Highways	N/A	N/A	N/A	\$45,286	\$1,993	\$42,411
Storm Drainage	N/A	N/A	N/A	\$10,299	\$4,692	\$5,607
Public Buildings	N/A	N/A	N/A	\$7,695	\$18,480	\$16,218
Water	N/A	N/A	N/A	\$48,943	\$70,708	\$214,640
Wastewater-Conveyance & WRF	N/A	N/A	N/A	\$30,388	\$1,193	\$133,264
Non-Potable Water Improvements	N/A	N/A	N/A	\$37,829	\$7,268	\$165,900

EXHIBITS B-1 THROUGH B-15
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(A) and (B).)

EXHIBIT B-10: NORTHEAST INDUSTRIAL AREA, PH 2 - 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	\$44,059	N/A	N/A	N/A
Arterials - RSP Reimb	N/A	N/A	N/A	\$416	N/A	N/A	N/A
Arterials - Traffic Signals	N/A	N/A	N/A	\$1,412	N/A	N/A	N/A
Arterials - Land/Easement Acquisitions	N/A	N/A	N/A	\$18,721	N/A	N/A	N/A
Storm Drainage - Watershed Improvements	N/A	N/A	N/A	\$6,593	N/A	N/A	N/A
Storm Drainage - Land/Easement Acquisitions	N/A	N/A	N/A	\$29,233	N/A	N/A	N/A
Storm Drainage - CFD 89-1 Reimb	N/A	N/A	N/A	\$271	N/A	N/A	N/A
Wastewater - Collections System Improvements	N/A	N/A	N/A	\$16,494	N/A	N/A	N/A
Wastewater - Treatment Plant Upgrade	N/A	N/A	N/A	\$16,786	N/A	N/A	N/A
Wastewater - CFD 89-1 Reimb	N/A	N/A	N/A	\$1,431	N/A	N/A	N/A

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	\$7,195	\$14,372	\$41,534	\$81,989

EXHIBIT B-13: AGRICULTURAL MITIGATION FEES			
Land Use	Land Purchase	Land Mitigation - Effluent	Land Mitigation - Non-Effluent
Fee Per Gross Acre	\$2,638	\$1,978	\$660

EXHIBIT B-14: COUNTY FACILITIES FEES							
Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot			
	SFDU	2 - 4	≥ 5	Industrial	Institution	Office	Retail
Fees	\$ 1,789	\$ 1,532	\$ 1,532	\$ 0.20	\$ 0.37	\$ 0.37	\$ 0.41

EXHIBIT B-15: REGIONAL TRANSPORTATION IMPACT FEES								
Fee Category	Fee Per Dwelling Unit			Fee Per Building Square Foot				
	SFDU	2 - 4	≥ 5	Warehouse	Industrial	Institution	Office	Retail
Fees	\$ 2,987	\$ 1,792	\$ 1,792	\$ 0.38	\$ 0.90	\$ 1.50	\$ 1.50	\$ 1.19

EXHIBIT B-16: I-205 CORRIDOR AREA
SEE ATTACHED EXHIBIT E, CURRENT APPROVED FINANCE PLANS, PAGES 1 THROUGH 3

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17					July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
71035	City Hall Vehicles New Development	97,503	F324-Plan C Area, Gen Fac F352-SMP Area F354-ISP South Area F355-Presidio Area	23,773 0 0 0	0 0 0 0	44,730 7,000 16,200 5,800	0 0 0 0	0 0 0 0	44,730 7,000 16,200 5,800	0 0 0 0	0 0 0 0	Jun 15 New Equipment Insufficient Funds ¹	100%
71052	Police Radio Repeater and Tower, SMPA	18,300	F352-SMP Area	0	0	18,300	0	0	18,300	0	0	Apr 15 Insufficient Funds ¹	100%
71054	Expansion, Public Works Facility	2,936,120	F301-General Projects F324-Plan C Area, Gen Fac F351-NEI Area, Ph 1 F352-SMP Area F354-ISP South Area F355-Presidio Area F357-NEI Area, Ph 2	397,568 3,344 0 0 0 0 0	36,239 0 0 0 0 0 0	972,593 829,656 62,220 143,000 334,600 96,900 60,000	266,193 829,656 62,220 143,000 334,600 96,900 60,000	706,400 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Dec 14 Design Underway Insufficient Funds ¹	52%
71061	New Fire Station Relocate Station #96, West Grant Line Road	4,000,000	F353-I205 Corridor Area F314-Infill Area, Buildings F344-RSP Area Publ Bldgs	297,410 0 0	81,767 0 0	2,078,223 714,600 828,000	2,078,223 714,600 828,000	0 0 0	0 0 0	0 0 0	0 0 0	Jun 13 Design Underway	100%
71062	New Fire Station Relocate Station #92, Banta, E Grant Line Rd	5,430,000	F301-General Projects F351-NEI Area, Ph 1 F357-NEI Area, Ph 2 Tracy Rural Fire District	246,720 0 0 0	396,800 0 0 0	3,193,280 322,000 271,200 1,000,000	3,193,280 322,000 271,200 1,000,000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Jun 13 Design Underway	11%
71065	Added Parking Civic Center	420,000	F301-General Projects F314-Infill Area, Buildings	167,314 202,904	0 0	49,782 0	49,782 0	0 0	0 0	0 0	0 0	Oct 11 Work Complete	48%
72014	Traffic Signal Upgrades I205 Area, East	1,531,776	F353-I205 Corridor Area F323-Plan C Area, Arterials F313-Infill Area, Arterials Developer's Contribution	100 0 0 105,076	0 0 0 0	261,300 573,600 273,900 317,800	0 0 0 0	0 0 0 0	0 0 0 0	261,300 573,600 273,900 317,800	0 0 0 0	Jun 16 Insufficient Funds ¹	100%
72025	Traffic Signal Grant Line & Paradise Rds	342,000	F351-NEI Area, Ph 1	0	0	342,000	342,000	0	0	0	0	Jun 13-Design Complete	100%
72038	Traffic Signal Tracy Blvd & Valpico	344,466	F354-ISP South Area Developer's Contribution	2,936 327,498	0 0	341,530 -341,530	341,530 -341,530	0 0	0 0	0 0	0 0	Dec 04-Work Completed Reimbursements Due	100%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17					July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	< - - - - - New Appropriations Required - - - - - >					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
72056	Signal Modifications 11th St & Lammers Rd	405,000	F356-Tracy Gateway Area F245-Gas Tax	0	0	192,900	0	0	192,900	0	0	Dec 15	48%
72062	Intersection Improves I205 & MacArthur Dr	21,525,800	F352-SMP Area F355-Presidio Area F357-NEI Area, Ph 2 Future Developments	0	0	1,081,000	0	0	0	0	1,081,000	Jun 17	100%
				0	0	814,800	0	0	0	260,000	554,800	Insufficient Funds ¹	
				3,035	0	13,922,565	1,496,965	0	0	0	12,425,600		
				0	0	5,704,400	0	0	0	0	5,704,400		
72068	Traffic Signal Lammers & W Schulte Rd	705,840	F323-Plan C Area, Arterials F313-Infill Area, Arterials	0	0	361,800	361,800	0	0	0	0	Aug 13	100%
				8,019	32,813	303,208	303,208	0	0	0	0	Work Underway	
72073	Intersection Improves MacArthur Blvd & Valpico Rd	310,000	F354-ISP South Area	0	3,910	306,090	306,090	0	0	0	0	Jun 13	100%
												Design Complete	
72074	Intersection Improves Tracy Blvd & Valpico Rd	200,000	F354-ISP South Area	0	3,910	196,090	196,090	0	0	0	0	Jun 13	100%
												Design Complete	
72082	Traffic Signal Valpico & Sycamore	540,000	F354-ISP South Area	0	0	540,000	102,000	438,000	0	0	0	Jun 14	100%
												Design Underway	
73002	Extension, MacArthur Dr 11th to Mt Diablo, Ph 1	12,195,518	F343-RSP Area, Arterials Highway Grants F242-Transp Sales Tax	750,549	0	98,769	98,769	0	0	0	0	Jun 16	7%
				0	0	7,650,800	0	0	500,000	7,150,800	0	ROW/Design Underway	
				0	0	3,695,400	0	0	0	3,695,400	0	Insufficient Funds ¹	
73014	Widening, Corral Hollow Rd, Grant Line Rd to Mall Entry	7,512,304	F343-RSP Area, Arterials F353-I205 Corridor Area Developer Contribution F242-Transp Sales Tax Highway Grants	164,186	0	257,400	257,400	0	0	0	0	Jun 13-Partial Completion	36%
				1,966,918	12,272	321,827	321,827	0	0	0	0	Contract Awarded	
				641,700	0	98,000	98,000	0	0	0	0		
				916,327	35,491	2,198,182	2,198,182	0	0	0	0	Work Underway	
				0	115,187	784,813	784,813	0	0	0	0		
73035	Widening, Grant Line Rd, Naglee to Lammers Rd	3,502,412	F353-I205 Corridor Area Developer Contribution	1,376,642	0	1,859,600	0	0	1,859,600	0	0	Jun 15-Partial Complete	100%
				266,170	0	0	0	0	0	0	0	Insufficient Funds ¹	
73048	Widening, Grant Line MacArthur to City Limits	14,995,180	F351-NEI Area, Ph 1	3,419,829	526,916	11,048,435	104,035	0	0	10,944,400	0	Dec 16	100%
												ROW/Design Underway	
73052	Widening, Grant Line Rd Parker to MacArthur, Ph I	5,656,013	F313-Infill Area, Arterials F241-Transp Devel Tax F242-Transp Sales Tax F245-Gas Tax	2,000,194	909,956	-101,637	-101,637	0	0	0	0	Aug 11	50%
				1,268,413	0	31,587	31,587	0	0	0	0	Work Complete	
				52,002	3,858	0	0	0	0	0	0		
				1,450,885	-64,718	105,473	105,473	0	0	0	0		

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17						July 1, 2012	
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
73057	Construct, Street "C" Naglee to Corral Hollow Rds	2,134,200	F353-I205 Corridor Area	0	0	2,134,200	0	0	0	192,000	1,942,200	Jun 17 Insufficient Funds ¹	100%
73061	Extension, Valpico Rd Pebblebrook to MacArthur	3,305,332	F354-ISP South Area	1,024,432	12,309	2,268,591	19,291	0	0	2,249,300	0	Jun 16-Partial Complete Insufficient Funds ¹	100%
73062	Widening, Tracy Blvd Sycamore to Valpico Rd	3,858,650	F354-ISP South Area Developer Contribution	674,673 3,077,000	14,394 0	3,169,583 -3,077,000	92,583 0	0	3,077,000 -3,077,000	0	0	Jun 06 - Complete Reimbursement Due	100%
73069	Construct, Street "A" Grant Line Rd to Auto Mall Dr	1,917,600	F353-I205 Corridor Area Developer Contribution	0 0	0 0	841,700 1,075,900	0 0	0 0	0 0	841,700 1,075,900	0	Jun 16 Insufficient Funds ¹	100%
73084	New Interchange I205 & Lammers Rd	61,695,730	F356-Tracy Gateway Area Federal TEA Grant F242-Transp Sales Tax Developer Contributions Future Developmentss	54,340 858,543 6,910 248,709 0	0 165,057 6,873 -104,664 0	18,035,660 5,789,257 2,672,127 355,918 33,607,000	25,660 5,789,257 93,127 355,918 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	18,010,000	Jun 17-EIR Underway Insufficient Funds ¹	84%
73090	Extension, Chrisman Grant Line Rd to I205	3,985,891	F357-NEI Area, Ph 2	270,391	0	3,715,500	0	0	297,400	3,418,100	0	Jun 16-Prelim Pln Compl Insufficient Funds ¹	100%
73092	Widening, Lammers Rd 3,000 feet south of 11th St	10,976,000	F356-Tracy Gateway Area	1,498,630	0	9,477,370	9,477,370	0	0	0	0	Jun 13	100%
73093	Widening, 11th St 4,500 feet west of Lammers Rd	13,974,000	F356-Tracy Gateway Area	0	0	13,974,000	0	0	13,974,000	0	0	Jun 15 Insufficient Funds ¹	100%
73095	Widening, Valpico Tracy Blvd to Pebblebrook Dr	11,005,000	F354-ISP South Area F313-Infill Area, Arterials F242-Transp Sales Tax	0 0 36,236	0 0 0	10,201,500 203,500 563,764	1,000,000 0 463,764	0 0 0	1,344,800 0 100,000	7,856,700 203,500 0	0	Jun 16 Insufficient Funds ¹	95%
73102	Widening, Corral Hollow Byron to Grant Line, Ph II	4,333,200	F353-I205 Corridor Area Future Developments	252,683 0	21,327 0	2,432,190 1,627,000	75,990 0	0 0	2,356,200 1,627,000	0 0	0	Jun 15 Insufficient Funds ¹	100%
73103	Widening, Corral Hollow Rd, 11th to Schulte	4,853,488	F323-Plan C Area, Arterials F245-Gas Tax	466,523 3,888	230,507 3,888	1,626,070 2,522,612	1,626,070 188,112	0 0	0 2,334,500	0 0	0	Jun 15-Design Underway Insufficient Funds ¹	48%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17					July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
73126	Widening, MacArthur Dr Schulte to Valpico, Ph II	5,962,531	F313-Infill Area, Arterials Federal TEA Grant RSTP Grant	19,534 118,631 0	86,591 118,631 0	854,875 1,570,269 3,194,000	-31,125 424,269 0	0 0 0	346,000 0 3,194,000	540,000 1,146,000 0	0 0 0	Jun 16 Insufficient Funds ¹	16%
73128	Construction, Paradise Rd Through Parcel 31	1,823,000	F357-NEI Area, Ph 2 Future Developments	0 0	108,861 0	544,839 1,169,300	544,839 0	0 0	0 1,169,300	0 0	0 0	Jun 15 Insufficient Funds ¹	100%
73135	Construction, N-S Paradise Rd, s of GLR, w of Chrisman	1,200,000	F357-NEI Area, Ph 2 F345-RSP Arterials	0 0	0 0	0 1,200,000	0 1,200,000	0 0	0 0	0 0	0 0	Jun 13 Design Underway	100%
74049	Wastewater Trtmnt Plant Upgrade & Plant Expansion, Phase 1B	74,766,016	Debt Proceeds F325-Plan C Area, Utilities F351-NEI Area, Ph 1 F352-SMP Area F353-I205 Corridor Area F354-ISP South Area F355-Presidio Area F318-Infill Wastewater F523-Wastewater Capital	30,000,000 23,098,212 543,000 2,999,355 4,759,662 310,500 1,700,000 4,728,033 5,763,150	0 0 0 0 0 0 14,783 0	0 28,601 7,102,080 1,545 1,107,441 0 0 0 -7,390,346	0 28,601 0 1,545 7,441 0 0 0 811,734	0 0 3,000,000 0 0 0 0 -3,000,000	0 0 3,000,000 0 0 0 0 -3,000,000	0 0 1,102,080 0 1,100,000 0 0 0 -2,202,080	0 0 0 0 0 0 0 0	Oct 08 Work Completed Interfund Reimb's	62%
74057	WW Line Upgrades, Grant Line Rd. East Trunk	2,619,900	F523-Wastewater Capital F318-Infill Wastewater	2,413,452 17,543	0 74	188,831 0	175,879 0	0 0	12,952 0	0 0	0 0	May 11 Work Complete	1%
74064	Reclaimed Water Pipe, 11th St, W of Lammers Rd	1,893,600	F356-Tracy Gateway Area	0	0	1,893,600	0	1,893,600	0	0	0	Jun 14 Insufficient Funds ¹	100%
74083	WW Treatment Plant Expansion - Ph 2A	25,000,000	F357-NEI Area, Ph 2 Future Developments	887,206 0	994,266 0	3,118,528 20,000,000	3,118,528 0	0 0	0 0	0 20,000,000	0 0	Jun 16-Design Underway Insufficient Funds ¹	100%
74084	WW Upgrades, East Side	2,115,300	F354-ISP South Area	8,406	2,333	2,104,561	1,104,561	1,000,000	0	0	0	Jun 14-Design Underway Insufficient Funds ¹	100%
74097	Upgrade WW Collection System - Hansen Road	1,505,000	F356-Tracy Gateway Area Future Developments	31,549 0	192,875 0	160,576 1,120,000	160,576 0	0 1,120,000	0 0	0 0	0 0	Jun 14 Planning Underway	100%
75032	Water Treatment/Supply Expansion, SSJID	50,526,775	F513-Water Capital F317-Infill Water F353-I205 Corridor Area F325-Plan C Area, Utilities F351-NEI Area, Ph 1 F352-SMP Area F355-Presidio Area	4,451,047 1,288,419 9,217,738 20,119,797 10,412,100 2,364,100 2,665,900	0 7,674 0 0 0 0 0	-618,700 0 0 2,637,000 -2,060,300 220,900 -178,900	0 0 0 0 0 0 0	0 0 0 0 0 0 0	-2,679,000 0 0 2,637,000 0 220,900 -178,900	2,060,300 0 0 0 -2,060,300 0 0	0 0 0 0 0 0 0	Aug 05 Work Completed Interfund Reimb's	92%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17						July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded	
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17			
75046	Water Distribution System - NEI Area	3,154,500	F351-NEI Area, Ph 1	2,392,284	20,705	741,511	0	0	741,511	0	0	0	Jun 15 Insufficient Funds ¹	100%
75061	Water Supply Purchases from WSID & BCID	11,397,496	F513-Water Capital F317-Infill Water	6,877,990 1,769,349	122,390 2,767	2,360,116 264,884	0 125,000	2,360,116 139,884	0 0	0 0	0 0	0 0	Feb 14 Insufficient Funds ¹	18%
75069	Water Distribution Valpico, E of MacArthur	356,974	F325-Plan C Area, Utilities F352-SMP Area	56,834 0	0 0	178,200 121,940	2,110 121,940	0 0	176,090 0	0 0	0 0	0 0	Aug 15 Insufficient Funds ¹	100%
75085	Water Distribution System - Tracy Gateway Area	5,338,000	F356-Tracy Gateway Area	53,572	0	5,284,428	5,284,428	0	0	0	0	0	Jun 13 Design Underway	100%
75090	New Water Line, Chrisman Rd, North of 11th St	4,860,250	F357-NEI Area, Ph 2	2,825,746	0	2,034,504	2,034,504	0	0	0	0	0	Dec 12 Work Completed	100%
75092	Water Well #9 (1.7 mgd)	2,971,400	F351-NEI Area, Ph 1 F352-SMP Area F355-Presidio Area	1,977,574 459,000 292,000	0 0 0	121,626 121,200 0	121,626 121,200 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Dec 12 Work Completed	100%
75108	Water Lines, MacArthur Drive, Linne to Valpico	1,316,600	F513-Water Capital F325-Plan C Area, Utilities F352-SMP Area F354-ISP South Area	0 99,297 0 0	0 47,298 0 0	0 49,905 345,900 774,200	0 164,105 5,900 0	0 660,000 340,000 0	0 -774,200 0 774,200	0 0 0 0	0 0 0 0	0 0 0 0	Dec 14 Design Underway	100%
75116	Interfund Reimbursement	-	F513-Water Capital F352-SMP Area F355-Presidio Area	0 0 0	0 0 0	-42,000 220,900 -178,900	-42,000 220,900 -178,900	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Jan 13	100%
76027	Drainage Improves Bessie Ave, Eaton to GLR	662,782	F312-Infill Area, Storm Drain F541-Drainage Enterprise	426,839 0	0 0	4,342 231,601	4,342 231,601	0 0	0 0	0 0	0 0	0 0	Jun 13 Work Completed	65%
76028	Storm Drain Line Grant Line, W of Paradise	1,346,761	F351-NEI Area, Ph 1	52,461	0	1,294,300	0	0	0	0	1,294,300	0	Dec 16 Insufficient Funds ¹	100%
76036	Channel Improvements C2 Channel, NEI Area	1,599,500	F351-NEI Area, Ph 1	0	0	1,599,500	0	0	1,599,500	0	0	0	Dec 14 Insufficient Funds ¹	100%
76043	Drainage Improvements NE Industrial Area	340,100	F351-NEI Area, Ph 1	0	0	340,100	0	0	340,100	0	0	0	Dec 14 Insufficient Funds ¹	100%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17					July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
76045	Detention Basin 2A ISP South, Zone 2	5,236,507	F354-ISP South Area	703,285	0	2,214,760	0	0	2,214,760	0	0	Apr 07	100%
			F322-Plan C Drainage	839,222	0	263,470	0	0	263,470	0	0	Reimbursement Due	
			F312-Infill Area, Storm Drain	0	0	182,900	0	0	182,900	0	0		
			Developer's Contribution	3,694,000	0	-2,661,130	0	0	-2,661,130	0	0		
76053	Basin Upgrade, Placencia Fields	50,000	F345-RSP Area, Prgm Mgt	22,026	0	27,974	27,974	0	0	0	0	Dec 12	100%
			F541-Drainage Enterprise	19,315	0	-19,315	-19,315	0	0	0	0	Work Completed	
76058	Pond Removal, Greenleaf #1 Pond	350,000	F312-Infill Area, Storm Drain	3,547	296,373	50,080	50,080	0	0	0	0	Dec 12 Design Completed	100%
76059	Drainage Improvements South MacArthur, Ph 2	875,600	F322-Plan C Drainage	0	0	621,600	621,600	0	0	0	0	Dec 12	100%
			F352-SMP Area	0	0	54,000	54,000	0	0	0	0	Work Underway	
			Developer Contribution	0	0	200,000	200,000	0	0	0	0		
78054	Aquatics Center	15,460,000	F324-Plan C Area, Gen Fac	1,065,401	3,100	1,687,499	1,687,499	0	0	0	0	Jun 16	23%
			F352-SMP Area	0	0	138,800	138,800	0	0	0	0	Design Underway	
			F354-ISP South Area	0	0	231,500	231,500	0	0	0	0		
			F355-Presidio Area	0	0	114,700	114,700	0	0	0	0		
			F391-Kagehiro Parks	0	0	310,000	310,000	0	0	0	0		
			F301-General Projects	0	0	1,909,000	1,909,000	0	0	0	0		
			Developer Contribution	0	0	10,000,000	0	0	10,000,000	0	0		
78088	Library Facility Expansion, Location Unknown	3,834,600	F311-Infill Area, Parks	0	0	527,000	0	0	0	527,000	0	Jun 16	100%
			F324-Plan C Area, Gen Fac	0	0	1,260,200	0	0	400,000	860,200	0	Insufficient Funds ¹	
			F352-SMP Area	0	0	141,000	0	0	0	141,000	0		
			F354-ISP South Area	0	0	69,000	0	0	0	69,000	0		
			F355-Presidio Area	0	0	115,700	0	0	0	115,700	0		
			Future Developments	0	0	1,721,700	0	0	0	1,721,700	0		
78093	Park Expansion Tracy Press Park	131,500	F341-RSP Area, Parks	0	0	131,500	0	0	131,500	0	0	Dec 09	100%
			Developers Contribution	131,500	0	-131,500	0	0	-131,500	0	0	Reimbursement Due	
78115	Youth Sports Facilities, Holly Sugar Site	11,069,630	F301-General Projects	1,545,261	4,827,603	2,170,766	2,170,766	0	0	0	0	Dec 12	23%
			F321-Plan C Area, Parks	0	0	1,648,000	1,648,000	0	0	0	0	Design Underway	
			F352-SMP Area	0	0	878,000	878,000	0	0	0	0		
78124	Dog Park Site, Gretchen Talley Park	147,000	F391-Kagehiro Parks	0	0	147,000	0	0	147,000	0	0	Jun 15 Planning Underway	100%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17					July 1, 2012		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
78137	Community Facilities Reimbursements	-	F301-General Projects F324-Plan C Area, Gen Fac F352-SMP Area F355-Presidio Area	0 0 0 0	-1,077,700 784,100 164,000 129,600	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Jun 12	100%
79201	Infill Area Program Management	2,007,107	F313-Infill Area, Arterials F315-Infill Area, Prgm Mgt	379,141 0	4,920 60	1,622,986 0	34,986 0	80,000 0	80,000 0	80,000 0	1,348,000 0	Jun 17 Annual Contingency ¹	100%
79202	Residential Spec Plan Program Management	124,008	F345-RSP Area, Prgm Mgt	75,052	3,040	45,916	45,916	0	0	0	0	Jan 13 Annual Contingency ¹	100%
79203	I205 Area Program Management	802,217	F353-I205 Corridor Area	760,628	21,105	20,484	3,895	0	16,589	0	0	Jun 15 Annual Contingency ¹	100%
79204	Plan C Area Program Management	5,092,511	F391-Plan C Area, Prgm Mgt	4,396,452	74,819	621,240	25,181	100,000	100,000	100,000	296,059	Jun 17 Annual Contingency ¹	100%
79205	ISP South Area Program Management	1,805,040	Developer Contribution F354-ISP South Area	236,980 465,632	0 8,062	0 1,094,366	0 66,938	0 0	0 75,000	0 75,000	0 877,428	Jun 17 Annual Contingency ¹	100%
79206	NEI Area, Ph 1 Program Management	2,342,326	F351-NEI Area, Ph 1 Developer Contribution	2,111,227 63,505	144 0	167,450 0	49,856 0	0 0	50,000 0	67,594 0	0 0	Jun 16 Annual Contingency ¹	100%
79207	South MacArthur Area Program Management	383,989	F352-SMP Area	187,354	42,599	154,036	7,401	50,000	50,000	46,635	0	Jun 16 Annual Contingency ¹	100%
79208	NEI Area, Ph 2 Program Management	2,300,760	F357-NEI Area, Ph 2	348,294	85,067	1,867,399	195,133	0	280,200	280,200	1,111,866	Jun 17 Annual Contingency ¹	100%
79209	Tracy Gateway Area Program Management	1,889,250	F356-Tracy Gateway Area	9,610	24,628	1,855,012	365,272	0	242,300	292,300	955,140	Jun 17 Annual Contingency ¹	100%
79210	Presidio Area Program Management	437,608	F355-Presidio Area	337,608	190	99,810	49,810	0	50,000	0	0	Jun 15 Annual Contingency ¹	100%
79351	General Plan Update	1,307,840	F301-General Projects F345-RSP Area, Prgm Mgt	1,283,201 24,639	0 0	0 0	0 0	0 0	0 0	0 0	0 0	Jun 11 Work Complete	2%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2012
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY12-13 through FY16-17						July 1, 2012	
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY11-12 Actual Exp's	Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Fee Funded
							FY12-13	FY13-14	FY14-15	FY15-16	FY16-17		
79355	Infrastructure Master Plan	3,267,345	F391-UMP Facilities F345-RSP Area, Prgm Mgt	2,471,129 796,216	0 0	0 0	0 0	0 0	0 0	0 0	0 0	Sep 11 Work Underway	24%
79361	Shop Local Program RSP Prgm Mgmt	524,500	F345-RSP Area, Prgm Mgt	450,903	0	73,597	73,597	0	0	0	0	Dec 12 New Promotion	100%
79362	Brand Roll Out Plan RSP Prgm Mgmt	118,000	F345-RSP Area, Prgm Mgt	119,690	0	-1,690	-1,690	0	0	0	0	Dec 11 New Promotion	100%
79363	Retail Incentives, West Valley Mall Revitalization	2,790,000	F345-RSP Area, Prgm Mgt	2,789,747	0	253	253	0	0	0	0	Apr 11 New Promotion	100%
79364	Downtown Brew Pub/ Property Acquisition	1,637,126	F318-Comm Dev Ag F345-RSP Area, Prgm Mgt	0 0	637,126 0	0 1,000,000	0 1,000,000	0 0	0 0	0 0	0 0	Jun 13 Work Underway	61%
79365	Business Incubator	300,000	F345-RSP Area, Prgm Mgt	0	0	300,000	300,000	0	0	0	0	Jun 13 Work Underway	100%
79366	Retail Incentives - Office/Industrial	35,000	F345-RSP Area, Prgm Mgt	0	2,398	32,602	32,602	0	0	0	0	Jan 13 Work Underway	100%
79913	Interfund Transfers	-	F351-NEI Area, Ph 1 F513-Water Capital	0 0	2,600,000 -2,600,000	0 0	0 0	0 0	0 0	0 0	0 0	Jun 12	100%
TOTALS		<u>\$469,783,271</u>		<u>\$195,063,315</u>	<u>\$12,794,574</u>	<u>\$264,511,350</u>	<u>\$64,498,756</u>	<u>\$8,888,000</u>	<u>\$43,961,072</u>	<u>\$65,376,729</u>	<u>\$81,786,793</u>		

