

Tuesday, December 16, 2014, 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, including those distributed within 72 hours of a regular City Council meeting, 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.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION
ROLL CALL
PRESENTATIONS – Youth Advisory Commission – Annual Report

1. CONSENT CALENDAR

- A. Approval of Minutes
- B. Adopt Resolution Approving the Annual Report on Development Impact Fee Revenues, Expenditures, and Findings Regarding Unexpended Funds
- C. Approve Amendment No. 2 to the Professional Services Agreement Between the City of Tracy and HF&H Consultants, LLC and Approve Funding Allocation
- D. Approve an Amendment to the Specialized Aeronautical Services Operator and Leased Facility Agreement Between City of Tracy and Skyview Aviation, LLC to Allow an Additional Use Within the Leased Area for Classroom Purposes, and Authorize the Mayor to Sign the Amendment
- E. Approve Standard Agreement Data Processing Equipment and Services Agreement Between the City of West Covina, Through its Police Department, an Entity Organized Under the Laws of the State of California (West Covina Police) and the City of Tracy (Tracy Police) for the Data Processing Equipment and Services and Authorize the Mayor to Execute the Agreement
- F. Acceptance of the Sidewalk, Curb, and Gutter Replacement Project Fiscal Year 2013 – 2014 (FY/13/14) - CIP 73139, Completed by Trident Contractors, Inc., of Daly City, California, Authorization for the City Clerk to File the Notice of Completion , and Authorization for the City Engineer to Release the Bonds and Retention Payment
- G. Approve a Resolution Authorizing Leaves of Absence for Tracy Planning Commissioner Joseph Orcutt
- H. Authorize Amendment of the City's Classification and Compensation Plan for the City Clerk Position
- I. Minor Amendment to the Preliminary and Final Development Plan to Change the Minimum Lot Width and Depth Dimensions, and Adjust the Minimum Street Side Yard Setbacks Within the Trinity Lane Subdivision. The Project is Located at the Northeast Corner of Lammers Road and Feteira Way – Applicant and Owner is Pulte Homes – Assessor's Parcel Numbers 238-620-01 through 70
- J. Approve an Offsite Improvement Agreement With Prologis L.P., a Delaware Limited Partnership, for Construction of the Cordes Ranch Two Million Gallon Water Tank to be Located at the Southeast Corner of Hansen Road and Road E, and Authorization for the Mayor to Execute the Agreement

2. ITEMS FROM THE AUDIENCE
3. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE KAGEHIRO PHASE 3 PRELIMINARY AND FINAL DEVELOPMENT PLAN REGARDING THE ARCHITECTURAL DESIGN OF THE HOUSES FOR A 128-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 24 ACRES, LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND KAGEHIRO DRIVE. THE APPLICANT AND PROPERTY OWNER IS STANDARD PACIFIC CORPORATION. APPLICATION NUMBER D14-0020
4. RECEIVE UPDATE ON CITY COUNCIL STRATEGIC PRIORITIES FOR FISCAL YEARS 2013-15
5. APPOINT AN APPLICANT TO THE PARKS AND COMMUNITY SERVICES COMMISSION FROM THE COMMISSION'S ELIGIBILITY LIST
6. APPOINT AN APPLICANT TO THE PLANNING COMMISSION FROM THE COMMISSION'S ELIGIBILITY LIST
7. ITEMS FROM THE AUDIENCE
8. COUNCIL ITEMS
 - A. Discuss and Approve Interview Questions to be Used During Interviews to Fill City Council Vacancy and Other Details of the Interview and Appointment Process
 - B. Consider an Item for Discussion on a Future City Council Agenda Related to Waiving the Policy Naming Public Buildings, Parks and Facilities and Naming the Downtown Plaza Brent H. Ives Plaza
9. ADJOURNMENT

December 2, 2014, 7:02 p.m.

City Council Chambers, 333 Civic Center Plaza

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

Mayor Ives called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

The invocation was offered by Pastor Scott McFarland, Journey Christian Church.

Roll call found Council Members Manne, Rickman, Young, Mayor Pro Tem Maciel, and Mayor Ives present.

Troy Brown, City Manager, presented the Employee of the Month award for December 2014 to Laura Smith, City Manager's Office.