Footnotes:

¹ Sufficient funds have not been collected to complete this project.

² Program Management fees are annual contingencies for Program Plan Areas not yet built out.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

INFILL AREA, PARK FEE- FUND 311

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INFILL AREA, STORM DRAINAGE FEE - FUND 312

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INFILL AREA, ARTERIALS FEE - FUND 313

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INFILL AREA, PUBLIC BUILDINGS AND EQUIPMENT FEE - FUND 314

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INFILL AREA, DOWNTOWN IMPROVEMENTS PARKING FEE - FUND 316

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.

INFILL AREA, WATER FEE - FUND 317

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INFILL AREA, WASTEWATER FEE - FUND 318

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PLAN C AREA, PARKS FEE - FUND 321

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

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, dated December 6, 2011, Resolution 2011-227, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

RESIDENTIAL SPECIFIC PLAN AREA, PARKS FEE - FUND 341

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

RESIDENTIAL SPECIFIC PLAN AREA, STORM DRAINAGE FEE - FUND 342

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

RESIDENTIAL SPECIFIC PLAN AREA, ARTERIALS FEE - FUND 343

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

RESIDENTIAL SPECIFIC PLAN AREA, PUBLIC BUILDINGS FEE - FUND 344

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

RESIDENTIAL SPECIFIC PLAN AREA, PROGRAM MANAGEMENT FEE - FUND 345

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

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 May 1, 2012, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 May 1, 2012, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

NORTHEAST INDUSTRIAL AREA, PHASE 1, PROGRAM MANAGEMENT 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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, dated December 6, 2011, Resolution 2011-227, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

SOUTH MACARTHUR PLAN AREA, PROGRAM MANAGEMENT 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

INDUSTRIAL SPECIFIC PLAN SOUTH AREA, PROGRAM MANAGEMENT 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, ARTERIALS FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, ARTERIALS - REGIONAL FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, STORM DRAINAGE FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, PUBLIC BUILDINGS FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, WATER FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, WASTEWATER FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

PRESIDIO AREA, PROGRAM MANAGEMENT FEE - FUND 355

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

TRACY GATEWAY AREA, ARTERIALS 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 latest Roadway Development Impact Fee update, dated December 6, 2011, Resolution 2011-227, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 May 1, 2012, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 May 1, 2012, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

NORTHEAST INDUSTRIAL AREA, PHASE 2, WATER 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

NORTHEAST INDUSTRIAL AREA, PHASE 2, WASTEWATER 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

NORTHEAST INDUSTRIAL AREA, PHASE 2, PUBLIC BUILDINGS 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

NORTHEAST INDUSTRIAL AREA, PHASE 2, PROGRAM MANAGEMENT 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

I-205 CORRIDOR AREA, ARTERIALS 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

I-205 CORRIDOR AREA, STORM DRAINAGE 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

I-205 CORRIDOR AREA, PARKS 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

I-205 CORRIDOR AREA, PUBLIC BUILDINGS 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

I-205 CORRIDOR AREA, WATER 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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2012
(Government Code §66001(d).)

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 extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2012, which is incorporated here by reference.

HABITAT MITIGATION FEES - FUND XXX

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, dated July 25, 2001 prepared by San Joaquin Council of Governments (SJCOG). The fees collected are remitted to SJCOG pursuant to the Plan.

AGRICULTURAL MITIGATION FEES - FUND 116

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. 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 County Facilities Fees Nexus Report dated October 23, 2003 and prepared by the County of San Joaquin. 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 808

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 27, 2005, prepared by the San Joaquin Council of Governments (SJCOG). 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.

**EXHIBIT E
CURRENT APPROVED FINANCE PLANS**

(Page 1 of 4)

I-205 Corridor Specific Plan
Commercial / Industrial Area
Spreadsheet No. 47
June 2007

	GL-2A	GL-2b (4)	GL-3A	GL-3b	GL-4	GL-5a East	GL-5a West	GL-6B	GL-7	Interest Income from GL-7	GL-9	GL-12/14/15 Mall (3)	GL-13 1a	GL-13 1b	GL-17A	GL-17B (1A & 1B)	GL-17B (1C)	GL-27	Bond Refinance	TOTAL Comd
Bond Method:	AD 94-1		AD 94-1		AD 94-1	AD 84-1 & 87-3	AD 84-1 & 87-3	AD 84-1 & 87-3	COP		AD 84-1 & 87-3	COP			CFD 83-1	CFD 93-1	CFD 93-1			
Cost Allocations:																				
1. Road Circulation:	\$326,375	\$135,776	\$283,244	\$675,726	\$184,511	\$188,875	\$371,723	\$136,940	\$665,775	\$156,777	\$150,411	\$2,776,485	\$50,915	\$20,828	\$303,349	\$702,668	\$368,470	\$332,818		\$8,031,366
2. Freeway Interchange:	\$0		\$0		\$0		\$0		\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
3. Intersection & Signals:	\$64,627	\$8,051	\$56,085	\$30,112	\$36,536	\$8,403	\$17,903	\$6,103	\$21,375	\$18,038	\$6,703	\$549,780	\$1,256	\$514	\$53,646	\$124,262	\$65,162	\$14,884		\$1,078,240
3a. Intersection Modifications:	\$0	\$0	\$0	\$3,021,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$3,021,691
4. Sub-Total Road Costs:	\$391,002	\$141,826	\$339,329	\$3,727,529	\$221,047	\$196,978	\$389,626	\$143,043	\$887,151	\$171,815	\$157,114	\$3,326,265	\$52,171	\$21,343	\$356,995	\$826,928	\$433,632	\$347,502	\$0	\$12,131,297
5. A. Sanitary Sewer Treatment:	\$242,420	\$74,109	\$173,325	\$308,781	\$54,234		\$0		\$566,382	(\$2,156)		\$538,192	\$20,215	\$8,663	\$162,792	\$377,085	\$197,740	\$108,349		\$2,850,130
B. Sanitary Sewer Collection:	\$127,428	\$14,976	\$91,109	\$62,400	\$28,508	\$7,511	\$23,917	\$3,467	\$120,529	(\$583)	\$12,133	\$282,902	\$4,154	\$1,760	\$85,559	\$198,186	\$103,927	\$21,763		\$1,189,566
6. A. Water Distribution (on-alle):	\$85,231	\$430	\$47,065	\$1,786	\$15,541				\$3,778	\$226		\$177,054	\$136	\$61	\$43,026	\$98,663	\$52,262	\$13,835		\$520,094
B. Water Distribution (off-alle):	\$66,913	\$92,454	\$48,280	\$384,084	\$15,841				\$316,678	\$257,393		\$181,620	\$11,480	\$5,107	\$44,135	\$102,233	\$53,810	\$122,593		\$1,702,541
C. Water Supply:	\$138,338	(\$52,250)	\$99,814	(\$217,068)	\$32,958				\$169,102	(\$567,336)		\$375,484	\$6,137	\$2,727	\$91,472	\$211,883	\$111,110	(\$69,361)		\$333,010
D. Water Treatment / Storage:	\$44,497	\$106,591	\$38,516	\$442,825	\$25,155				\$648,478	\$184,399		\$378,533	\$23,526	\$10,457	\$52,470	\$121,538	\$83,734	\$141,255		\$2,282,076
7. Storm Drains:	\$390,669	\$2,452	\$285,125	\$10,011	\$99,083	\$1,477	\$5,067	\$1,220	\$20,355	(\$1,176)	\$835	\$1,607,342	\$938	\$391	\$78,398	\$181,593	\$95,225	\$1,404		\$2,780,386
8. Irrigation (NBID):	\$61,750	\$17,483	\$45,087	\$71,379	\$16,661	\$10,531	\$31,851	\$6,689	\$120,592	(\$333)	\$5,952	\$380,534	\$5,586	\$2,328	\$0	\$0	\$0	\$10,663		\$797,742
9. Entries & Gateways: (1)													\$0	\$0						\$0
10. Parks & Mini-Parks:	\$0		\$0		\$0				\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11. Downtown Assistance:	\$18,261	\$2,643	\$13,327	\$10,382	\$4,831	\$1,532	\$4,586	\$1,265	\$17,352	(\$4)	\$866	\$75,131	\$804	\$335	\$10,367	\$24,015	\$12,593	\$1,547		\$199,542
12. Park & Ride:	\$13,081	\$3,815	\$11,361	\$16,577	\$7,401	\$2,298	\$6,980	\$1,898	\$26,486	(\$128)	\$1,289	\$111,362	\$1,227	\$511	\$15,380	\$35,650	\$18,694	\$2,322		\$275,235
13. Air Quality:	\$790	\$217	\$686	\$884	\$447	\$130	\$381	\$108	\$1,478	\$0	\$74	\$8,725	\$88	\$29	\$930	\$2,153	\$1,129	\$132		\$16,370
14. Swainson Hawk:	\$44,872	\$7,427	\$32,604	\$30,324	\$11,330	\$4,474	\$13,423	\$3,696	\$50,671		\$2,529	\$183,796	\$2,348	\$978	\$28,362	\$58,748	\$30,808	\$4,517		\$607,707
15. Fire / Public Works Capital:	\$31,812	\$23,722	\$23,072	\$96,856	\$8,018	\$14,289	\$52,951	\$11,804	\$41,338	(\$229)	\$8,076	\$130,082	\$1,914	\$788	\$17,947	\$41,573	\$21,800	\$25,214	\$300,000	\$850,816
16. A. Agricultural Conversion Fee:	\$3,726	\$708	\$2,719	\$2,891	\$945	\$427	\$1,280	\$352	\$4,831	\$0	\$241	\$15,330	\$224	\$93	\$0	\$0	\$0	\$431		\$34,198
16. Total Distribution Direct Costs:	\$1,249,398	\$294,677	\$912,170	\$1,221,122	\$319,853	\$42,669	\$140,496	\$32,509	\$2,128,028	(\$130,027)	\$32,005	\$4,454,067	\$78,769	\$34,258	\$627,846	\$1,454,320	\$782,632	\$384,663	\$300,000	\$14,339,415
17. Contingency Fee (15%): (2)	\$215,192	\$71,679	\$165,352	\$314,932	\$73,588	\$34,963	\$76,559	\$26,520	\$415,762	\$91,369	\$27,811	\$1,088,580	\$18,204	\$7,716	\$128,506	\$297,669	\$156,093	\$119,235		\$3,308,729
18. Design & Construction Fees: (15%): (2):	\$215,192	\$71,679	\$165,352	\$314,932	\$73,588	\$34,963	\$76,559	\$26,520	\$415,762	\$91,369	\$27,811	\$1,088,580	\$18,204	\$7,716	\$128,506	\$297,669	\$156,093	\$119,235		\$3,308,729
19. Total Construction & Contingency:	\$430,384	\$143,357	\$330,704	\$629,864	\$147,176	\$69,926	\$153,116	\$51,040	\$831,524	\$182,738	\$55,622	\$2,137,160	\$36,408	\$15,432	\$257,012	\$595,338	\$312,186	\$238,469	\$0	\$6,617,459
20. Credit From CFD 91-1 Overlap:	(\$49,743)	(\$8,461)	(\$40,564)	(\$21,074)	(\$18,833)	(\$7,088)	(\$28,663)	(\$5,855)	(\$66,050)	\$0		(\$196,406)	\$0	\$0	(\$27,406)	(\$63,481)	(\$33,289)	\$0		(\$565,913)
21. Program Management:		\$28,503		\$118,375		\$17,169	\$51,515	\$14,183	\$38,648	\$33,688	\$9,704		\$1,791	\$746				\$17,336		\$329,658
21. Total Net Costs:	\$2,021,041	\$599,802	\$1,541,839	\$5,673,816	\$688,243	\$319,654	\$708,052	\$234,920	\$3,818,289	\$258,214	\$254,445	\$9,721,086	\$169,139	\$71,779	\$1,214,447	\$2,813,105	\$1,475,161	\$987,971	\$300,000	\$32,851,913

- (1) These funds will be used to assist in the financing of water treatment / storage facilities.
- (2) Applied to construction items only.
- (3) General Growth, GL12/14/15: \$2,150,982 cash & \$7,570,104 COP.
- (4) 3.84 acres has paid fees. The remaining parcel is subject to the latest spreadsheet update.

EXHIBIT E
CURRENT APPROVED FINANCE PLANS

Dwelling Units	GL-23A	GL-23B	GL-23C	GL-24A	GL-24B	GL-25A	GL-25B	GL-25B	TOTAL	Seccon	TOTAL
	Phases 1 & 2	Phase 3	Phase 4	Phases 1 & 2	Phases 3 & 4	McBail	Morrison	11			
	123	282	285	189	171	188	185	Fixed Finance Plan	177	515	RESIDENTIAL
Bond Method:	AD 97-1	AD 99-77	AD 99-77	AD 95-1	AD 97-2	AD 95-1	AD 84-4			AD 93-2	
Cost Allocations:											
1. Road Circulation:	\$95,197	\$48,371	\$89,832	\$80,674	\$134,434	\$96,663	\$116,653	\$7,730	\$124,383	\$226,931	\$896,485
2. Additional Coral Hollow Road R/W:		\$0	\$0			\$13,678	\$16,632	\$1,102	\$17,734	(\$31,612)	\$0
3. Intersection & Signals:	\$3,159	\$1,076	\$1,899	\$2,678	\$4,460	\$19,140	\$2,596	\$172	\$2,768	\$40,132	\$75,410
3a. Intersection Modifications:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Sub-Total Road Costs:	\$98,356	\$49,447	\$91,831	\$83,350	\$138,894	\$129,861	\$135,881	\$9,004	\$144,885	\$235,451	\$971,895
5. A. Sanitary Sewer Treatment:	\$81,356	\$236,602	\$439,405	\$62,524	\$104,189	\$189,545	\$451,851	\$29,929	\$481,580	\$769,664	\$2,394,865
B. Sanitary Sewer Collection:	\$116,730	\$47,724	\$88,629	\$89,710	\$149,491						\$492,284
6. A. Water Distribution (on-site):	\$78,657	\$19,975	\$37,096	\$58,617	\$97,240						\$293,023
B. Water Distribution (off-site):	\$132,144	\$120,239	\$223,301	\$97,240	\$162,041						\$734,965
C. Water Supply:	\$147,597	\$73,119	\$135,792	\$108,612	\$180,889	\$144,727	\$171,865	\$11,389	\$183,254	\$503,529	\$1,477,619
D. Water Treatment / Storage:	\$474,274	\$275,413	\$511,482	\$349,002	\$581,575	\$20,373	\$647,361	\$42,897	\$690,258	\$58,913	\$2,961,280
7. Storm Drains:	\$192,182	\$7,398	\$13,738	\$158,974	\$264,912						\$637,204
8. Entries & Gateways (1):		\$0	\$0								\$0
9. A. Park Land:	\$82,323	\$52,273	\$97,078	\$63,269	\$105,430	\$113,021	\$58,606	\$0	\$98,606		\$572,000
B. Park Land Credit:	(\$203,259)	(\$129,059)	(\$239,882)								(\$572,000)
C. Park Construction:	\$165,273	\$104,940	\$194,889	\$127,016	\$211,659	\$146,927	\$181,282	\$12,013	\$193,295		\$1,143,999
10. A. Master Landscape Plan:	\$2,118	\$641	\$1,190	\$1,751	\$2,918	\$1,924	\$2,306	\$153	\$2,459		\$13,001
B. Master Landscape Plan Credit:		\$0	\$0			(\$5,707)	(\$8,840)	(\$453)	(\$7,283)		(\$13,000)
C. Agricultural Conversion Fee:	\$4,110	\$1,759	\$3,266	\$4,481	\$7,434	\$4,098	\$5,234	\$0	\$5,234		\$30,369
11. Contingency (15%): (2)	\$128,147	\$129,261	\$240,056	\$106,539	\$284,771	\$72,397	\$209,931	\$13,911	\$223,843	\$167,346	\$1,332,359
12. Design & Construction Fees (15%): (2)	\$128,147	\$129,261	\$240,056	\$106,539	\$284,771	\$72,397	\$209,931	\$13,911	\$223,843	\$167,346	\$1,332,359
13. Total Distribution Direct Costs:	\$1,530,799	\$1,069,545	\$1,886,295	\$1,334,254	\$2,397,858	\$789,700	\$1,931,328	\$123,750	\$2,055,078	\$1,686,798	\$12,830,328
14. Total Construction, Design & Contingency:	\$1,829,155	\$1,118,892	\$2,078,126	\$1,417,604	\$2,636,752	\$899,361	\$2,067,209	\$132,754	\$2,199,963	\$1,922,249	\$13,802,223
15. Credit From CFD 91-1 Overlay:	(\$49,714)	(\$15,064)	(\$27,975)			(\$40,377)	(\$48,391)	(\$3,207)	(\$51,598)	(\$127,864)	(\$312,592)
Subtotal Costs:	\$1,579,441	\$1,103,828	\$2,050,151	\$1,417,604	\$2,636,752	\$859,004	\$2,018,818	\$129,547	\$2,148,365	\$1,794,385	\$13,489,631
16. Soundwall - CHR @ Greenleaf:		\$6,418	\$11,918					\$20,355	\$1,349	\$21,704	\$40,040
17. Program Management:		\$11,550	\$21,450					\$36,634	\$2,428	\$39,062	\$72,062
18. Park & Ride:	\$3,940	\$1,927	\$3,579	\$3,236	\$5,382	\$3,877	\$4,955	\$0	\$4,855	\$11,513	\$38,419
19. Air Quality:	\$238	\$122	\$226	\$195	\$328	\$234	\$313	\$0	\$313	\$695	\$2,349
20. Swainson Hawk:	\$42,442	\$17,325	\$32,175	\$41,617	\$69,883	\$45,849	\$58,593	\$0	\$58,593	\$147,289	\$455,274
21. Fire / Public Works Capital:	\$35,774	\$12,944	\$24,042	\$29,591	\$49,311	\$32,515	\$41,061	\$2,721	\$43,782	\$104,228	\$332,187
22. Public Buildings:	\$148,830	\$120,898	\$224,153	\$130,693	\$217,787	\$164,642	\$198,440	\$0	\$198,440	\$0	\$1,205,243
23. RSP Storm Drainage:		\$0	\$0			\$178,148	\$699,150	\$0	\$699,150	\$713,275	\$1,590,573
24. I-205 Entry:		\$0	\$0			\$20,038				\$108,087	\$128,103
25. I-205 Mini-Park Construction:	\$0	\$0	\$0	\$0	\$0	\$0	(\$3)	(\$3)	(\$3)		\$0
26. AD 84-1 Collection:		\$0	\$0			\$132,669	\$169,557	\$0	\$169,557	\$535,074	\$837,300
27. AD 87-3 Distribution:		\$0	\$0			\$108,268	\$135,839	\$0	\$135,839	\$428,593	\$870,700
28. Contingency (15%): (2)	\$90,356	\$2,231	\$4,143	\$59,360	\$11,681	\$16,436	\$6,902	\$408	\$7,311	\$33,571	\$225,088
29. Design & Construction Fees (15%): (2)	\$90,356	\$2,231	\$4,143	\$59,360	\$11,681	\$16,436	\$6,902	\$408	\$7,311	\$33,571	\$225,088
30. Subtotal Development Fees:	\$411,936	\$175,445	\$325,830	\$324,252	\$365,861	\$717,210	\$1,378,702	\$7,314	\$1,386,016	\$2,115,876	\$5,822,427
31. TOTAL NET COSTS:	\$1,991,377	\$1,279,374	\$2,375,982	\$1,741,656	\$2,902,613	\$1,576,214	\$3,397,520	\$138,861	\$3,536,381	\$3,910,281	\$19,312,058

(1) These funds will be used to assist in the financing of water treatment/water storage facilities.
(2) Applied to construction items only.
(3) Developer will build and dedicate the Mini-Park. Credit of 71,119 (plus 30% markup) has been credited.

December 4, 2012

AGENDA ITEM 1.C

REQUEST

**AUTHORIZE AMENDMENT OF THE CITY'S CLASSIFICATION AND
COMPENSATION PLANS AND POSITION CONTROL ROSTER BY APPROVING THE
ESTABLISHMENT OF A CLASSIFICATION SPECIFICATION AND SALARY RANGE
FOR POLICE CORPORAL**

EXECUTIVE SUMMARY

This report recommends the establishment of a new classification specification of Police Corporal in the Police Department as part of achieving Organizational Efficiency goals and objectives in the City.

DISCUSSION

On August 21, 2012, Council approved the Memorandum of Understanding between the City of Tracy and the Tracy Police Officers Association (TPOA). Contained within the new agreement was language that would create a Police Corporal classification, replacing the current Master Officer Program. This report recommends the authorization to establish a Corporal classification specification and salary range.

The Corporal classification will be a rank between the positions of Police Officer and Police Sergeant. This new rank will function similar to that of a Police Officer, but with additional duties. For example, in the absence of a Sergeant, the Police Corporal may act as an assistant supervisor or as a Patrol, Traffic, or Investigations Supervisor. The Police Corporal will also serve as the Department's Field Training Officer (FTO) and Officer-in-Charge when a Sergeant is not on the scene.

Staff recommends that the salary range be established at \$6,068 to \$7,375 monthly. This range is 10 percent above that of a Police Officer and approximately 10 percent below that of a Police Sergeant.

STRATEGIC PLAN

This agenda item supports the organizational efficiency strategic plan and implements the following goal:

Goal 4: Ensure long-term viability and enhancement of the City's workforce

FISCAL IMPACT

Effective January 1, 2013, twelve Police Officer positions will be reallocated to the position of Police Corporal at an annual approximate cost of \$133,000. However this cost will be offset by the elimination of the Master Patrol Officer Program which previously had an annual cost of \$250,000. As such, establishment of the Police Corporal positions to replace the current Mater Patrol Officer Program will result in net

annual General Fund savings to the City of \$117,000. Additionally, implementation of the new Corporal classification will reduce overtime costs associated with the need to backfill Sergeants when absent.

RECOMMENDATION

That the City Council, by Resolution, authorize the Administrative Services Director to amend the City's classification and compensation plans and position control roster by approving the establishment of a class specification and salary range for Police Corporal; authorize the Administrative Services Director to update the City's classification and compensations plans; and authorize the Budget Officer to update the City's position control roster in order to incorporate the proposed changes.

Prepared by: Midori Dearborn, Senior Human Resources Analyst

Reviewed by: Gary Hampton, Police Chief
Jenny Haruyama, Administrative Services Director

Approved by: Leon Churchill, Jr., City Manager

Attachment: Police Corporal Job description

POLICE CORPORAL

Class Title: Police Corporal
Department: Police
EEO Code: 78
FLSA Status: Non-Exempt

Class Code: 60XXX
Bargaining Unit: Tracy Police Officers Association
Effective Date: January 1, 2013

DESCRIPTION

Under the general supervision of a Police Lieutenant or Police Sergeant performs a wide variety of lead patrol and related duties involving the prevention of crime, the protection of life and property and the enforcement of laws and ordinances; makes investigations, assists in the preparation of cases and testifies in court; serves in specialized departmental roles as assigned; provide information and assistance to the public; performs related work as assigned.

DISTINGUISHING CHARACTERISTICS

The functions of a Police Corporal are similar to that of a Police Officer with additional duties to act as an assistant supervisor and to act as a Patrol, Traffic or Investigations Supervisor in the absence of a Sergeant. The Police Corporal would also serve as a Field Training Officer, providing POST approved field training for entry and lateral Police Officers and functions as the Officer in charge at calls for service during investigations, providing direction and support to Police Officers and support personnel when the on-duty supervisor is unavailable to respond. While incumbents are normally assigned to a specific geographic area for patrol or traffic enforcement, all functional areas of the law enforcement field, including investigations, community preservation, administration, and training are included. Positions in the class are occupied by sworn Police Officers. Officers may be armed and may be assigned to work in uniform or plain clothes. Shift schedules and job assignments may be changed periodically to assure the maximum delivery of effective police service. Incumbents are expected to display a significant degree of initiative, independent judgment, and discretion. This class is distinguished from Police Sergeant in that the latter is the first supervisory level in this sworn class series.

SUPERVISION RECEIVED AND EXERCISED

Receives direction from a Police Lieutenant, Police Sergeant, or other management staff, depending on assignment.

May act as an assistant supervisor to Patrol, Traffic, Investigations or other functional areas of the law enforcement field in the absence of a Sergeant or higher-ranking police personnel.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES

Conduct briefings and issue/collect equipment when Sergeant is unavailable. Review and approve other employee's reports when a Sergeant is not able to do so.

Assumes the role of supervisor in the absence of a Sergeant or higher-ranking police personnel.

Patrols the City within an assigned area in a radio dispatched automobile to secure life and property, observe situations, report suspicious or criminal activity, hazardous conditions and deter crime by providing high visibility.

Responds to emergency calls for service, disturbances, thefts, burglaries, vehicle accidents, domestic disputes, suspicious activities and other incidents to protect public safety and property, resolve problems, diffuse situations and enforce laws and ordinances.

Assists in developing community crime prevention programs; speaks and educates local businesses, schools, civic, and social groups.

Observes, monitors and controls routine and unusual traffic situations; stops and warns drivers or issues citations as appropriate; provides direction and traffic control in accident or incident situations, special events or other congested situations.

Makes arrests and serves warrants and subpoenas; takes individuals into custody and may transport them for medical clearance and/or booking at a longer-term facility, as required.

Secures crime scenes and evidence; interviews suspects, victims and witnesses; collects and preserves evidence; performs complete investigations and/or cooperates with other law enforcement agencies providing investigative and case development support.

Provides oversight on juveniles and delinquents and works on cases involving unfit homes and crimes committed against or by juveniles.

Assists the City Attorney or the District Attorney staff in preparing, documenting, and developing cases and gathering information; testifies in court as required.

Directs the activities of police support personnel and/or volunteers in office and field situations.

Provides mutual aid to the law enforcement agencies as dispatched and in accordance with departmental policy.

Prepares reports; prepares and maintains logs, records, and accurate files.

Serves writs, warrants, subpoenas and other legal documents.

May be assigned to assist in conducting special studies of crime prevention, traffic control, or other Police Services issues.

Performs other duties of a similar nature or level.

MINIMUM QUALIFICATIONS

Demonstrated knowledge of:

Law enforcement principles, practices and techniques related to patrol, traffic enforcement, crime scene control and investigations, protection of life and property, pursuit, apprehension, and transportation of suspects.

Investigations and identification techniques and equipment.
Rules of evidence regarding search and seizure and the preservation of evidence.

Courtroom procedures and techniques for testifying.

Applicable laws, codes, ordinances, court decisions, and departmental rules and regulations.

Safety practices and equipment related to the work, including the safe use and proper care of firearms, chemical agents, and impact weapons.

Techniques of first aid and CPR.

Effective communication techniques to deal with and solve the problems presented, dealing with and solving the problems presented by a variety of individuals from various socio-economic, cultural, and ethnic backgrounds, in person and over the telephone, often when relations may be confrontational or stressed.

Basic English grammar, composition, spelling, punctuation and report writing techniques.

Standard office practices and procedures, including the use of standard office equipment, record keeping, business mathematics, and basic computer applications related to the work.

Ability to:

Make sound, independent decisions in emergency situations.

Effectively train others on police related topics

Serve as a role model and leader in modeling organizational values and performance standards.

Establish and maintain effective working relationships with those contacted in the course of the work.

Develop and maintain effective working relationships with the community, including specific targeted groups, such as the elderly or school-age youth.

Provide information, direction and assistance to the public in a variety of situations; take reports and assist the public with complaints or unusual situations.

Demonstrated Skills to:

Observe accurately, recall faces, names, descriptive characteristics, facts of incidents and places.

Interpret, apply and explain complex laws, codes, regulations, and ordinances.

Prepare clear, accurate and grammatically correct reports, records, and other written materials.

Identify and be responsive to community issues, concerns, and needs.

Operate the equipment of the department in a safe and responsible manner.

Coordinate and carry out special assignments.

Operate a motor vehicle in a safe manner under patrol and emergency conditions.

Monitor changes in laws and court decisions and apply them in work situations.

Enter information into a computer with sufficient speed and accuracy to perform the work.

EXPERIENCE, EDUCATION AND TRAINING

Any combination of experience, education and training that would likely provide the required knowledge skills and abilities may be qualifying. A typical way to obtain the knowledge, skills and abilities would be:

Experience:

Three years of increasingly responsible Law Enforcement experience including a minimum of one year with the Tracy Police Department.

Education:

Equivalent to a High School degree and/or an equivalent combination of education and experience sufficient to successfully perform the essential duties of the job is required.

Completion of college level coursework is desirable.

Training:

Any recent training related to law enforcement courses or certification programs relevant to the job classification.

Other Requirements:

Must be at least 21 years of age at the time of employment and have no state or federal convictions for a crime punishable by imprisonment in a federal penitentiary or state prison.

LICENSES AND CERTIFICATIONS:

Possession of a valid California Class C Driver's License and a satisfactory driving record as determined by the City is required.

Intermediate certificate issued by the California State Commission on Peace Officer Standards and Training (P.O.S.T.) is desirable.

TOOLS AND EQUIPMENT USED

Police car, police radio, radar gun, handgun and other weapons as required, chemical spray, baton, handcuffs, breathalyzer, taser, cell phone, first aid equipment, and computer equipment.

PHYSICAL DEMANDS

Must maintain P.O.S.T. physical standards, including mobility and physical strength and stamina to respond to emergency situations and apprehend suspects, lift and push or pull individuals or objects weighing up to 100 pounds; ability to work in a standard office setting and to operate a motor vehicle; vision to maintain firearms qualification, to read printed materials and a computer screen, discern colors and work in a night setting; and hearing and speech to communicate in person, before groups and over the telephone and radio.

The physical demands described are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions,

While performing the duties of this job, the employee is required to see well enough to read fine print and video displays; hear well enough to converse on the telephone and in person over machinery noise; communicate frequently through the use of a telephone or in person on somewhat technical operational procedures.

Communicate through written means.

Specific vision abilities required by this job include close vision, color vision, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee may encounter while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job the employee works inside but occasionally works in outside weather conditions. The employee is occasionally exposed to wet and/or humid conditions, toxic or caustic chemicals.

The noise level in the work environment is usually quiet while in the office, or moderately loud when in the field.

Must be willing to work over time, extended shifts, evening, night, weekend, and holiday shifts. May be called back in emergency situations and work with exposure to difficult circumstances, including exposure to dangerous situations, hazardous situations and all weather conditions. Must be able to pass a detailed background investigation. May travel to sites outside of the City.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or logical assignment to the position. The job description does not constitute an employment agreement between the City of Tracy and employee and is subject to change by the City as the needs of the City and requirements of the job change.

RESOLUTION _____

AUTHORIZING THE ADMINISTRATIVE SERVICES DIRECTOR TO AMEND THE CITY'S CLASSIFICATION AND COMPENSATION PLANS AND POSITION CONTROL ROSTER BY APPROVING THE ESTABLISHMENT OF A CLASSIFICATION SPECIFICATION AND SALARY RANGE FOR POLICE CORPORAL

WHEREAS, the City has a Classification and Compensation Plan, and a Position Control Roster; and

WHEREAS, the City has completed classification reviews to establish a new class specification, and

WHEREAS, it is necessary to amend the City Classification and Compensation Plans and the Position Control Roster effective January 1, 2013 as follows:

Establish Classification and Compensation
Police Corporal: \$6,068 to \$7,375 monthly

NOW, THEREFORE, BE IT RESOLVED, that the City Council authorizes the Administrative Services Director to amend the City's Classification and Compensation Plans and;

BE IT FURTHER RESOLVED, that the Budget Officer is authorized to amend the Position Control Roster to reflect the approved changes.