Steve Abercrombie, Chairperson, offered a presentation on Brighter Christmas.

1. MINUTES APPROVAL – Mayor Pro Tem Maciel motioned to approve the regular minutes of June 3, 2014. Council Member Rickman seconded the motion. Voice vote found all in favor; passed and so ordered.
2. ADOPT A RESOLUTION DECLARING THE RESULTS OF THE NOVEMBER 4, 2014 CITY OF TRACY MUNICIPAL ELECTION – Carole Fleischmann, Interim City Clerk presented the staff report. A General Municipal Election was held in the City on November 4, 2014. The Registrar of Voters has canvassed the returns of the election, and certified the results in accordance with the California Elections Code.

The names of the persons voted for at the election for Mayor, were Michael Maciel and Ray Morelos. The names of the persons voted for at the election for Member of the City Council, were Charles Manne, Robert Rickman, Robert Tanner and Veronica Vargas.

The certified results indicate Michael Maciel was elected Mayor for the full term of two years, and Robert Rickman and Veronica Vargas were elected Council Members for the full term of four years.

The cost of the election was included in the FY 2014/15 budget.

Staff recommended, pursuant to Elections Code section 10262, that the City Council adopts a resolution reciting the facts of the election held on November 4, 2014, and declaring the results and other matters as provided by law.

Mayor Pro Tem Maciel motioned to adopt Resolution 2014-194, Declaring the Results of the November 4, 2014 City of Tracy General Municipal Election and other matters as provided by law. Council Member Rickman seconded the motion. Voice vote found all in favor; passed and so ordered.

3. PRESENTATION TO OUTGOING MAYOR AND COUNCIL MEMBER – Mayor Elect Maciel presented a plaque to outgoing Mayor Ives in recognition of his 26 years of service to the City and to outgoing Council Member Manne in recognition of his five years of service to the City.

Mayor Maciel called for a recess at 7:20 p.m. The meeting was reconvened at 7:30 p.m.

4. Carole Fleischmann, Interim City Clerk, presented Certificates of Election and administered the Oath of Office to Mayor Maciel, Council Member Rickman and Council Member Vargas.
5. CONSENT CALENDAR – Following the removal of item 1.D by Troy Brown, City Manager, it was moved by Council Member Rickman and seconded by Council Member Young to adopt the consent calendar. Roll call vote found Council Members Rickman, Young, Vargas, and Mayor Maciel in favor; Motion carried. Mr. Brown stated Item 1.D would be rescheduled to the December 16, 2014 Council meeting.
6. ITEMS FROM THE AUDIENCE – Paul Miles, 1397 Mansfield Court, referred to mistakes he alleged had been made by City staff and stated people will hold the new Council accountable for their actions.

Steve Nicolaou, 1068 Atherton Drive, alleged that a former Finance Director had been derelict in his duties regarding the use of the City's credit cards. Mr. Nicolaou asked Council to consider an agenda item to discuss removing the Finance Director's name from the Finance wing of City Hall.

Dave Helm referred to the aquatics facilities in Tracy which need to be improved and donated a check in the amount of \$500 to be put towards the reconstruction of the Joe Wilson pool. Mr. Helm suggested that if the community wants a pool they should be willing to support it and pay for it.

7. DETERMINE WHETHER TO FILL CITY COUNCIL VACANCY BY SPECIAL ELECTION OR BY APPOINTMENT, AND, IF BY APPOINTMENT, DETERMINE THE DETAILS OF THE PROCESS TO BE USED – Dan Sodergren, City Attorney presented the staff report and used a power point in his presentation. A vacancy has been created on the City Council due to the election of Council Member Maciel to the Mayor's seat. Government Code section 36512 (b) states "...the council shall, within 60 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy. The special election shall be held on the next regularly established election date not less than 114 days from the call of the special election. 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 Maciel's term which expires in November of 2016.