The foregoing Resolution _____ was adopted by the Tracy City Council on the 4th day of December, 2012, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 3

REQUEST

HEAR AND ACCEPT THE FINAL REPORT ON THE CITY OF TRACY'S FOUR STRATEGIC PLANS WHICH INCLUDE PUBLIC SAFETY, ECONOMIC DEVELOPMENT, ORGANIZATIONAL EFFICIENCY, AND LIVABILITY

EXECUTIVE SUMMARY

On February 28, 2011, the City Council held a Council retreat where Council Members discussed several Council priorities. Three strategic priority areas were identified for the next two years. These include (1) Public Safety, (2) Economic Development, and (3) Organizational Efficiency. Additionally, given a high priority on improving the quality of life in Tracy, Council added a fourth priority area. These four Council priorities were developed for a two-year period and this staff report is the final report on these strategic plans.

Overall, there were fourteen goals and forty-six objectives identified in the four strategic plans. Over the last two years, 89% of the objectives were either completed or are in progress towards being completed (78% completed; 11% in progress). The 11% of the objectives not completed were due to either (1) the elimination of redevelopment funding or lack of other state or federal funding, (2) program discontinuation, or (3) other strategies were implemented in lieu of the objectives identified in the plan.

DISCUSSION

On February 28, 2011, the three strategic priority areas emerging from the Council retreat included Public Safety, Economic Development and Organizational Efficiency. Livability, as a fourth priority, was later adopted and all four strategy priorities have an accompanying business plan implemented over the last two years.

This staff report presents the final report on the implementation of the four strategic business plans.

STRATEGIC PRIORITY ONE: PUBLIC SAFETY

The purpose of the Public Safety two-year strategic plan is to engage residents as active partners in ensuring Tracy is a safe community.

The detailed Public Safety strategic plan chart and business plan for fiscal year 2011-2013 are attached (Attachments "A" and "B"). In summary, the Public Safety strategy includes four goals and sixteen objectives. Over the last two years, 81% of the objectives were either completed or are in progress towards being completed (69% completed; 12% in progress). The 19% of the objectives not completed were due to either lack of federal funding, program discontinuation, and in some cases, other strategies were implemented in lieu of the objectives identified in the plan.

The four goals included in the Public Safety strategy plan include:

- Goal 1: Assess community perception and issues effecting public safety;
- Goal 2: Educate City employees on City services, programs and codes;
- Goal 3: Empower residents with the tools needed to maintain a safe quality of life;
- Goal 4: Establish methods and processes to effectively address safety, blight and quality of life issues.

Below are a few highlights accomplished over the last two years in the Public Safety strategy plan.

The community perception and issues affecting safety survey have been completed and will be implemented pending the completion of the Police Department's updated Strategic Plan. The Public Safety and Organizational Efficiency Strategy teams are working jointly to develop one citywide resource guide. Once the guide is completed, an internal training program will be developed for all City employees on using this guide to assist the public. The number of Neighborhood Watch Groups has increased by 4%. Six new groups were added in FY 2011-12 for a total of 144 groups citywide.

Fifteen performance measures were identified for the Public Safety strategic plan and include:

- Design effective survey method;
- Utilize print and web media for dissemination of survey;
- Achieve 4% response rate;
- Implement Resource Guide Program Citywide by March, 2012;
- Educate 75% of City employees on Resource Guide and its purpose;
- Develop a minimum of 12 public safety messages for use year round;
- Expand Neighborhood and Business Watch programs by 10%;
- Conduct 12 Children Drown Without a Sound meetings;
- Reduce childhood drowning;
- Reduce Part 1 crime by 10%;
- Reduce gang related incidents by 10%;
- Sustain arrest to contact ratio of 28% in gang activity;
- Address and abate at least 10 "3 strike" properties;
- Train 75% of Fire and PD staff regarding customer response protocols for abatement, and
- Establish multiple partnerships to address blight.

The City of Tracy has the lowest crime rate in the region. In the last two years crime has been stabilized. Part 1 crimes are down 7%. The arrest to contact ratio for gang related contacts was 28% through June of 2012. Seasonal and critical crime specific safety tips and crime prevention messages were developed and used to educate the public. There have been no drowning's since July of 2011, and the twelve meetings regarding the "Children Drown Without a Sound" initiative with residents and students helped raise awareness among the community.

Additionally, approximately seven abatement orders were issued to property owners. One building is slated for demolition; the other has been secured and is no longer a threat to public safety.

Staff continues to work with the remaining five dangerous buildings for compliance by either extensive remodel or demolition. In response to Council's request for information on potential code amendments to the boarded buildings ordinance, staff has provided Council with three separate reports on potential revisions to the existing code provisions regarding boarded buildings which would limit the amount of time these buildings are allowed to remain in a boarded state. Staff is currently setting up community workshops for input from surrounding residents affected by the inherent issues associated with these buildings. The results of these workshops will be provided to City Council at a meeting slated to be scheduled for December 18, 2012.

STRATEGIC PRIORITY TWO: ECONOMIC DEVELOPMENT

The purpose of the Economic Development strategic priority is to proactively engage the business community to strategically position Tracy for emerging opportunities.

The detailed Economic Development strategic plan chart and business plan for FY 2011-2013 are attached (Attachments "C" and "D"). In summary, the Economic Development strategy includes three goals and eight objectives and 100% of the objectives were met over the last two years.

The three goals included in the Economic Development strategy plan include:

- Goal 1: Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents;
- Goal 2: Implement downtown revitalization in accordance with the Downtown Specific Plan (DSP) and the national main street program, and
- Goal 3: Focus efforts on projects that will result in an increase to the sales tax and transient occupancy tax (TOT) revenues

Below are a few highlights accomplished over the last two years in the Economic Development strategy plan.

Staff has over thirty prospects for retail, office and industrial development, with several new businesses locating to Tracy since the adoption of the Economic Development strategy business plan. These businesses include American Custom Meats, Drilling World, Best Buy, Restoration Hardware Call Center Expansion and American Truck & Trailer Expansion. Additionally, staff has attended nearly one dozen industrial & office focused tradeshow in conjunction with the San Joaquin Partnership and continues to aggressively market the City of Tracy to outside developers, brokers and companies. Nearly fifty business retention visits have been completed in an effort to market the Enterprise Zone, Grow Tracy Fund and other resources available to local businesses.

Staff has worked closely with the Tracy City Center Association (TCCA) representatives in an effort to invigorate the downtown core and attract people to the area. The downtown plaza was recently completed and has served as the central hub for a variety of events, including Girls Night Out, the Downtown Block Party Series, and Taste of

Tracy. An architectural and structural engineering study on the Westside Market building is nearly complete which will provide staff with a better understanding of the improvements necessary for occupancy of a restaurant. Staff has been working with a few restaurant candidates interested in the location but are waiting for completion of the architectural and structural engineering study to begin any potential negotiations.

The City has subscribed to an expansive demographic database (ESRI) which provides comprehensive demographic and analytic information for retail recruitment purposes which helps when working with development and commercial brokerage community on retail recruitment efforts. Additionally, staff continues to attend the annual International Council of Shopping Center (ICSC) Northern California and national tradeshow in an effort to market and connect with retailers and commercial brokers. Several new retailers have opened (or will be opening soon) in Tracy. These new retailers include Volkswagen, BevMo, Buffalo Wild Wings, Ulta, The Children's Place, Freebirds World Burrito, Bagel Street Café, Mikasa Japanese Cuisine, and Togo's. Retail sales have increased by nearly 12% over the last 4 quarters - more than any other city in San Joaquin County.

Nine performance measures were identified and included in the Economic Development strategy and are listed as follows:

- Increase total number of jobs citywide by 5%;
- Increase number of manufacturing jobs by 3%;
- Secure successful restaurant for the Westside Market space
- Completion of the Downtown Plaza;
- Approve 4 Grow Tracy fund loans to downtown merchants;
- Decrease downtown vacancy rate by 5%;
- Increase downtown sales/SF by 5%;
- Increase sales tax revenue citywide by 5%, and
- Increase TOT revenue citywide by 5%.

The City had three hundred net new jobs created in the last year and each of the last few years. The ESRI Business Summary Data shows a 7% increase in jobs between 2010 – 2012 with a 4% increase in manufacturing jobs and a 3.2% increase in professional, scientific and technical jobs. Staff has been working with a few restaurant candidates interested in the Westside Market space but are waiting for completion of the architectural study to determine the extent and cost of necessary improvements. Additionally, a \$600,000 tenant improvement Grow Tracy loan was finalized for Tracy Optometry and construction has been completed. Currently one loan is in the underwriting process with expected approval and funding in 1st quarter of 2013. Two loans were underwritten and approved for downtown merchants but subsequently fell through due to circumstances beyond staff's control. The downtown has maintained an occupancy rate of over 90%, which is very impressive for any downtown. The vacancy rate has decreased by approximately 2% over the past year. The downtown saw a 5% decrease in sales over the last 4 quarters. This decrease is likely attributed to the closing of the Westside Market location. Notwithstanding Westside Market, there is a 5.46% increase in sales in the downtown. The most recent sales tax data shows a 12% increase over the last 4 quarters. Lastly, annual TOT revenue increased by 10% between FY10-11 and FY11-12.

STRATEGIC PRIORITY THREE: ORGANIZATIONAL EFFICIENCY STRATEGY

The Organizational Efficiency strategic priority's purpose is to strengthen and stabilize our organizational foundation in the key areas of City Council's fiscal policies, customer value, processes and systems and workforce viability.

The detailed Organizational Efficiency Strategic Plan Chart and Business Plan for FY 11-13 are attached (Attachments "E" and "F"). In summary, the organizational efficiency strategy included four goals and twelve objectives. Over the last two years, 92% of the objectives were either completed or are in progress towards being completed (84% Completed; 8% in progress). The 8% of the objectives not completed were due to other strategies being implemented identified in the 8-point fiscal plan.

The four (4) goals identified in the Organizational Efficiency Strategy include:

- Goal 1: Advance City Council's Fiscal Policies;
- Goal 2: Strengthen Customer Value through ensuring quality and excellent customer service;
- Goal 3: Integrate current and new processes and systems into business operations of the City of Tracy, and
- Goal 4: Ensure long-term viability and enhancement of the City's workforce

Below are a few highlights accomplished over the last two years in the Organizational Efficiency strategic plan.

The City implemented an Early Exit Retirement option for employees and completed new three-year labor agreements with 12 groups and individuals, which will ultimately save the City by reducing payroll costs in outlying years by an estimated \$3 million annually. Staff was also successful in securing grants for the enhancement of bus stop shelters throughout the City, the widening of Corral Hollow Road, and received \$100K to purchase five alternative fuel vehicles from grant funds.

In the area of technological efficiencies, staff identified several automation and streamlining opportunities, including a Granicus software to stream City Council meetings, which will allow for greater access to City business. The ability for applicants to submit employment applications online has streamlined the recruitment process and reduced manual entry of the information.

Several important programs have been developed through the City's Workforce Readiness Initiative (WRI) efforts over the last two years. In an effort to leverage resources, the City has partnered with several East Bay area cities by participating in an Inter-jurisdictional Leadership Academy. Nine employees graduated in June, 2012 and ten more are currently enrolled in the City of Livermore and Alameda County eight month Leadership Academies. Opportunities for special assignments are being offered to interested employees and thirteen employees have seized the opportunity to stretch and grow their skills in areas other than their normal assignments. Two additional programs have been developed and will be launched in January, 2013. These include the Tracy Performance Institute, which includes eleven seminars in the areas of government, General Education, Finance and Human Resources. The other is a one-to-one coaching program available to all City employees, who wish to cultivate greater performance,

develop self-awareness, develop flexibility in the face of change, and build confidence in their workplace.

Five performance measures were identified for the Organizational Efficiency in the strategic plan and include:

- Establish and maintain a General Fund reserve of at least 20%;
- Obtain a balanced budget by Fiscal Year 2014-15 without dependence on Measure E;
- Receive ratings equivalent to “Good” or “Excellent” on existing and future customer satisfaction surveys;
- Meet implementation deadlines for GIS, City website and Citywide electronic customer information, and
- Complete implementation of Workforce Readiness Initiative.

As of June 30, 2012, the General Fund reserve balance was at 54% of the General Fund operating budget or \$26.9 million, exceeding the 20% fiscal reserve goal. The City developed an eight-point plan that is aimed at reaching a balanced budget by FY 14-15. This eight point plan includes; (1) Implementation of technological efficiencies, (2) Improved Economy, (3) Elimination or reduction in non-essential services or duplicated services, (4) Reprioritization of existing expenditures, (5) Continued change to the City’s organizational structure, (6) Contracting of services or service redesign, (7) Reduction of number of City Departments, and (8) New labor contracts and Compensation and Benefits plans. Thus far, the City has realized approximately \$3 million in savings and generated \$1 million in increased revenue due to an improved economy by implementing four of the eight points delineated in the eight-point plan therefore the City is making headway towards accomplishment its fiscal goals. A resident survey is underway and will obtain information on resident use of City services, customer satisfaction, and perception of public safety among other information. The deadline for submittal of the resident survey is November 30, 2012 and so far, the City has received over 600 responses or a 19% response rate. Results of the survey will be presented to Council on January 15, 2013.

Additionally, the City has established a Geographical Information System (GIS). Over thirty groups and seventy individuals have received training on how to use the GIS data. The newly enhanced City website was launched in September of 2012, and includes the ability to apply for City jobs online as well as the ability for contractors to apply for and obtain residential building permits on-line.

STRATEGIC PRIORITY FOUR: LIVABILITY

The Livability strategic priority’s purpose is to improve the quality of life in Tracy by providing an environment that is rich in arts, beauty, and entertainment and promotes active and healthy lifestyles.

The detailed Livability strategic plan chart and business plan for FY 2011-2013 are attached (Attachments “G” and “H”). In summary, the Livability strategy included three goals and ten objectives. Over the last two years, 90% of the objectives were either completed or are in progress towards being completed (70% completed; 20% in

progress). The 10% of the objectives not completed were due to the elimination of the Redevelopment Agency and lack of funding.

The three goals identified in the Livability strategy include:

- Goal 1: A more beautiful city;
- Goal 2: A city with enticing arts, entertainment, and recreation, and
- Goal 3: A city balanced with sustainability.

Below are a few highlights accomplished over the last two years in the Livability strategic plan.

The Eleventh Street bridge project is nearing design completion and is anticipated to be constructed in summer 2014. The Downtown Plaza was constructed and opened in May 2012, and the City's Downtown event series and Saturday Farmer's Market were successfully held Downtown. The City hosted a number of events and programs to increase environmental awareness, including the CoolCalifornia Challenge campaign that the City is currently competing in, in partnership with PG&E.

Ten performance measures were identified in the Livability strategic plan and are listed below:

- Begin construction of east Eleventh St. bridge in 2013;
- Improved property maintenance along freeway and Eleventh Street corridors;
- Five civic art education sessions conducted with City staff;
- Complete construction of the Downtown Plaza by spring 2012;
- Twenty events Downtown each year;
- Concept plans for a trailhead at the California Aqueduct;
- Twenty measures of the Sustainability Action Plan implemented by July 2013;
- Two "green" presentations to the community a year;
- One community care day in 2012;
- "Green" office policies at City Hall in effect beginning 2012

Next Steps:

The City Council will have a strategic planning session at their upcoming retreat on January 17th and 18th, 2013. This retreat will provide Council the opportunity to discuss and set strategic priorities for the upcoming two years.

FISCAL IMPACT

There is no fiscal impact by hearing and accepting the four strategic plans.

RECOMMENDATION

That Council hear and accept the final report on the City of Tracy's four strategic plans which include Public Safety, Economic Development, Organizational Efficiency, and Livability.

Prepared by: Tony Sheneman, Police Sergeant
Amie Mendes, Economic Development Management Analyst
Midori Dearborn, Senior Human Resources Analyst
Kimberly Matlock, Assistant Planner

Reviewed by: Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

ATTACHMENTS

Attachment "A": Public Safety Strategic Plan Chart for FY 11-13;
Attachment "B": Public Safety Strategy Business Plan for FY 11-13;
Attachment "C": Economic Development Strategic Plan Chart for FY 11-13;
Attachment "D": Economic Development Business Plan for FY 11-13;
Attachment "E": Organizational Efficiency Strategic Plan Chart for FY 11-13;
Attachment "F": Organizational Efficiency Strategy Business Plan for FY 11-13;
Attachment "G": Livability Strategic Plan Chart for FY 11-13;
Attachment "H": Livability Strategy Business Plan for FY 11-13
Resolution



PUBLIC SAFETY STRATEGY

Purpose: Engage residents as active partners in ensuring Tracy is a safe community

Goal 1

ASSESS community perception and issues effecting public safety

Objectives

- Develop sustainable survey plan
- Conduct comprehensive gang assessment
- Identify Tracy resident gang members

Performance Measures

- Design effective survey method
- Utilize print and web media for dissemination of survey
- Achieve 4% response return rate

Goal 2

EDUCATE City employees on City services, programs and codes

Objectives

- Develop employee resource guide
- Develop an internal training program for City employees

Performance Measures

- Implement Resource Guide Program Citywide by 03/12
- Educate 75% of City employees on Resource guide and its purpose

Goal 3

EMPOWER residents with the tools needed to maintain a safe quality of life

Objectives

- Enhance and expand Neighborhood Watch groups
- Equip Neighborhood Watch groups with the tools needed to make a difference in their communities
- Implement: "Children Drown Without a Sound" Program
- Implement Crime Free Multi Housing Program
- Implement American Lung Assoc. "Open Airways" Program

Performance Measures

- Develop a minimum of 12 public safety messages for use year round
- Expand Neighborhood and Business Watch programs by 10%
- Conduct 12 Children Drown Without a Sound meetings
- Reduce Childhood Drowning

Goal 4

Establish methods and processes to effectively address safety, blight & quality of life issues

Objectives

- Update Gang and Violent Crime Plan
- Complete Fire Dept. Strategic Plan
- Expand Weed/Trash/Debris/ Blight abatement program
- Address blighted & dangerous buildings
- Expand graffiti Voucher program for private property
- Consider the establishment of property maintenance standards for private & commercial properties

Performance Measures

- Reduce Part 1 crimes by 10%
- Reduce gang related incidents by 10%
- Sustain arrest to contact ratio of 28% in gang related contacts
- Address & abate at least 10 "3 strike" properties
- Train 75% of Fire and PD staff in customer response protocols for abatement
- Establish multiple partnerships to address blight



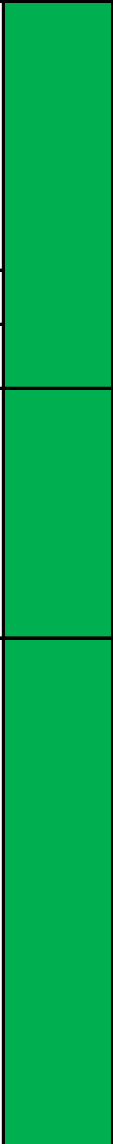
**PUBLIC SAFETY STRATEGY
FY 11/13 BUSINESS PLAN**




Purpose: Engage residents as active partners in ensuring Tracy is a safe community

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Assess continually community perception and issues affecting safety	1a. Develop a sustainable survey plan	1a1. Create survey and implement	Tony Sheneman	Done	Green	Survey completed. Implementation pending completion of new strategic plan
		1a2. Go to community events		10/1/13		
		1a3. Contact poll takers or college students		10/1/13		
		1a4. Control media campaign		10/1/13		
		1a5. Announce at public meetings		10/1/13		
		1a6. Create incentive program		TBD		
	1b. Conduct comprehensive community gang assessment	1b1. Coordinate with Dept. of Justice	Greg Farmanian Dave Sant Monica Gutierrez		Red	Lack of Federal Funding from DOJ
	1c. Identify Tracy resident gang members	1c1. Filter all documented Gang members and verify current addresses within City of Tracy	John Espinoza	Constant	Green	Ongoing
	2. Educate City employees on City services, programs, & codes	2a. Develop an employee resource guide	2a1. Evaluate previous guide	Barbara Harb	5/1/13	Yellow
2a2. Contact employees and County resources						
2b. Develop an internal training program for City employees		2b1. Identify the trainers		5/1/13	Red	Stopped pending review of similar product
		2b2. Develop training				
		2b3. Train the trainers				

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments	
3. Empower residents with the tools needed to maintain a high quality of life	3a. Enhance and expand Neighborhood Watch groups	3a1. Update existing Neighborhood Watch list	Vivian Mendoza			Ongoing	
		3a2. Recruit new groups					
		3a3. Identify new methods to revitalize inactive groups					
	3b. Equip Neighborhood Watch groups with the tools needed to make a difference in their communities	3b1. Resource guides	Vivian Mendoza				In process with 3(a)
		3b2. Group meetings					
	3c. Implement "Children Drown without a Sound" Program	3c1. Develop program curriculum	Dele Peterson	Ongoing			This is an annual program
		3c2. Instruct employees on program delivery					
		3c3. Engage City Council and all city employees					
		3c4. Initiate Community outreach					
		3c5. Evaluate program effectiveness					
	3d. Implement Crime-Free Multi-Housing program	3d1. Identify and train PD staff	Miguel Contreras				Program discontinued
		3d2. Identify properties					
		3d3. Identify property owners					
	3e. Implement American Lung Association's "Open Airways" Program	3e1. Develop program curriculum	Andy Kellogg	Done	6/1/13		Scheduled for 2013/14 Academic Year
		3e2. Partner with Tracy Unified School District					
3e3. Instruct employees on program delivery							

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Empower residents with the tools needed to maintain a high quality of life (cont.)	3e. Implement American Lung Association's "Open Airways" Program (cont.)	3e4. Engage school sites	Andy Kellogg	9/1/13		Scheduled for 2013/14 Academic Year
		3e5. Initiate program		9/1/13		
		3e6. Evaluate program effectiveness		11/1/13		
4. Establish methods and processes to effectively address safety, blight and quality of life issues	4a. Update Gang and Violent Crime Plan	4a1. Analyze data monthly and adjust strategies and tactics	John Espinoza	Ongoing		4a2 cancelled due to presence of DARE gang component
		4a2. Implement GREAT training as pilot program for 11/12 school year				
		4a3. Regularly update police department and Cal-Gang files				
	4b. Complete Fire Department Strategic Plan	4b1. Take a wide look around at what's going on outside the organization and how it might affect the organization (an environmental scan), and identifying opportunities and threats	Al Nero	1/1/12		On hold pending administrative service review
		4b2. Take a hard look at what's going on inside the organization, including its strengths and weaknesses (SWOT analysis); Establish statements of mission, vision and values				
		4b3. Establishing goals to accomplish over the next two years, as a result of what's going on inside and outside the organization				
		4b4. Identifying how the goals will be reached (strategies, objectives, responsibilities and timelines).				