If the Council chooses to proceed by way of special election, 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. (Government Code, § 36512(b).) Elections Code section 1000 provides that the "established election dates" for 2015 include March 3 (the first Tuesday after the first Monday in March), June 2 (the first Tuesday after the first Monday in June), and November 3. However, because March 3 would be less than 114 days from the date the special election was called (December 2, 2014), the special election could not be held until June 2, 2015. This means that during the interim period, the City Council would be operating with only four members. An additional factor to be considered is the cost of a special election. The Registrar of Voters Office for San Joaquin County has estimated the cost of a special election at approximately \$7.50 per registered voter. Because the City has approximately 34,213 registered voters the estimated cost of a special election would be close to \$257,000. In lieu of calling a special election, the Council may choose to fill the vacancy by appointment. At the October 21, 2014 regular City Council meeting, the City Council adopted a formal policy for filling Council vacancies.

A benefit of appointing a successor to fill the vacancy is that the new Council Member would take office immediately, and the Council would have a full complement of five members to carry out its work. If the Council chooses to proceed by way of appointment, the recently adopted City Council Policy on Filling City Council Vacancies would apply. The Policy provides that at the earliest possible time after a vacancy occurs, the City Council shall adopt a time schedule:

1. Setting a time and date by which any qualified person interested in being appointed shall submit an application;
2. Setting a time and date by which questions for the applicants may be submitted by the public; and
3. Setting a date or dates on which applicants will be interviewed by the City Council at a public meeting.

Staff suggested the following time schedule:

December 3, 2014 – Application period opens. Prospective applicants may pick up application packets from the City Clerk's Office, 333 Civic Center Plaza. The recruitment will be advertised in the Tracy Press, on the City's website and through social media. Potential candidate questions from members of the public can also be submitted for consideration by the City Council.

December 9, 2014 – Deadline by which questions for the applicants by the public must be submitted to the City Clerk's Office.

December 22, 2014 – Application period closes. Completed application packets must be received by the City Clerk's office no later than noon.

January, 6, 2015 – Interviews will be 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. The candidate receiving the majority vote shall be appointed to the Council and will be sworn in.

The Policy provides that applicants interested in being appointed to the City Council shall fill out an application form. In addition, applicants shall be required to file with the City Clerk the following documents:

1. A Nomination Form containing valid signatures of at least 20 registered voters of the City of Tracy. The fact that a voter has signed nomination papers for more than one applicant shall not invalidate the signature; and
2. A completed Statement of Economic Interests (Form 700) provided by the Fair Political Practices Commission.

The Policy provides that the City Council, by motion, may choose to present questions in advance of the interviews to the applicants and may choose to require applicants to either answer all such questions at the interviews or provide written responses to all such questions prior to the interviews. Proposed advance questions may be suggested by individual City Council Members or may be drafted by an ad hoc committee of the City Council appointed by the Mayor for that purpose.

For past vacancies, the City Council chose to form a subcommittee to draft questions to be verbally answered at the interview and present the draft questions for final approval of the City Council as a whole. The subcommittee could present draft questions to the City Council for approval at its meeting on December 16, 2014. A sample list of the questions used during the 2012 appointment process was attached to the staff report.

The cost to fill the vacancy by appointment will be minimal and would include staff time and some resources. If the City Council decides that a special election is appropriate, the estimated cost is \$257,000, plus staff time to coordinate the election with the Registrar of Voters office.

Mayor Maciel reiterated that the cost of a special election would be \$257,000, and a lower voter turnout would not impact that cost. Troy Brown, City Manager, confirmed Mayor Maciel's statement.

Mayor Maciel invited public comment.

Dave Helm stated that in the interests of saving time and money, he expected the Council to choose an appointment process rather than a special election. Mr. Helm suggested applicants include a curriculum vitae with their application and be allowed five minutes to introduce themselves. The applicants should be asked the same questions uniformly, and at the end of the process Council should be willing to explain how they arrived at their decision.

Jim Howell, 340 Hunter Trail agreed with Mr. Helm and suggested the timetable might be too short. Mr. Howell suggested extending the timetable to February.

Council Member Rickman asked how the recruitment would be advertised. Mr. Sodergren responded the application process and the request for questions from the public would be advertised in the Tracy Press, on the City's website and through social media. In response to a question regarding the voting procedure Mr. Sodergren stated the voting procedure was included in the policy entitled City Council Policy for Filling City Council Vacancies, adopted on October 21, 2014, but added Council could discuss the procedure further if they wished.