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Establish methods and processes to effectively address safety, blight and quality of life issues (cont.)	4c. Expand Weed/Trash/Debris/Blight Abatement Program	4c1. Engage Fire, Code Enforcement, Police, DES, City Attorney's Office and the City Manager's Office to collaborate on developing a comprehensive program	Al Nero	1/1/12		
		4c2. Evaluate current directives and modify as needed				
		4c3. Initiate program		6/1/13		
		4c4. Evaluate program effectiveness		6/1/13		
	4d. Address blighted and dangerous building conditions throughout community	4d1. Identify means and methods	Ana Contreras	Done		
		4d2. Identify means and methods				
		4d3. Report to City Council				
	4e. Expand the Graffiti Voucher program for private property	4e1. Paint coordination	Ana Contreras	12/1/11		
		4e2. Volunteer group coordination				
		4e3. City Council action required				
4f. Consider the establishment of property maintenance standards for private and commercial properties	4f1. Research other cities; Report to City Council					
	4f2. Report to City Council					

-  On schedule and within Budget
-  Behind schedule or exceeding Budget
-  Stopped - No Progress



ECONOMIC DEVELOPMENT STRATEGY

Purpose: Proactively engage the business community to strategically position Tracy for emerging opportunities

Goal 1

Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents

Objectives

- Focus business recruitment efforts on new Target Industries
- Maintain health and growth of existing target clusters and other existing firms that support the overall upgrade of employment opportunities
- Position Tracy as a preferred location for start-up companies

Performance Measures

- Increase total number of jobs citywide by 5%
- Increase number of manufacturing jobs by 3%

Goal 2

Implement Downtown Revitalization in Accordance with the Downtown Specific Plan (DSP) and National Main Street Program

Objectives

- Enhance the drawing power of the retail core
- Make Downtown look and feel like the "Heart of the City"
- Continue to support and collaborate with the Tracy City Center Association (TCCA)

Performance Measures

- Secure successful restaurant for the Westside Market space
- Completion of the downtown plaza
- Approve 4 Grow Tracy Fund loans to downtown merchants
- Decrease vacancy rate by 5%
- Increase Sales/ SF by 5%

Goal 3

Focus Efforts on Projects that will Result in an Increase to the Sales Tax and Transient Occupancy Tax (TOT) Revenues

Objectives

- Retail recruitment
- Increase demand for hospitality, dining & shopping amenities

Performance Measures

- Increase sales tax revenue by 5%
- Increase TOT revenue by 5%



**ECONOMIC DEVELOPMENT STRATEGY
FY 11/13 BUSINESS PLAN**

Purpose: Proactively engage business community to strategically position Tracy for emerging opportunities

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents	1a. Focus business recruitment efforts on new Target Industries to include: <i>Medical Equipment & Supplies, Food Processing, Renewable Resources & Technology, Manufacturing, Backroom Office & Information Technology</i>	1ai. Develop a short-list of companies within target industries for attraction efforts	Amie Mendes	5/1/2012	COMPLETED	COMPLETED: Compiled a list of the top 100 targeted Bay Area companies. Utilizing the list in marketing and outreach efforts.
		1aii. Develop and implement a Marketing and Outreach Program tailored to target industries and a short-list of target companies. Match marketing and site selection data to target industries	Andrew Malik	5/1/2012	COMPLETED	COMPLETED: Currently working with 30+ prospects for retail, industrial and office development. ED marketing material currently being revamped to better represent the City.
		1aiii. Attend 4 industry tradeshows annually focused on outreach and recruitment within target industries	Andrew Malik	6/1/2013	COMPLETED	COMPLETED: City participated in 9 industrial tradeshows since Feb. 2011. All industrial contacts / clients have been added to ED prospecting list.
		1aiv. Continue to work with the San Joaquin Partnership to leverage regional economic development efforts (i.e. tradeshows, CCC meetings, recruitment efforts, etc.)	Amie Mendes	Ongoing	COMPLETED	COMPLETED: Attended 9 tradeshows in conjunction with San Joaquin Partnership (SJP) and Team California. Attend bi-monthly 'Business Team San Joaquin' meetings with SJP, SJ County EDD, SBDC, etc. Continue to work in partnership with SJP on all business recruitment activity.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents (continued from previous page)	1b. Maintain health and growth of existing target clusters and other existing firms that support the overall upgrade of employment opportunities	1bi. Develop a Business Retention and Expansion Program (BRE) and conduct 75 BRE visits (includes Grow Tracy Fund, Enterprise Zone and WorkNet visits)	Scott Claar	6/1/2013		IN PROGRESS: 30+ business retention visits completed for FY11-12 and 15 visits completed to date for FY12-13. Working on developing BRE program/protocol.
		1bii. Conduct 2 (1 annually) Business Forums with the Chamber of Commerce	Amie Mendes	6/1/2013		COMPLETED: Business Forum Event held on April 4, 2012. Event attended by 60+ business people. Marketing workshop being held on November 28, 2012.
		1biii. Continue to work with the Chamber of Commerce and SJ WorkNet to adapt job training and/or hiring programs to local business needs	Amie Mendes	Ongoing		COMPLETED/ONGOING: Employment Training Panel (ETP) workshop held on June 13, 2012 with select businesses to educate them on benefits available through ETP. Staff continues to conduct business retention visits in conjunction with SJ WorkNet to learn about any prevalent issues with hiring or training.
	1c. Position Tracy as a preferred location for start-up companies	1ci. Continue to work with San Joaquin Angel Network (VC) to identify and grow start-up companies	Andrew Malik	Ongoing		COMPLETED/ONGOING: Attended recent SJ Angel Network event. Working with a few applicants on potential space needs in Tracy
		1cii. Explore and analyze options to locate a Technology Shop and/or Business Incubator in the community (potential i-Hub or SJ Angel partners)	Andrew Malik	7/1/2012		IN PROGRESS: Tracy continues to be partner in Livermore i-gate incubator program. Business Accelerator feasibility study underway. Final consultant report due in November 2012.
		1ciii. Conduct 4 Venture Capitalist (VC) visits in the Bay Area as part of marketing outreach and attraction efforts to start-ups	Andrew Malik	6/1/2013		IN PROGRESS: VC visits to be coordinated with information from the business accelerator feasibility study, due Nov. 2012.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
2. Implement Downtown Revitalization in accordance with the Downtown Specific Plan (DSP) and National Main Street Program	2a. Enhance the drawing power of the retail core	2ai. Utilize Tracy's strong family demographics to generate a list of potential retailers	Amie Mendes	4/1/2012	COMPLETED	COMPLETED: A list of potential regional retailers has been drafted. Staff is working with the TCCA consultant on business attraction efforts.
		2a.ii. Market the Grow Tracy Fund as a source of financing for tenants	Amie Mendes	Ongoing	COMPLETED/ONGOING	COMPLETED/ONGOING: Staff continues to market the Grow Tracy Fund through email solicitation and targeted business mailings. In addition 30+ business visits were conducted in FY11-12, and 15 so far this FY in an effort to market the program.
		2a.iii. Secure successful restaurant for Westside Market space	Andrew Malik	7/1/2012	IN PROGRESS	IN PROGRESS: Staff is working with a tenant to occupy a portion of the building. An architectural firm has been chosen for A & E services - a feasibility study is underway to determine the cost for revitalization of the building.
		2a.iv. Coordinate with Tracy City Center Association (TCCA) to market opportunity sites with list of potential retailers generated under task 2ai	Amie Mendes/ TCCA	Ongoing	COMPLETED/ONGOING	COMPLETED/ONGOING: A consultant was recently hired by TCCA for business attraction efforts. Staff is working closely with the consultant to determine a marketing & outreach plan for the downtown.
	2b. Make Downtown look and feel like the "Heart of the City"	2bi. Adopt the DSP	Scott Claar	8/31/2012	IN PROGRESS	IN PROGRESS: Currently completing the Planning Commission Study Sessions on the DSP. Changes to the DRAFT DSP may be necessary based on input from the PC Study Sessions. Anticipated adoption spring 2013.
		2b.ii. Construct the Downtown plaza	Binh Nguyen	3/1/2012	COMPLETED	COMPLETED: Plaza construction complete.
		2b.iii. Assist TCCA to install landmark sign	Ana Reynoso	6/1/2012	STOPPED	STOPPED: Funding denied by CDBG - no other source of funding identified.
		2b.iv. Secure CDBG funding from FY 12-13 allocation to fund installation of kiosks	Khoder Baydoun	1/1/2012	COMPLETED	COMPLETED: A downtown kiosk has been funded through the Downtown Plaza CIP. Installation of the kiosk is anticipated in Fall 2012.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
2. Implement Downtown Revitalization in accordance with the Downtown Specific Plan (DSP) and National Main Street Program (continued)	2c. Continue to support and collaborate with the Tracy City Center Association	2ci. Increase number of and diversify scope of special events (seasonal)	Kim Scarlata	6/1/2013	Completed	COMPLETED: Numerous events have been held in the Downtown throughout the summer and more are planned for the fall (Girls Night Out Events, Car Show Event, Downtown Block Party Series, etc.).
		2cii. Establish an educational series that provides resources to the businesses and property owners	Amie Mendes/TCCA	7/1/2012	In Progress	IN PROGRESS: Two focus groups have been held with the downtown property owners. In addition, a marketing-focused workshop is being held on November 28th for businesses - with particular focus on downtown merchants.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Focus efforts on projects that will result in an increase to the sales tax and the transient occupancy tax (TOT) revenues	3a. Retail Recruitment	3ai. Retain consulting firm to establish and implement a recruitment strategy focused on specific unique retailers	Amie Mendes	12/1/2011	Stopped	STOPPED: Staff has deferred hiring consultant since the ESRI demographic data (which the City subscribes to) has provided retail brokers with information needed for recruitment. In addition, a funding shortfall has kept the project from moving forward.
		3a.ii. Utilize ESRI Business Analyst software to match targeted retailers site criteria to sites that meet those criteria	Barbara Harb	Ongoing	On schedule and within Budget	COMPLETED/ONGOING: Continuing to utilize ESRI Business Analyst Online in marketing & outreach efforts - particularly with brokers representing vacant retail properties.
		3a.iii. Attend International Council of Shopping Centers (ICSC) events to network with retail real estate contacts (minimum of 4 events)	Andrew Malik	6/1/2013	Behind schedule or exceeding Budget	IN PROGRESS: Attended ICSC Monterey in March 2012 with a tradeshow booth resulting in several retail leads.
	3b. Increase demand for hospitality, dining & shopping amenities	3bi. Increase the number of proposals submitted to win bids for large scale sports tournaments (minimum of 4 bids)	Rod Buchanan	6/1/2013	Behind schedule or exceeding Budget	IN PROGRESS: Proposals have been submitted for one youth softball tournament, and another is planned. There has also been increased private tournaments utilizing Tracy sports fields as a result of staff outreach.
		3b.ii. Negotiate with private developers to develop recreational uses on Holly Sugar site	Bill Dean	6/1/2013	Behind schedule or exceeding Budget	IN PROGRESS: Recently extended ENRA with private developer for Holly Sugar property recreational uses.
		3b.iii. Collaborate with Grand Theatre to capitalize on partnerships between dining and lodging establishments	Jolene Jauregui	Ongoing	On schedule and within Budget	COMPLETED/ONGOING: Ongoing collaboration with the Grand Theatre and Special Events to partner with downtown businesses for dining and shopping (i.e. Girl's Night, Downtown Block Parties & Taste of Tracy).

- On schedule and within Budget
- Behind schedule or exceeding Budget
- Stopped - No Progress



ORGANIZATIONAL EFFICIENCY STRATEGY

Purpose: Strengthen and stabilize our organizational foundation in the key areas of City Council's fiscal policies, , customer value, processes and systems, and workforce viability

Goal 1

Advance City Council's **FISCAL POLICIES**

Objectives

- To change the City's organizational and fiscal structure
- To take advantage of funding and revenue generation opportunities

Performance Measures

- Establish and maintain a General Fund reserve of at least 20%
- Obtain balanced budget with FY 14/15 without dependence on Measure E

Goal 2

Strengthen **CUSTOMER VALUE** through ensuring quality and excellent customer service

Objectives

- Deliver services that are welcomed by the community
- Inform community of available City services
- Promote excellent customer relations

Performance Measures

- Receive ratings equivalent to "good" or "excellent" on existing and future customer satisfaction surveys

Goal 3

Integrate current and new **PROCESSES AND SYSTEMS** into business operations of the City

Objectives

- Ensure interoperability and optimal usage of applicable data management systems to maximize productivity
- Expand GIS throughout the City
- Replace website to improve customer satisfaction
- Implement a system that will continually compile available customer electronic information in a centralized location

Performance Measures

- Meet implementation deadlines for GIS, City website and Citywide electronic customer information

Goal 4

Ensure long-term **VIABILITY** and enhancement of the City's workforce

Objectives

- Implement Workforce Readiness Initiative
- Train employees for new roles/responsibilities
- Implement Citywide standards and technologies to enhance workforce productivity

Performance Measures

- Complete implementation of Workforce Readiness Initiative



ORGANIZATIONAL EFFICIENCY FY 11/13 Business Plan

Updated 10/29/12

Purpose: Strengthen and stabilize our organizational foundation in the key areas of City Council's fiscal policies, customer value, processes & systems, and workforce viability.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Advance City Council's fiscal policies	1a. To change the City's organizational and fiscal structure	1a 1. Implement Early exit Option(s)	Midori	11/1/12		Completed: October 4, 2011 Council approved 3 window periods for Early Exit Incentives
		1a 2. Complete Labor negotiations	Maria H.	10/1/11		Completed: All Labor group MOUs, Resolutions and Individual Contracts updated/implemented.
		1a 3. Implement organizational structure changes	Leon	6/1/13		Completed: Most planned organizational and structural changes have been implemented and will be completed when Early Exit Incentives and Dept. Consolidations occur in Jan 2013.
		1a 4. Strategically determine and implement contracted services opportunities	Rod Buchanan	1/1/13		Completed: Three recreation programs were contracted due to organizational restructuring: Aquatics, Youth Hoops and Jr. Giants
	1b. Take advantage of funding and revenue generation opportunities	1b 1. Implement and provide annual update to city-wide Master Fee Schedule	Linda Moniz	7/1/12		Completed: Presented to Council at 06-12 Council meeting as part of the budget process.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Advance City Council's fiscal policies (cont.)		1b 2. Complete a market study of applicable fees	Andrew	1/1/12		Completed: A market study for Fire and Building related permit fees has been completed. Potential updates to fees are currently being reviewed. Fee updates will be presented to Council by 5/12.
		1b 3. Identify and actively apply for appropriate federal/state and other grant opportunities	Khoder	6/1/13		Completed: Grants secured: (1) bus stop and shelter, (2) Corral Hollow Road widening, (3) \$100K grant received to purchase 5 alternative fuel vehicles.
2. Strengthen customer value through ensuring quality and excellent customer service	2a. Deliver services that resonate with the community	2a 1. Determine and monitor benchmarks for most frequently used City services	Maria Hurtado	2/1/12		Due to progression of the 8-Point Plan, these tasks were not pursued.
		2a 2. Identify community-wide City services, conduct gap analysis and utilization assessment	Zane	6/1/12		Due to progression of the 8-Point Plan, these tasks were not pursued.
		2a 3. Implement identified cost effective services	Maria Hurtado	10/1/12		Due to progression of the 8-Point Plan, these tasks were not pursued.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
2. Strengthen customer value through ensuring quality and excellent customer service (cont.)	2b. Inform community of available City services	2b 1. Evaluate and recommend automation and streamline opportunities	Maria Hurtado	3/1/13	Completed	Completed: Kiosk at West High Pool, IVR for payment processing, Granicus to stream Council meetings, app for government outreach. Some automation of Website completed (online employment application submissions). Wi-Fi in City facilities and Facility Rental software is being evaluated.
		2b 2. Develop resources for employees regarding available City services	Monica Gutierrez	8/12/12	Completed	Completed: Developed quick reference booklet for intra-departmental use.
		2b 3. Publicize available City services and access methods	Monica Gutierrez	6/1/13	In Progress	In progress: Part of ongoing operations. Inform and educate community stake holders of available services
	2c. Promote excellent customer relations	2c 1. Establish customer service standards	Arlene Roberts	12/1/12	Completed	Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct Customer Service Training. By 2nd year, a standard for customer service will be achieved.
		2c 2. Identify and evaluate appropriate training	Arlene Roberts	1/1/13	Completed	Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct 12 Workshops deemed vital to developing employees in the City of Tracy. Academy commences January 2013.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Integrate current and new processes and systems into business operations of the City		2c 3. Implement identified training	Arlene Roberts	1/1/13		Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct 12 Workshops deemed vital to developing employees in the City of Tracy. Academy commences January 2013.
	3a. Ensure interoperability and optimal usage of applicable data management systems to maximize productivity	3a 1. Identify all existing City programs, systems and databases and their use levels	Matt Engen	10/11/11		Completed: 51 MSSQL Databases spread over 7 SQL Servers. 17 MS Access databases
		3a 2. Perform utilization and performance metrics to ensure optimal usage	Matt Engen	12/11/11		Completed: No I/O or CPU performance related issues.
		3a 3. Identify potential opportunities to consolidate/standardize	Matt Engen	3/12/12		Completed: Standardization has been clearly defined. Further consolidation not recommended as it may impact performance.
		3a 4. Research potential opportunities with appropriate software vendors	Matt Engen	7/12/12		Completed: Of the systems where it may be possible to consolidate, vendors recommend against it.
		3a 5. Make recommendations to stakeholders	Matt Engen	9/12/12		No changes recommended at this time. However, this is an ongoing process.




Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Integrate current and new processes and systems into business operations of the City (cont.)		3a 6. Identify funding sources for changes and return on investment (if required)	Matt Engen	10/12/12		Will be part of ongoing operations
		3a 7. Implement identified recommendations	Matt Engen	5/13/13		Will be part of ongoing operations
	3b. Expand GIS usage throughout the City	3b 1. Further training of internal users	Andy Kellogg	1/12/12		Completed: Modules 1 & 2 completed. Internal GIS portal and external GIS website
		3b 2. Expand external stakeholder outreach to educate benefits and use of GIS	Andy Kellogg / Matt Engen	7/1/12		Over 30 group training and over 70 individual training sessions have been completed.
		3b 3. Develop procedures for ongoing maintenance of GIS data	Matt Engen	7/1/13		In progress, but will not be completed before close of Organizational Efficiency Strategy Plan. Still working with individual stakeholders on maintenance responsibilities. Identified approx. who is responsible for 70% of the data
	3c. Replace website to improve customer satisfaction	3c 1. Finalize initial web site content	Amie Mendez	6/1/11		Completed
		3c 2. Soft launch newly designed City website and obtain employee feedback	Amie Mendez	7/1/11		Completed

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Integrate current and new processes and systems into business operations of the City (cont.)		3c 3. Launch new website for public viewing	Amie Mendez	9/1/11		Completed
	3d. Implement system that will compile all electronic customer info in a centralized location	3d 1. Identify all current City sources of electronic information	Matt Engen	9/11/11		Completed: Consolidated over 22,000 email addresses from 13 different internal sources into a single master database
		3d 2. Identify mailing list needs	Matt Engen	12/11/11		Completed: Worked with representatives from each department on needs
		3d 3. Implement the use of various mailing lists	Matt Engen	4/12/12		Completed: Standardized on YMLP and built over 49 unique mailing lists
		3d 4. Develop system to continually maintain integrity of lists	Matt Engen	5/12/12		Completed: For internal systems like eCare, this is a manual process to be done annually. For other lists, these are updated as people subscribe and unsubscribe.
4. Ensure long-term viability and enhancement of the City's workforce	4a. Implement Workforce Readiness Initiative	4a 1. Develop branding concept and key message for the Workforce Readiness Initiative	Monica Gutierrez	8/11/11		Completed

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Ensure long-term viability and enhancement of the City's workforce (cont.)		4a 2. Outreach and disseminate key messages to organization	Barb Harb	12/11/11		Completed: November-December 2011 - Presentations to departments
		4a 3. Develop and implement a repository of team information on intranet including maintenance procedures	Matt Engen	12/11/11		Completed: Site development completed, updates are ongoing
		4a 4. Research and carry out collaboration opportunities with other local	Luis Mejia	12/12/12		Completed: Second round of City employees attending academies in Alameda County and City of Livermore (on going)
		4a 5. Conduct periodic employment climate surveys to measure employee satisfaction	Scott Claar	6/13/13		Completed: Next survey scheduled for 2014
	4b. Train employees for new roles/responsibilities	4b 1. Conduct training needs analysis to determine key skill based training areas	Arlene Roberts	6/1/13		Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct 12 Workshops deemed vital to developing employees in the City of Tracy. Academy commences January 2013.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Ensure long-term viability and enhancement of the City's workforce (cont.)		4b 2. Coordinate with City's Leadership Development Team to identify skill based gaps	Arlene Roberts	6/12/13	Completed	Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct 12 Workshops deemed vital to developing employees in the City of Tracy. Academy commences January 2013.
		4b 3. Develop and Implement training	Arlene Roberts	6/1/13	Completed	Completed: As part of WRI Training Academy Initiative, employees have been identified to conduct 12 Workshops deemed vital to developing employees in the City of Tracy. Academy commences January 2013.
	4c. Implement Citywide standards and technologies to enhance workforce productivity	4c 1. Establish City-wide protocol for scanning and cataloging	Carole Fleischmann	6/13/13	Not started	Not started: Established appointed City Clerk position. Task on hold until selection of new City Clerk.
		4c 2. Coordinate implementation of consistent technologies/standards throughout the City	Matt Engen	6/1/13	In progress	In progress, but will not be completed before close of Organizational Efficiency Strategy Plan. Part of going operations projects included Microsoft Office 2010, rolling out Windows 7 and Adobe Acrobat, new laptop and desktop standards
		4c 3. Enhance the City's intra-net system to provide city-wide information dissemination	Matt Engen	12/1/12	In progress	In progress, but will not be completed before close of Organizational Efficiency Strategy Plan. Looking at merging TracyWINS with the Intranet so employees have a single place to go for all internal information

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Ensure long-term viability and enhancement of the City's workforce (cont.)		4c 4. Expand ICMA-CPM (performance measurements) effort to include all City services	Maria Hurtado	6/1/13		Completed: Performance measurements have been finalized for ongoing tracking. Not all City services are deemed to be cost-effective to capture and track.
		4c 5. Capture and catalog critical institutional knowledge	Maria Hurtado	11/1/12		Completed: Transitional Plans have been completed including transfer of critical information

-  On schedule and within Budget
-  Behind schedule or exceeding Budget
-  Stopped - No Progress



LIVABILITY STRATEGY

Purpose: Improve the quality of life in Tracy by providing an environment that is rich in arts, beauty, and entertainment and promotes active and healthy lifestyles

Goal 1

A more beautiful City

Objectives

- Create recognizable city entrances
- Beautify the I-205 and I-580 Corridor
- Enhance Eleventh Street
- Maximize civic art opportunities

Performance Measures

- Begin construction of east Eleventh St. bridge in 2013
- Improved property maintenance along freeway and Eleventh Street corridors
- Five civic art education sessions conducted by City staff

Goal 2

A City with enticing arts, entertainment, and recreation

Objectives

- Consider creation of a Downtown Arts District
- Provide more integrated & dynamic gathering places downtown
- Increase the number of entertaining, cultural, educational, and recreational activities
- Amenitize the California Aqueduct Bikeway

Performance Measures

- Twenty events Downtown each year
- Concept plans for a trailhead at the California Aqueduct
- Complete construction of Downtown Plaza by spring of 2012

Goal 3

A City balanced with sustainability

Objectives

- Implement the Sustainability Action Plan
- Increase environmental awareness in the community

Performance Measures

- Twenty measures of the Sustainability Action Plan implemented by July 2013
- Two "green" presentations to the community a year
- One community care day in 2012
- "Green" office policies at City Hall in effect beginning 2012



Livability Strategic Priority FY 11/13 Business Plan

Purpose: Improve the quality of life in Tracy by providing an environment that is rich in arts, beauty, and entertainment and promotes active and healthy lifestyles.

■ On schedule and within Budget
■ Behind schedule or exceeding Budget
■ Stopped - No Progress

Updated November 2012

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. A more beautiful city	1a.1 Create recognizable city entrances	1a.1 Custom design the east Eleventh Street bridge	Binh Nguyen	6/30/12	■	In progress. Bridge is 85% designed. Complete design anticipated in March 2013.
		1a.2 Begin construction of the east Eleventh Street bridge		3/31/13	■	Not yet begun pending final design of bridge. Construction of the bridge is anticipated to begin in Fall 2013 and will take approximately 1.5 years to complete.
		1a.3 Work with private property owners to maintain their sites at City entrances and along I-205	Pat Zona	6/30/12	■	Delayed. Due to reduced staffing levels and resources, alternative resources and solutions need to be explored to accomplish this task.
	1b. Beautify the I-205 and I-580 Corridor	1b.1 Facilitate annexation and development of the Larch/Clover areas along Corral Hollow Road and Tracy Boulevard and explore access between the Holly Sugar Sports Park and the West Valley Mall	Alan Bell	6/30/13	■	In progress, but will not be completed before June 2013. An application to annex several properties adjacent to Tracy Blvd has been submitted, and discussions with property owners in Larch/Clover area adjacent to Tracy Blvd are on-going. Annexation is heavily dependent on the property owners' interest and ability to fund the annexation and satisfy environmental documentation requirements.
		1b.2 Work with Caltrans to control weeds along the I-205 and I-580 corridors more frequently	Zabih Zaca	7/30/11	■	On-going. Staff requested Caltrans to perform more frequent weed mitigation and over the last year, Caltrans has increased maintenance at on/off ramps. Our Caltrans contact is currently seeking funding approval for equipment needed to address larger areas.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
		1b.3 In coordination with CalTrans and CHP, develop and implement a regular schedule and process for aggressively abating graffiti and redirecting homeless presence along the I-205 Freeway.	Miguel Contreras	12/31/11		Completed. VIPs now perform daily patrol and log activity along freeways. PD will report activity on a frequent basis to Caltrans for abatement.
	1c. Enhance Eleventh Street	1c.1 Look at opportunities for landscaping and hardscaping improvements	Khoder Baydoun	9/31/12		Completed. A CIP for landscaping & hardscaping, decorative street lights, & colored crosswalks has been prepared. There is currently no funding for this project. The CIP will be resubmitted next year.
		1c.2 Conduct at least two forums to educate private property owners along Eleventh Street on benefits of property beautification	Pat Zona	6/30/12		Delayed. Due to reduced staffing levels and resources, alternative resources and solutions need to be explored to accomplish this task.
		1c.3 Explore opportunities for expanded façade improvements	Amie Mendes	8/31/12		Stopped. With the dissolution of the Redevelopment Agency, there is no funding available for façade improvements.
	1d. Maximize civic art opportunities	1d.1 Conduct five outreach and education sessions with City departments	William Wilson	6/30/13		In progress, but will not be completed before June 2013. Outreach began and was put on hold to update the Civic Art Plan (adopted in 2003). If an updated Plan is adopted by Council, the new Plan will be presented to City staff.
		1d.2 Coordinate civic art program in project design and review		3/31/12		In progress, but will not be completed before June 2013. Staff developing a Civic Art Program and funding model for City Council consideration.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
2. A city with enticing arts, entertainment, and recreation	2a. Provide more integrated and dynamic gathering places Downtown	2a.1 Build a Downtown Plaza	Binh	4/1/12	Completed	Completed.
		2a.2 Purchase landscape planter boxes for the Downtown flex parking areas	Scott Claar	5/1/12	Completed	Completed. Dining furniture and fencing was purchased for sidewalk dining. There was no interest from storefront businesses to occupy parking with dining, so planter boxes are no longer needed.
		2a.3 Develop a transition plan for relocating 2012 City special events from Civic Center Plaza	Kim Scarlata	6/30/12	Completed	Completed. 18 City events and Saturday Farmers Markets were held Downtown.
	2b. Create a Downtown Arts District	2b.1 Review Downtown Specific Plan and make recommendations for the integration of an Arts District	William Wilson	12/1/11	Completed	Completed.
		2b.2 Identify boundaries and amenities of the Arts District		12/1/11	Completed	Completed.
		2b.3 Create district business incentives		7/1/12	In progress	In progress, but will not be completed before close of Livability Strategy Plan.
	2c. Increase the number of entertaining, cultural, educational, and recreational activities	2c.1 Utilize an event coordinator, book talent, and buy equipment for the 2011-2012 Downtown Event Series	Kim Scarlata	7/30/11	Completed	Completed. Over 20 events from July-June FY-11/12.
		2c.2 Promote and present the 2011-2012 Downtown Event Series		7/30/11	Completed	Completed.
		2c.3 Plan the 2012 Downtown Event Series		2/1/12	Completed	Completed.
	2d. Amenitize the California Aqueduct Bikeway	2d.1 Work with the State Dept. of Water Resources and the County of San Joaquin to facilitate design opportunities and to identify potential grant funding.	Ed Lovell	6/30/12	In progress	In progress, but will not be completed before close of Livability Strategy. Implementation is dependent upon development of future Specific Plan areas.
		2d.2 Explore opportunities for creating trailheads to allow access to the Bikeway.		12/31/11	Completed	Completed. Discussions are happening with developers during the Specific Plan process.
		2d.3 Explore opportunities to create connections to the existing bikeways in the City of Tracy.		12/1/12	Completed	In progress, but will not be completed before close of Livability Strategy. Implementation is dependent upon development of future Specific Plan areas.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. A city balanced with sustainability	3a. Implement the Sustainability Action Plan	3a.1 Select 20 measures from the Sustainability Action Plan for implementation	Kimberly Matlock	8/1/11	Completed	Completed. A list of 20+ measures has been put together for Task 3a.2. List in R:\Strategic Priority Teams\Livability\Results.
		3a.2 Coordinate with appropriate City staff and formalize a Work Plan for implementation of the selected measures		12/31/11	Completed	Completed. A Work Plan is developed. A copy is located in R:\Strategic Priority Teams\Livability\Results.
		3a.3 Implement the selected measures		6/1/13	In progress	In progress, but not all 20 measures will be implemented/completed before June 2013.
		3a.4 Summarize implementation progress in a publicly available report		6/30/13	Not yet begun	Not yet begun, but will be completed by the due date.
	3b. Increase environmental awareness in the community	3b.1 Plan and conduct annual Earth Day events	Jennifer Cariglio	4/22/12	Completed	Completed. In collaboration with PG&E, a booth was set up at City Hall with info and giveaways on Earth Day week.
		3b.2 Conduct at least two annual "green" presentations to community groups		10/10/11 & 3/20/12	Completed	Completed but did not meet deadline. First was Tracy Green Step Summit held on 12/1/11. Second was Business Forum April 4, 2012.
		3b.3 Organize and hold a volunteer community care day		03/10/12	Completed	Completed. I Love Tracy event organized by community groups scheduled for April 28, 2012. (The City did not organize any events due to lack of resources.)
		3b.4 Develop and adopt "green" office policies for City Hall		1/6/12	In progress	In progress, but will not be completed before June 2013. City staff is looking at other cities' policies as an example and will craft a customized policy for local adoption.
		3b.5 Conduct a community-wide "green" challenge		6/30/12	In progress	In progress. The CoolCalifornia Challenge runs from April 2012 - March 2013.

RESOLUTION _____

HEAR AND ACCEPT THE FINAL REPORT ON THE CITY OF TRACY'S FOUR STRATEGIC PLANS WHICH INCLUDE PUBLIC SAFETY, ECONOMIC DEVELOPMENT, ORGANIZATIONAL EFFICIENCY, AND LIVABILITY

WHEREAS, The Tracy City Council held a Council retreat on February 28, 2011 to discuss Council priorities for the next two years, and

WHEREAS, Three priority areas emerged during the retreat, which included Public Safety, Economic Development and Organizational Efficiency, with a fiscal health emphasis, and

WHEREAS, Staff recommended and Council accepted a 4th priority area: Livability, and

WHEREAS, The Public Safety Strategic Plan includes four goals, sixteen objectives, and fifteen performance measures, and

WHEREAS, The Economic Development Strategic Plan includes three goals, eight objectives, and nine performance measures, and

WHEREAS, The Organizational Efficiency Strategic Plan includes four goals, twelve objectives, and five performance measures, and

WHEREAS, The Livability Strategic Plan includes three goals, ten objectives and ten performance measures;

NOW, THEREFORE, BE IT RESOLVED, That the City Council accepts the final report on the four strategic plans for FY 2011-2013 set forth in the staff report accompanying this item.

The foregoing Resolution _____ was adopted by the Tracy City Council on the 4th day of December, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4

REQUEST

**ADOPT A RESOLUTION APPROVING A PROPERTY TAX SHARING AGREEMENT
BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY**

EXECUTIVE SUMMARY

The current property tax sharing agreement between the County of San Joaquin and the City of Tracy has expired. A new agreement has been proposed. This action will approve this new agreement.

DISCUSSION

Before land can be annexed to a city, there must be a tax sharing agreement in place between the City and the County. Such agreement concerns the sharing of approximately 35 cents of every property tax dollar. This 35 cents is known as the "local portion" of property tax as the remaining 65 cents goes to schools and the State of California. Historically, all of the cities in San Joaquin County have had the same agreement with the County. The following is a history of the previous tax sharing agreements.

Prior to 1995

County 65% (of the 35 cents) and City 35%

1996 to 6/15/2003

County 90% City 10% if any relevant Fire District also detaches

County 100% City 0% if any relevant Fire District does not detach (This applies to Tracy since Tracy Rural Fire did not detach) The Gateway annexation fell under the 100% / 0%

10/1/03 – 9/30/10

County 80% City 20% for detached Fire Districts

County 85% City 15% for Fire Districts that do not detach. In this agreement the County increased the percentage going to a City from the previous agreement (1995 to 2003) if the City would adopt a County facilities fee. All cities in San Joaquin County have adopted and collect a development impact fee for County facilities and remit these fees to the County.

Proposed Tax Sharing Agreement

The County's proposed tax sharing agreement was a continuation of the most recent tax sharing agreement:

- County 80% City 20% for detached Fire Districts
- County 85% City 15% for Fire Districts that do not detach

This formula would be for all new annexations. Previous formulas would remain in place as described above with the exception of the 2003 Gateway annexation which will now conform to the new tax sharing split proposed. For example, staff requested that the Gateway development area not be subject to the current (95%/5%) tax sharing formula, but instead be consistent with the current 85% County, 15% City since the Fire District was not detached. The County agreed with this request based on Gateway's land use designation and that provision is included in the new tax sharing agreement attached.

It should be noted that other cities in San Joaquin County are also negotiating for new tax sharing agreements with the County. The City of Tracy will likely be the first city to adopt a new tax sharing agreement with the County. There are a number of proposed annexations being contemplated for the City of Tracy, which is why there has been a push to complete this tax sharing agreement as quickly as possible.

In order to have consistent tax sharing agreements throughout the County, staff has requested that a clause be inserted within this agreement stating that should uniform terms be established for the other cities in the County, that this agreement would be amended to conform to those standards. San Joaquin County has agreed with this request and has included language in this agreement addressing this point.

STRATEGIC PLAN

This agenda item relates to Council's Economic Development Strategic Priority. Specifically, to process and entitle future development areas to capitalize on opportunities to attract job generating uses.

FISCAL IMPACT

If an annexation of land to the City of Tracy were to be approved during the term of this agreement, the property tax split (of the 35 cent local portion) would be County 85% and City 15%. This means the City would receive just 5.25 cents of every property tax dollar paid by land owners in the annexed area (15% x 35 cents). There would be additional property tax dollars collected as part of the Gateway project with the proposed new tax formula.

RECOMMENDATION

It is recommended that the City Council by resolution approve the 2012 Property Tax Sharing Agreement between the County of San Joaquin and the City of Tracy,

Prepared by: Andrew Malik, Development Services Director
Zane Johnston, Finance Director

Approved by: Leon Churchill Jr., City Manager

Attachment A - 2012 Property Tax Sharing Agreement

County of San Joaquin & City of Tracy
Agreement for Property Tax Allocation upon Annexation
A-12-_____

AGREEMENT entered into this ____ day of _____, 2012 by and between the City of Tracy, hereinafter referred to as "CITY" and the County of San Joaquin, hereinafter referred to as "COUNTY";

PREAMBLE:

CITY and COUNTY acknowledge that both CITY and COUNTY have increasing service responsibilities with restrained revenue resources. There is no consensus between CITY and COUNTY regarding the analysis of local government funding issues arising from annexations. CITY and COUNTY each have their own distinctive and differing perspectives on costs and revenues generated by annexed areas. However, there is a statutory requirement for a Property Tax Allocation Agreement for the Local Agency Formation Commission to annex land.

WITNESSETH:

WHEREAS, Article 13A, Section 1 of the Constitution of the State of California limits ad valorem taxes on real property to one percent (1%) of full cash value; and

WHEREAS, Chapter 6 of Part 0.5 of Division 1 of the Revenue and Taxation Code (Sections 95 et. seq.) provides for the allocation of property tax revenues; and

WHEREAS, CITY and COUNTY must have an agreement for the allocation of property tax revenues upon annexation.

NOW, THEREFORE, in consideration of the premises and the following terms and conditions, the parties hereto agree as follows:

1. DEFINITIONS. The words and phrases in this Agreement shall have meanings as set forth below:
 - A. "Annexation Property Tax Base" shall mean the Base Year sum of the ad valorem tax allocated to Detaching Special Districts, as defined herein, and to COUNTY within the area being annexed.
 - B. "Detaching Special Districts" shall mean those political subdivisions organized pursuant to the laws of the State of California whose functions within the area being annexed are terminated and/or assumed by CITY.
 - C. "Detachment" shall mean the removal from a special district of any portion of the territory of that special district.