Council Member Young inquired what would happen in the event the Council was deadlocked and unable to come to an agreement on who should fill the vacancy. Mr. Sodergren stated if the Council went through the appointment process and at the end of the 60 day period was unable to agree on who the candidate should be the Council could call a special election at that time.

Mayor Maciel asked if any Council Member advocated for holding a special election. Council Member Young stated she favored the appointment process which would save the taxpayers the financial burden of \$257,000. Mayor Maciel clarified that if, at the end of the process the Council was unable to agree on an applicant a special election would be the default position. Mr. Sodergren agreed with Mayor Maciel.

Council Member Rickman motioned to fill the Council vacancy by appointment and by the process and procedures set forth and agreed to tonight. Council Member Vargas seconded the motion. Voice vote found all in favor passed and so ordered.

Following a brief discussion revolving around the timeline it was Council consensus that the timeline was acceptable.

In response to a question from Council Member Vargas regarding how questions from the public would be handled, Mayor Maciel explained the process used in the past which included forming a Council subcommittee to review the questions submitted by the Council and the public. Council Member Vargas and Council Member Rickman agreed to serve on the subcommittee to review questions from the Council and from the public.

In response to a question as to who would verify the signatures, Mr. Sodergren responded it would be the Registrar of Voters.

Troy Brown, City Manager, confirmed the interviews would be held at a special meeting on January 6, 2015, prior to the regular meeting. The meeting could begin at 5 p.m. and the time could be extended depending on the number of applicants.

Mayor Maciel invited members of the community to reach out to him if they had questions related to serving as a Council Member and encouraged other Council Members to do the same.

8. ITEMS FROM THE AUDIENCE – Rhodesia Ransom, Sow-A-Seed Foundation, invited the community to the “Boys to Men Conference,” a free event which will be held at Kimball High School on December 13, 2014, from 9:00 a.m. to 3:00 p.m.
9. COUNCIL ITEMS - Council Member Rickman and Council Member Vargas commented on a number of events which would take place in the City on December 6 including the Christmas parade and tree lighting ceremony, the Bulldogs football game and the Rotary Crab Feed.

Mayor Maciel requested a staff report for Council discussion on whether or not an agenda item to consider waiving the policy Naming Public Buildings, Parks and Facilities and naming the Downtown Plaza Brent Ives Plaza should be placed on a future City Council agenda. Maria Hurtado, Assistant City Manager, stated the two-step process would be followed.

10. ADJOURNMENT – It was moved by Council Member Rickman and seconded by Council Member Young to adjourn. Voice vote found all in favor; passed and so ordered. Time 8:25 p.m.

The above agenda was posted at the Tracy City Hall on November 26, 2014. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.B

REQUEST

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

EXECUTIVE SUMMARY

The City is required by law to issue an annual fiscal report identifying the development impact fees collected and expended during the prior fiscal year.

The City has approximately 69 different development impact fees through 26 different funds, with combined collected revenues of \$4,514,193 (\$5,915,145 including pass-through revenue for habitat mitigation forwarded to the County; and interest earnings) in Fiscal Year 2013-2014. Development impact capital expenditures for Fiscal Year 2013-2014 totaled \$14,893,703. For Council consideration is the annual report on development impact fee revenues and expenditures, and the report of findings for unexpended development fees.

DISCUSSION

California Government Code sections 66000-66006 impose requirements for the collection and expenditure of development impact fees. Those requirements include the City issuing an annual report pertaining to its development fee revenues and expenditures. Required at least every five years is the reporting of certain findings with respect to that portion of each development fee account that remains unexpended.

This report and the information attached to the proposed Resolution satisfy the statutory requirements for the accounting of 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 prior to the Council meeting, as required by law.

STRATEGIC PLAN

This item is mandated by Government Code and does not have bearing on the City Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact to the City associated with this agenda item. This report is only a review of prior fiscal year development fee activity which was considered in the City Council-approved City Budget for Fiscal Year 2014-2015.