- D. "Base Year" shall mean the assessed valuation applicable to the property and improvements within the area being annexed at the time the application for annexation is submitted to the Local Agency Formation Commission (LAFCo).
 - E. "Incremental Growth" shall mean the total increase or decrease in the property tax base over the base year within the annexed area.
2. PROPERTY TAX ALLOCATION.
- Upon each annexation, property tax allocation shall be determined pursuant to one of the following provisions:
- A. For annexations that involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, involves Detachment from a fire district, share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 20% CITY and 80% COUNTY for all portions of the annexation that involve Detachment from a fire district.
 - B. For annexations that do not involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, does not involve Detachment from a fire district, share in the Annexation Property Tax Base and Incremental Growth thereof, for all portions of the annexation that do not involve Detachment from a fire district, as follows:
 - i. Consolidated fire districts established prior to June 15, 1996, pursuant to the ratio of 20% CITY and 80% COUNTY.
 - ii. Consolidated fire districts established between June 15, 1996 and June 15, 2003, pursuant to the ratio of 15% CITY and 85% COUNTY.
 - iii. Consolidated fire districts established subsequent to June 15, 2003, pursuant to the ratio of 10% CITY and 90% COUNTY.
 - C. For annexations by the cities of Escalon and Ripon only, notwithstanding Subsections 2A and 2B, CITY and COUNTY shall, upon each annexation, share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 36.6% CITY and 63.4% COUNTY, until such time as the current population of CITY, based on the most recent estimates published by the California State Department of Finance, exceeds 18,000.
 - D. For the City of Tracy 2003 Gateway annexation only, CITY and COUNTY, from the date of this agreement forward, shall share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 15% CITY and 85% COUNTY.
3. APPLICATION OF AGREEMENT.
- A. Term. The provisions of this Agreement shall apply to all pending and future annexations from the effective date of this Agreement through July 31, 2019, unless otherwise terminated under Section 10.

- B. Effective date. The effective date of property tax allocation for each annexation shall be determined in accordance with Government Code Section 54902 and any succeeding statutory provisions. Currently, statements of boundary change must be filed with the State Board of Equalization on or before December 1 of the year immediately preceding the year in which property taxes are to be shared.
 - C. Future property taxes. The provisions of this Agreement would also apply to any property exempt from ad valorem taxes which subsequently became taxable within the area to be annexed.
 - D. Terms of subsequent agreements. Except as noted in Section 2, property tax share allocated to CITY from future annexation areas will be no lower than any other city in San Joaquin County with the same criteria.
4. JOINT REVIEW.
CITY and COUNTY may jointly review COUNTY property tax records from time to time or as requested by CITY to verify accurate distribution under the Agreement.
5. EXCLUSIONS.
- A. The Agreement shall not apply to proposed annexation areas where the COUNTY is currently receiving transient occupancy tax (TOT) revenues. Annexation agreements for areas where the COUNTY is currently receiving TOT revenues will be individually negotiated between the COUNTY and CITY to address the potential TOT loss to the COUNTY.
 - B. The Agreement shall not apply to proposed annexation areas where gross taxable sales, subject to sales and use taxes, exceed \$1 million in the most recent year that taxable sales data is available from the State Board of Equalization or any other State successor organization that may provide taxable sales information. Annexation agreements for areas containing over \$1 million in taxable sales will be individually negotiated between the COUNTY and CITY to address the potential sales and use tax loss to the COUNTY.
 - C. The Agreement shall not apply to annexations that, in whole or in part, include more than fifty (50) acres of COUNTY owned property. Such annexations will be considered under separately negotiated and mutually beneficial annexation and development agreements.
6. REGIONAL COOPERATION.
In consideration of the unique and mutual funding difficulties of both CITY and COUNTY, CITY and COUNTY will jointly develop and seek to implement changes in their activities which will improve the cost effectiveness of service delivery by both CITY and COUNTY, including but not limited to consolidation of services between governmental agencies and inter-agency contracting for services.
7. COUNTY CAPITAL FACILITIES FUNDING.
CITY recognizes the importance of regional services and facilities provided by the COUNTY for all residents of the entire COUNTY.

CITY shall contribute to COUNTY's funding for regional facilities by adopting or renewing a County facilities fee ordinance and resolution enacting and implementing the County Capital Facilities Fee (CFF) Program. In accordance with the requirements of Government Code Sections 66000 et seq., CITY shall adopt this ordinance and resolution prior to or concurrent with execution of this Agreement.

8. URBAN DEVELOPMENT COOPERATION.

A rational pattern of urban land uses is a common goal of CITY and COUNTY, as expressed in their respective General Plans. The efficient construction of urban infrastructure and the delivery of municipal services require cooperation between COUNTY and CITY within areas designated for urban development, specifically CITY'S Sphere of Influence.

- A. County General Plan Policy. COUNTY affirms the policies expressed in its General Plan that support concentration of additional major urban development within urban centers.
- B. Urban Planning and Development Cooperation. The preparation of land use and infrastructure plans within CITY'S Sphere of Influence, consistent with statutory guidelines, is encouraged. COUNTY shall refer all land use applications requiring discretionary approval within CITY'S Sphere of Influence to CITY for review and comment.
- C. Capital Facilities Funding and Cooperation. CITY and COUNTY will cooperate in the development of infrastructure plans within CITY'S Sphere of Influence. Relative to areas for which CITY and COUNTY have jointly adopted master plans for infrastructure and, upon request by CITY, COUNTY will schedule an Area Development Impact Fee (ADIF) for public hearing. This ADIF will incorporate CITY development impact fees that are specifically required to support jointly planned infrastructure. COUNTY shall cooperate in the construction of capital facilities thus funded.

9. COMMUNITY SERVICE FACILITIES

- A. Siting of Community Facilities. CITY and COUNTY recognize the importance of community services provided by COUNTY and other providers and also the importance of these services being convenient to residents of COUNTY making use of these services. Accordingly, as a part of the land use planning and pre-zoning for proposed municipal annexations, CITY will cooperate with COUNTY to identify community service needs of the local community and, where appropriate, work with COUNTY to locate potential sites for these community services facilities.
- B. CITY may elect to adopt or add to existing development impact fees in lieu of providing community service facility sites. Such fees may be administered within CITY or may be included as a component of the above-mentioned County Capital Facilities Fee.

10. TERMINATION.

This Agreement may be terminated, by any party hereto, upon six (6) months written notice which termination shall terminate the agreement for each and every party.

Said termination shall not affect annexations for which the LAFCo Executive Officer has issued a certificate of filing prior to the end of the six (6) month termination period.

11. GOVERNING LAW AND ATTORNEYS' FEES.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party because of any default under this Agreement or to enforce any provision of this Agreement, or to obtain a declaration of rights hereunder, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court. The standard of review for determining whether a default has occurred under this Agreement shall be the standard generally applicable to contractual obligations in California.

12. NOTICES.

Any notice of communication required hereunder among CITY and COUNTY must be in writing, and may be given either personally, by telefacsimile (with original forwarded by regular U.S. Mail) or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice or communication shall be deemed to have been given and received when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday, or holiday shall be deemed to have been given and received on the next normal business day. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Such notices or communications shall be given to the parties at their addresses set forth below:

To CITY (City Manager):

Leon Churchill, Jr.
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

To COUNTY (County Administrator):

Manuel Lopez
County Administration Building
44 N. San Joaquin St., Ste. 640
Stockton, California 95202-2931
Telefacsimile: (209) 468-2875

With Copies To (City Attorney):

Daniel G. Sodergren
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

With Copies To (County Counsel):

David Wooten
County Administration Building
44 N. San Joaquin St., Ste. 679
Stockton, California 95202-2931
Telefacsimile: (209) 468-0315

Any party hereto may at any time, by giving ten (10) days written notice to the other parties, designate any other address or facsimile number in substitution of the address or facsimile number to which such notice or communication shall be given.

13. SEVERABILITY.

If any provision of this Agreement is held invalid, void, or unenforceable but the

remainder of this Agreement can be enforced without failure of material consideration to any party, then this Agreement shall not be affected and it shall remain in full force and effect, unless amended by mutual consent of the parties. Notwithstanding this severability clause, each subsection of Section 2 Property Tax Allocation and Section 5 Exclusions, is material and substantial and the failure of said subsection is the failure of material consideration, causing the agreement to be void from the date that the subsection is held invalid.

14. FURTHER ASSURANCES.

Each party shall execute and deliver to the other party or parties all such other further instruments and documents and take all such further actions as may reasonably necessary to carry out this Agreement and to provide and secure to the other party or parties the full and complete enjoyment of its rights and privileges hereunder.

15. CONSTRUCTION.

All parties have been represented by counsel in the preparation of this Agreement and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend, or affect the meaning of the provision to which they pertain.

16. OTHER MISCELLANEOUS TERMS.

The singular includes the plural; the masculine gender includes the feminine, "shall" is mandatory; "may" is permissive.

17. TIME.

Time is of the essence of each and every provision hereof.

18. COUNTERPART.

This agreement may be executed in counterpart agreements, binding each executing party as if said parties executed the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RECOMMENDED FOR APPROVAL:

Leon Churchill, Jr.
City Manager

Manuel Lopez
County Administrator

CITY OF TRACY

COUNTY OF SAN JOAQUIN

Brent H. Ives
Mayor

Steve J. Bestolarides
Chairman, Board of Supervisors

Approved as to Form

Approved as to Form

Daniel G. Sodergren
City Attorney

David Wooten
County Counsel

ATTEST: Sandra Edwards
City Clerk

ATTEST: Lois M. Sahyoun
Clerk of the Board of Supervisors

RESOLUTION _____

APPROVING A PROPERTY TAX SHARING AGREEMENT BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY

WHEREAS, The current property tax sharing agreement between the County of San Joaquin and the City of Tracy has expired, and

WHEREAS, Before land can be annexed to a city, there must be a tax sharing agreement in place between the City and the County, and

WHEREAS, Such agreement concerns the sharing of approximately 35 cents of every property tax dollar, and

WHEREAS, The County's proposed tax sharing agreement was a continuation of the most recent tax sharing agreement: County 80% City 20% for detached Fire Districts; County 85% City 15% for Fire Districts that do not detach, and

WHEREAS, Staff requested that all areas of the City of Tracy be subject to the new property tax sharing formula, and

WHEREAS, If an annexation of land to the City of Tracy were to be approved during the term of this agreement, the property tax split (of the 35 cent local portion) would be County 85% and City 15%;

NOW, THEREFORE BE IT RESOLVED, That City Council approves the 2012 Property Tax Sharing Agreement between the County of San Joaquin and the City of Tracy.

The foregoing Resolution 2012-_____ was adopted by the City Council on the 4th day of December, 2012, by the following vote:

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

Mayor

ATTEST:

City Clerk

AGENDA ITEM 5.A

REQUEST

CONSIDER NAMING THE ADMINISTRATIVE SERVICES DEPARTMENT AREA IN THE CITY HALL BUILDING AFTER RETIRING FINANCE & ADMINISTRATIVE SERVICES DIRECTOR ZANE JOHNSTON

EXECUTIVE SUMMARY

Discuss a proposal to determine whether the Administrative Services Department area on the first in the City Hall building should be named after Zane Johnston, retiring Finance & Administrative Services Director.

DISCUSSION

Zane Johnston has served as a City of Tracy employee for 27 years, beginning on February 17, 1986, and retiring on January 31, 2013. During his tenure with the City of Tracy as the Finance & Administrative Services Director, Mr. Johnston has been instrumental in ensuring the City's fiscal stability. He has made significant contributions, including developing strategic financing plans supporting the construction of various landmark projects within the City, and serving on several key community and budget committees.

During his tenure with the City of Tracy, Mr. Johnson has proactively sought out to develop and implement strategic fiscal planning approaches to ensure Tracy's financial sustainability. One of these efforts included working closely with the Mayor and Council to establish a combined \$38.7 million General Fund and Economic Uncertainty Fund Reserve in Fiscal Year 2006/07, prior to the recession. Under his leadership, the City of Tracy, for 24 consecutive years, has received the Government Finance Officers Association of the United States and Canada (GFOA) Distinguished Budget Presentation Award. This award recognizes budgets that meet program criteria as a policy document, an operations guide, a financial plan, and a communication device.

Per Council direction, Mr. Johnston developed and led several strategic financial plans which contributed to the successful completion of many significant City projects. Mr. Johnston has been responsible for issuing over \$500 million in tax exempt bonds the proceeds of which were used to finance the Wastewater Treatment Plant expansion, the City's share of the South San Joaquin Irrigation District Water Treatment and Pipeline project, the Holly sports fields, the Grand Theatre Center for the Arts, and numerous road improvement projects. Additionally, Mr. Johnston served as the project manager on the City Hall construction project.

Mr. Johnston has served on a number of committees, including the Tracy Tomorrow, Tracy Tomorrow and Beyond, Tracy Tomorrow 2000, and Measure E Advisory Committee. He was also instrumental in negotiating critical contracts, including the Materials Recovery Facility (MRF), and a Pre-Paid Services Agreement between the City and Tracy Rural Board. Mr. Johnston also developed the initiative report on the fiscal impact of Measure A.

Lastly, Mr. Johnston served as Interim City Manager between October, 2004 and April, 2005 and as President of the California Society of Municipal Finance Officers (CSMFO) in 2003, representing 1,500 local government finance professionals throughout the State of California.

Mr. Johnston is being recognized for his visionary and responsive leadership in fiscal sustainability, and his commitment to financial stewardship and responsibility.

Over the last 38 years, a few public facilities and/or parks were named after City of Tracy employees in recognition of their dedicated service and contributions to the residents of Tracy. In 1974, the Boyd Service Center located on 325 W. 12th Street on Tracy Boulevard was named after City of Tracy employee Ralph Ellis Boyd, a 27 year Public works Superintendent of Maintenance and Operations. In 1989, the Recreation Center, at the time located at the corner of 12th and Adam streets, was named after former Recreation Director Joseph (Joe) Wilson who served the community for 36 years. In 1996, the Tracy Water Treatment Plant located at 6640 S. Tracy Boulevard southwest of the Tracy Airport, was named after City of Tracy employee John W. Jones for his commitment to public service and volunteerism in the Tracy community. And most recently, in 2005, a 1.5 acre park located on 1540 Sentinel Drive was named after former Recreation Director Jim Raymond for his public service in parks and recreation.

The area proposed to be named the Zane Johnston Wing is the Administrative Services Department located on the first floor of City Hall to the North West from the City Hall main lobby and main entrance. This area is approximately 5,850 square feet across the Development Services Department and commonly referred to as the Finance Department, which is also accessible from the City Hall north entrance (See Attachment A: Site Map of Proposed "Zane Johnston Wing").

The City Council previously adopted a policy for naming public buildings and parks and recreation facilities. The policy for public buildings allows the Council to review and evaluate requests. For parks and recreation facilities, a process exists that allows for consideration and a recommendation by the Parks and Community Services Commission. The request to name the Administrative Services Department the "Zane Johnston Wing" falls under the policy for public buildings, therefore the Council has the discretion of responding to this naming request.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

FISCAL IMPACT

There will be no impact on the General Fund.

RECOMMENDATION

It is recommended that the City Council by resolution name the Administrative Services Department area on the first floor of the City Hall building, as outlined in the attached site map, after retiring Finance and Administrative Services Director Zane Johnston.

Prepared by: Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

ATTACHMENT

Attachment A: Site Map of Proposed "Zane Johnston Wing"

RESOLUTION 2012-___

NAMING THE ADMINISTRATIVE SERVICES DEPARTMENT AREA IN THE FIRST FLOOR
OF THE CITY HALL BUILDING THE ZANE JOHNSTON WING

WHEREAS, Zane Johnston has served as a City of Tracy employee since February 17, 1986 and will retire on January 31, 2013, having worked for the City of Tracy for 27 years, and

WHEREAS, Mr. Johnson was instrumental in and worked closely with current and previous Councils establishing a significant reserve, reflected in the combined \$38.7 million General Fund and Economic Uncertainty Fund in Fiscal Year 2006/07, and

WHEREAS, Under the leadership of Mr. Johnston, the Government Finance Officers Association (GFOA) of the United States and Canada has presented the Distinguished Budget Presentation Award to the City of Tracy for 24 consecutive years for meeting the program criteria as a policy document, an operations guide, a financial plan, and a communication device, and

WHEREAS, Mr. Johnston developed and led several strategic financial plans which contributed to the successful completion of many significant City projects. Mr. Johnston has been responsible for issuing over \$500 million in tax exempt bonds, the proceeds of which were used to finance the Wastewater Treatment Plant expansion, the City's share of the South San Joaquin Irrigation District Water Treatment and Pipeline project, the Holly sports fields the Grand Theatre Center for the Arts, and numerous road improvement projects. Mr. Johnston was also the project manager on the City Hall construction project, and

WHEREAS, As Finance & Administrative Services Director, Mr. Johnston worked on various committees including Tracy Tomorrow, Tracy Tomorrow and Beyond, Tracy Tomorrow 2000, and the Measure E Advisory Committee, and

WHEREAS, Mr. Johnston was instrumental in negotiating critical contracts, including the Materials Recovery Facility (MRF), and the Pre-Paid Services Agreement between the City and the Tracy Rural Board, and

WHEREAS, Mr. Johnston served as Interim City Manager between October, 2004 and April, 2005, and

WHEREAS, Mr. Johnston was elected President of the California Society of Municipal Finance Officers (CSMFO) in 2003, representing 1,500 local government finance professionals throughout the State of California, and

WHEREAS, Mr. Johnston is recognized for his visionary and responsive leadership in fiscal sustainability, and his commitment to financial stewardship and responsibility;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council hereby approves naming the Administrative Services Department area located on the first floor of City Hall to the North West from the City Hall main lobby and main entrance, an area of approximately 5,850 square feet across the Development Services Department and commonly referred to as the Finance Department the "Zane Johnston Wing".

The foregoing Resolution 2012-_____ was passed and adopted by the Tracy City Council on the 4th day of December, 2012, by the following vote:

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

Mayor

ATTEST:

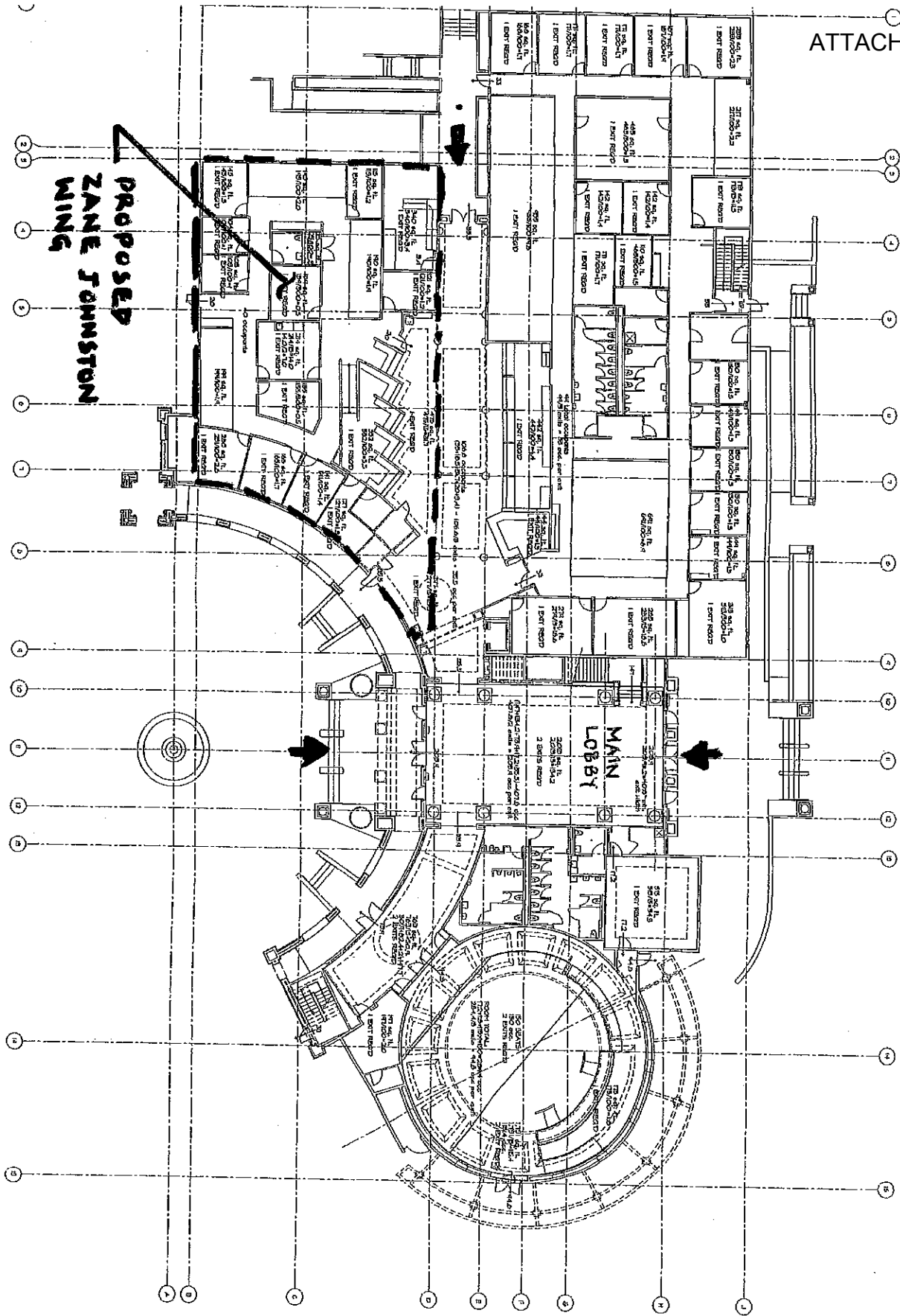
CITY CLERK



**PROPOSED
ZANE JONSTON
WING**

CITY HALL

N.T.S.



APPROVED	DATE

TRACY CIVIC CENTER EXPANSION
 1001 CIVIC CENTER DRIVE, TRACY, CALIFORNIA
 TEL. (209) 831-4000 FAX. (209) 831-4000
 CITY OF TRACY

CIVIC CENTER EXPANSION

ARCHITECT
 J. J. JENSEN
 5010 COLLEGE
 SUITE 100
 NILES, CALIFORNIA
 94561-2988

APPROVAL OF THESE PLANS DOES NOT IMPLY THE PROFESSIONAL SEAL OR THE SIGNATURE OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

AGENDA ITEM 5.B

REQUEST

RECEIVE UPDATE REGARDING HOLIDAY SHOP LOCAL CAMPAIGN

EXECUTIVE SUMMARY

Recently City staff, in partnership with the Tracy Chamber of Commerce, launched a shop local campaign in an effort to increase awareness in the community of the importance of spending tax dollars locally. The Tracy Chamber of Commerce, West Valley Mall, Tracy City Center Association and Tracy Outlet Center have each contributed financially to the campaign and are assisting with marketing of the program.

DISCUSSION

In September of this year, Economic Development staff was contacted by West Valley Mall representatives to find out if the City had planned a 'shop local' campaign for the holiday season. The representatives expressed concern about retail competition from both surrounding cities and online shopping during the holiday season. After some discussion, it was determined that a communitywide 'shop local' campaign could be an effective way to raise awareness in the community regarding the importance of spending tax dollars locally. Although a 'shop local' campaign was not specifically budgeted as part of the FY12-13 budget, staff offered to research the idea and determine if an effective, yet inexpensive campaign could be initiated.

'Shop Local' or 'Buy Local' campaigns normally engage local businesses and citizens with the objective of highlighting the importance of the community, economic and environmental benefits of choosing to spend money locally. Studies show that a well-run campaign can be a powerful tool to help sustain businesses in a local area.

After conducting some quick research, staff identified a 'shop local' campaign that appeared to be a good fit for Tracy. The campaign, labeled *'iShop Tracy'* aims to reward Tracy residents for spending their money at local retailers this holiday season with the ultimate goal of educating residents of the importance of keeping their dollars in the community. *'iShop Tracy'* is essentially a play on words stemming from the popularity of the iPad and iPhone products. The competition is based on residents collecting receipts for local purchases for the chance to win an iPad or an iPad Mini. An iPad will be awarded to the Tracy shopper who spends the most money on local purchases between Black Friday and New Year's Eve. A new iPad Mini will go to the shopper with the most receipts for local purchases. Virtually any receipt can be included, as long as it is for a retail purchase within the City limits of Tracy in the identified time period – receipts for vehicles, jewelry, groceries, restaurants, coffee, tools, toys, all count towards the total.

The idea of the *'iShop Tracy'* campaign was presented to representatives of the Tracy Chamber of Commerce, the West Valley Mall, the Tracy City Center Association and the Tracy Outlets – and ultimately each of the groups agreed to contribute \$1,000 to the

campaign. In addition, the City was able to utilize approximately \$1,500 from the Economic Development FY12-13 budget towards the campaign.

Most of the money collected from our partners has been spent on local advertising in an effort to create excitement about the campaign. The advertising material emphasizes that sales tax from purchases made at Tracy retailers provides funding for our schools, parks, community activities, emergency services, and more. Again, the goal with the advertising is two-fold, to create buzz about the campaign but also to educate residents about the importance of spending their money locally.

An *'iShop Tracy'* logo and tagline were created (Attachment A) which appear in all of the marketing material – *"iShop Tracy! Shop Local, Spend Local, Enjoy Local!* In addition a commercial has been produced which is currently airing on targeted Comcast channels in Tracy households. A banner ad was created to run on the Tracy Press website throughout the campaign and postcards have been delivered to retail establishments throughout the City which are being handed out to customers (Attachment B). A press release was issued (Attachment C) to local news outlets and a webpage has been developed with details of the campaign and a comprehensive Frequently Asked Questions (FAQs) page. The campaign is being advertised on the City and Chamber of Commerce webpages and social media outlets as well as our partners'.

In addition to a financial contribution, the Tracy Chamber of Commerce has agreed to assist with oversight of the campaign. The Chamber will be the main contact throughout the campaign - fielding questions from the public as well as collecting and tabulating receipts. Winners will be announced during the week of January 21st.

At conclusion of the campaign staff will be conducting a survey of the merchants to determine the success of the campaign. A sales tax analysis will be completed, but results are likely to be inconclusive – as an increase in sales tax could be the result of an improving economy or a number of other factors. If merchants and the community find the campaign to be effective, staff will evaluate the coordination a similar program next year.

STRATEGIC PLAN

This agenda item supports the Economic Development strategic plan. This agenda item specifically implements the following goals and objectives:

Goal 3: Focus efforts on projects that will result in an increase to the sales tax and the transient occupancy tax (TOT) revenues

While this agenda item doesn't fit into a particular objective under the plan it furthers the goal of increasing the sales tax base by encouraging residents to spend money locally rather than online or in neighboring cities.

FISCAL IMPACT

While a 'Shop Local' campaign was not specifically budgeted as part of the FY12-13 budget, funding of \$1,500 was available in the Economic Development budget to direct

towards the program. The total campaign cost is \$5,500, with \$4,000 being contributed by local partners.

RECOMMENDATION

No recommendation is requested, this is merely an informational item.

Prepared by: Amie Mendes, Economic Development Analyst
Reviewed by: Andrew Malik, Development Services Director
Approved by: R. Leon Churchill Jr., City Manager

ATTACHMENTS

Attachment A – iShop Tracy Logo
Attachment B – iShop Tracy Banner Ad & Postcards
Attachment C – iShop Tracy Press Release



AEROPOSTALE SEARS BARNES & NOBLE NEW YORK & COMPANY PAYLESS
 TARGET MACY'S JCPENNEY BEST BUY DEVON'S JEWELERS HOT TOPIC
 BATH & BODY WORKS FAYE VICTORIA'S SECRET
 HOMELIFE ZUMIEZ COST PLUS
 KAY JEWELERS ON ACC
 HIP GEN C VANE
 FAMOUS YOU
 THING
 LAIP
 CAR
 PHA
 RAD
 SUNG
 LEVI'S
 FINISH LI
 CLAIR'S VI
 UGGAGE LAND NAILS VA
 STAY FITTED SHIEKH
 CAROUSEL CHILDREN'S CONSIGNMENT PLUS MY BEST FRIENDS CLO
 CLAINES' BOUTIQUE BELLISSIMA FLOWER PAVILLION BETECALS CALDRON'S JE
 AAA ANTIQUES & FINE JEWELRY BRENDA'S FASHION MELISSA'S FLOWER SHOP



SHOP LOCAL SPEND LOCAL ENJOY LOCAL & WIN!

FROM BLACK FRIDAY UNTIL NEW YEARS EVE,
 THE SHOPPER WHO SPENDS
THE MOST MONEY ON LOCAL PURCHASES
 CAN WIN A NEW iPad!

THE SHOPPER WITH **THE MOST RECEIPTS**
 FOR LOCAL PURCHASES CAN WIN
 A NEW iPad MINI!

SHOP - SPEND – ENJOY TRACY!

FRONT

SHOP LOCAL • SPEND LOCAL • ENJOY LOCAL

THIS HOLIDAY SEASON, THE CITY OF TRACY & THE TRACY CHAMBER OF COMMERCE
 ARE ASKING YOU TO SHOP LOCAL. WHY? WHEN YOU SHOP LOCAL, YOU'RE
 INVESTING IN OUR COMMUNITY. SALES TAX FROM PURCHASES FUND
 OUR SCHOOLS, PARKS, POLICE & FIRE SERVICES, AND A LOT MORE!

HIP GEN CORNING REVERE LUXURY PERFUMES LEVI'S OUTLET STORE LANE BRYANT OUT
 FAMOUS FOOTWEAR OUTLET OSHKOSH B'GOSH CARTER'S CHILDRENWEAR TUESP
 CAROUSEL CHILDREN'S CONSIGNMENT MY BEST FRIENDS CLOSET COTTAGE GAP
 CLAINES' BOUTIQUE BELLISSIMA BETECALS CALDRON'S JEWELERS AAA ANTIQ
 BRENDA'S FASHION PALACE BOUTIQUE FLOWER PAVILLION MELISSA'S FLOW
 PACSUN SAMUEL'S JEWELERS SUIT OUTLET 4 MEN CHARLOTTE RUSSE TORI
 RADIO SHACK CLAIRE'S SUNGLASSHUT HOMELIFE GNC RAINBOW CLOTHI
 FAMOUS FOOTWEAR KAY JEWELERS THINGS REMEMBERED INSPIRE AEROP
 SEARS BARNES & NOBLE PAYLESS SHOE SOURCE MJ FASHION NEW YORK &
 TARGET MACY'S JCPENNEY BEST BUY DEVON'S JEWELERS HOT TOPIC COST P



FOR DETAILS VISIT: WWW.TRACYCHAMBER.ORG

BACK

**FOR IMMEDIATE RELEASE**

November 21, 2012

**“iShop Tracy! Shop Local, Spend Local, Enjoy Local!”
City of Tracy and Tracy Chamber of Commerce Launch Shop Local Campaign**

Tracy, CA (November 21, 2012): The City of Tracy and the Tracy Chamber of Commerce are partnering with various local retail outlets this holiday season to launch the ‘iShop Tracy’ campaign. The campaign aims to reward Tracy residents for spending their money at local retailers this holiday season with the ultimate goal of educating residents about the importance of keeping their dollars in the community.

Amie Mendes, Economic Development Analyst with the City of Tracy explains, “This effort is designed to highlight the economic and community benefits of shopping local. Residents should understand that sales tax from purchases made at Tracy retailers provides funding for our schools, parks, community activities, emergency services and a lot more. When they shop outside of Tracy, they are essentially helping to support another community.”

The ‘iShop Tracy!’ campaign plays off the popularity of the iPad and iPhone products. Residents who take the ‘iShop Tracy’ pledge this holiday season could win a new iPad or iPad Mini. The Tracy Chamber will be giving away a new iPad to the shopper who spends the most money on local purchases between Black Friday and New Year’s Eve. A new iPad Mini will go to the shopper with the most receipts for local purchases. Virtually any receipt can be included, as long as it is for a retail purchase within the city limits between November 23rd and December 31st – vehicles, jewelry, groceries, restaurants, coffee, tools, toys, all count towards the total.

Entries can be dropped off at the Tracy Chamber of Commerce office beginning January 7th. All entries must be received by Friday, January 11, 2013 at 5:00 p.m. An official entry form must be filled out in order to qualify.

The West Valley Mall, Tracy City Center Association and Tracy Outlets have all contributed to the campaign. A commercial will air on Comcast channels in Tracy households beginning this week and postcards have been distributed to Tracy retailers in an effort to market the campaign.

Winners will be announced by the Tracy Chamber of Commerce during the week of January 21, 2013. An ‘iShop Tracy’ webpage has been created on the tracychamber.org website for more information on the campaign. Remember to shop, spend, enjoy Tracy – and win!

CONTACTS:

Amie Mendes
City of Tracy
209.831.6110
amie.mendes@ci.tracy.ca.us

Sofia Valenzuela
Tracy Chamber of Commerce
209.835.2131
svalenzuela@tracychamber.org

AGENDA ITEM 7.A

REQUEST

DISCUSS PROCEDURE AND OPTIONS TO FILL ANTICIPATED VACANT COUNCIL SEAT AND PROVIDE DIRECTION TO STAFF ON COUNCIL'S PREFERRED PROCESS TO FILL THE VACANCY

SUMMARY

Discuss and determine procedure and options and select process to be followed to fill the upcoming anticipated vacancy on the City Council.

DISCUSSION

A vacancy will likely be created on the City Council due to the election of Council Member Elliott to the San Joaquin County Board of Supervisors. Government Code section 36512 (b) states "...the council shall, within 30 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy. A person appointed or elected to fill a vacancy holds office for the unexpired term of the former incumbent." The successful candidate would serve the remainder of Council Member Elliott's term which expires in November of 2014.

Below are two options for Council consideration: Option one is to fill the vacant council seat through a special election and the other option is to fill the vacant council seat through an appointment process. If Council chooses to use an appointment process, two options are proposed for Council consideration: One appointment option is via an application process and the other is without an application process.

OPTION 1: FILL THE VACANT COUNCIL SEAT THROUGH A SPECIAL ELECTION:

Should the City Council decide to fill the vacancy by special election, Government Code Section 36512(b) states that the Council must call for a special election to be held on the "next regularly established election date" not less than 114 days from the call of the special election.

Elections Code section 1000 establishes the 2013 election dates to include March 5th, June 4th, and November 5th. However, March 5th is less than 114 days from the date the special election is called (December 4, 2012), therefore the earliest a special election can be held is June 4, 2013. Consequently, the City Council would operate with four Council Members during the interim period between Council Member Elliott's last day on the Tracy City Council and the June 4, 2013 special election day.

The Registrar of Voters Office for San Joaquin County estimates the cost of a special election at approximately \$7.50 per registered voter. As of the November 6, 2012 election, 33,654 citizens were registered to vote in the City of Tracy, therefore the estimated cost to hold a special election in 2013 is \$252,405.

OPTION 2: FILL THE VACANT COUNCIL SEAT BY APPOINTMENT:

Should the City Council decide to fill the vacant Council seat by appointment, the Council can do so by a majority vote of the Council and the appointment must be done at a public meeting. The Council, however, cannot make the actual appointment of the new Councilmember until the Council seat is officially vacant either via the submittal of a resignation or due to the official seating of the Board of Supervisor seat, which will occur on January 7, 2013. Assuming that the Council seat is officially vacant, two options are presented if Council decides to fill the vacant Council seat by appointment.

Appointment Option 1: Fill the Vacant Council Seat via an Application Process:
 The Council's recent past practice has been to fill vacancies via an application process. The last four City Council vacancies, one City Treasurer vacancy, and one City Clerk vacancy have been filled by appointment through an application process.

If Council chooses to use an application process, the Council can request that applications from interested persons be submitted by a certain date; review the applications, and appoint the successful candidate by a majority vote of the City Council at a public meeting. If the Council wishes to interview the applicants:

1. The full Council may interview the applicants in a public meeting, or
2. The Council may appoint a Council subcommittee to interview applicants and report back to the full Council with their recommendations.

Should Council decide to fill the vacant Council seat via an application process, staff suggests the following timeline:

TIMELINE	ACTION
December 7, 2012	<p style="text-align: center;"><u>Advertise Recruitment:</u></p> Recruitment is advertised in Tracy Press. Applicants may pick up the packet from the City Clerk's office, 333 Civic Center Plaza. Application packets will be available from the library and also posted on the City's website.
December 13, 2012	<p style="text-align: center;"><u>Application Deadline:</u></p> Completed application packets must be received by the City Clerk's office no later than noon, so they can be delivered to the City Council together with the regular meeting agenda for December 18, 2012.
December 18, 2012	<p style="text-align: center;"><u>Applicant Interviews:</u></p> Interviews are conducted at a special meeting to be held prior to the regular council meeting. Following the individual interviews which will be conducted in open session, balloting will take place.
<p><u>Candidate Appointment:</u> After the Council interviews candidates and the balloting takes place, the candidate receiving the majority Council vote is appointed to the Council and sworn in. The successful candidate takes the Council seat immediately, assuming the Council seat is vacant. This can be as early as December 18, 2012, if a resignation is submitted. Otherwise the seating of the new Council member would be effective January 15, 2013, the Council meeting following the Board of Supervisors swearing in ceremony on January 7, 2013.</p>	

Attached are copies of the questions and interview process Council used during the December 19, 2006 to fill the vacant City Council seat (Attachment A).

Appointment Option 2: Fill the Vacant Council Seat with no Application Process:

In lieu of holding a special election, the Council may choose to fill the vacant Council Seat by nominating candidates and recommending appointment of the preferred candidate via a Council majority vote and forego an application process. The Council may use any criteria it determines suitable for nominations. The appointment of the successful nominee could occur at an identified Council meeting where the successful candidate could take office immediately.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

FISCAL IMPACT

If the City Council decides to pursue a special election, an appropriation from the General Fund in the amount of \$252,405 would be required. The cost to fill the vacancy by appointment will be minimal and would include staff time and some resources, and no appropriation of funds would be necessary.

RECOMMENDATION

That the City Council discusses the procedure and options to fill anticipated vacant council seat and provide direction to staff on the Council's preferred process to fill the likely Council vacancy.

Prepared by: Carole Fleischmann, Assistant City Clerk

Reviewed by: Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

Attachment A: December 19, 2006 interview questions and process used to fill the Council vacancy seat

SUGGESTED QUESTIONS

1. What prompts you to want to be a Council Member?
2. Are there any time constraints that you would have serving as a Council Member?
3. What would be your interest and willingness in attending workshops and/or seminars to provide you a better understanding of the duties and responsibilities of a City Council Member?
4. Do you have any specific area or areas of interest that prompts you to apply for consideration?
5. What is your understanding of the role of a Council Member in a Council-Manager form of government?
6. Could you give us your awareness and understanding of the Urban Growth Management Plan process?
7. The Council uses many Subcommittees; would you be able to participate with these Subcommittees and how might you improve their use?
8. What position, if any, should the City take in regard to downtown development?
9. What do you feel will be the top three priorities in the coming year?
10. How should the City address the Parks and Recreation needs both today and in the future?
11. Given the issues the Council has been addressing over the last several months and those currently underway, what would you consider to be the four (4) most significant issues facing the Council?

SUGGESTED INTERVIEW PROCESS

- 1) Call to Order and Roll Call
- 2) Items from the Audience
- 3) Selection Process for Appointment of City Council Member
 - A) City Clerk will determine interview order by random drawing.
 - B) City Council will ask each applicant the same questions and will rate the applicants on a tally sheet.
 - C) Each applicant will be given 5 minutes to talk about himself/herself following the questions.
 - D) City Clerk will collect tally sheets and determine highest rated applicant.
- 4) Motion to appoint highest rated applicant
(Voice Vote)
- 5) City Clerk will swear in appointee.
- 6) Adjournment - Motion
(Voice Vote)

December 4, 2012

AGENDA ITEM 7.B

REQUEST

TO CANCEL THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR TUESDAY, JANUARY 1, 2013, AND PROVIDE DIRECTION TO STAFF

EXECUTIVE SUMMARY

Cancellation of the City Council meeting scheduled for January 1, 2013.

DISCUSSION

The City's first regularly scheduled Council meeting of 2013 falls on January 1st, a national holiday. Council needs to determine whether to reschedule the January 1st meeting to a later date. Currently there are no agenda items scheduled for January 1, 2013. The next regularly scheduled Council meeting will be held on January 15, 2013. However, should a situation arise prior to January 15, 2013, which requires Council action, a special Council meeting could be scheduled.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

FISCAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDATION

Staff recommends that Council cancel the City Council meeting scheduled for Tuesday, January 1, 2013, and provide direction to staff.

Prepared by: Carole Fleischmann, Assistant City Clerk
Reviewed by: Maria A. Hurtado, Assistant City Manager
Approved by: Leon Churchill, Jr., City Manager