RECOMMENDATION

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

Prepared by: Anne H. Bell, Management Analyst II
with assistance from Alison Bouley, Harris and Associates

Reviewed by: Allan Borwick, Budget Officer
Maria A. Hurtado, Assistant City Manager

Approved by: Troy S. Brown, City Manager

ATTACHMENTS

- Exhibit A Summary of Fund Balances, Fees Collected, Interest Earned and Project Expenditures
- Exhibit B Brief Description of Fees and Amounts of Fees, Including Exhibits B-1 through B-17
- Exhibit C Fee-funded Capital Improvement Projects
- Exhibit D Report of Findings for Development Fee Funds



Think Inside the Triangle™

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

ADMINISTRATIVE SERVICES DEPARTMENT
& DEVELOPMENT SERVICES DEPARTMENT

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CITY OF TRACY
DEVELOPMENT IMPACT FEES
ANNUAL REPORT
FOR FISCAL YEAR JULY 1, 2013 – JUNE 30, 2014

Adopted by City Council Resolution No. _____
December 16, 2014

This Annual Report is adopted pursuant to Government Code sections 66006(b) and 66001(d). The report consists of the following four sections:

- 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-17
- Exhibit C Fee-funded Capital Improvement Projects
- Exhibit D Report of Findings for Development Fee Funds

EXHIBIT A
Fund Balances, Fees Collected, Interest Earned and Project Expenditures
For Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

			Source: Quick Report - Revenue Statement by Fund				MS Govern Quick Reports, Expenditure Statement by Fund			
Fund	Fund Description	Beginning Fund Balance 07/01/13	Capital Development Fees Collected ¹	Interest / Investment Earnings ²	Fiscal Agent Earnings ³	Other Revenues ⁴	CIP Expenditures ⁵	Pjrt Reimbs &/or Interfund Transfers ⁶	Other Expenditures ⁴	Ending Fund Balance 06/30/14
311	Infill, Parks	\$ 833,868	\$ 5,429	\$ 7,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 847,259
312	Infill, Strm Drn	652,905	7,682	6,161			-			666,748
313	Infill, Arterials	515,683	29,354	5,423			(79,685)			470,775
314	Infill, Bldg & Eqpt	727,116	4,519	7,446			(714,600)			24,480
316	Infill, Parking	84,806	-	754			-			85,560
321	Plan C, Parks	2,130,849	87,388	29,035			-			2,247,272
322	Plan C, Strm Drn	5,815,027	-	55,528			-			5,870,555
323	Plan C, Arterials	2,633,804	148,638	24,967			(110,666)			2,696,743
324	Plan C, Gen Fac	5,249,552	78,316	54,555			(16,945)			5,365,478
325	Plan C, Utilities	2,388,164	194,726	22,367			(10,510)			2,594,747
345	RSP, Program	5,004,796	-	49,260			(2,058,606)			2,995,451
351	NEI, Ph 1	13,219,708	-	59,289		300,000	(9,776,754)			3,802,242
352	S MacArth Area	9,623,406	986,958	85,319			(96,806)			10,598,876
353	I-205 Corridor	3,652,700	-	45,838			(823,981)			2,874,557
354	ISP, South	2,970,012	1,266	30,451			(36,964)			2,964,765
355	Presidio	5,123,009	-	56,392			(8,340)			5,171,061
356	Gateway	3,191,321	-	32,024			(117,235)			3,106,110
357	NEI, Ph 2	6,332,019	2,593,805	58,788	1		(960,371)	-		8,024,242
391	Urban Mgt. Plan	2,483,592	-	26,867			(82,240)			2,428,219
391	County Fac Fees	230,224				366,046		(518,786)		77,484
395	Capital Imprv. Deposits- Infill	155,380		1,409						156,790
511	Infill, Water		17,816					(17,816)		-
521	Infill, Wastewater	-	22,733	-				(22,733)		-
808	Regional Transp. Impact	2,361,603	335,563	5,912				(141,022)		2,562,056
855	I-580 Bus. Park (Habitat Mit.)	0				37,962		(37,962)		-
N/A	<u>Ag Mit Fees</u>	111,730				31,197				142,927
	TOTALS	\$ 75,491,276	\$ 4,514,193	\$ 665,746	\$ 1	\$ 735,205	\$ (14,893,703)	\$ (40,550)	\$ (697,770)	\$ 65,774,398

Footnotes:

- ¹ No development fees collected were refunded during FY13-14.
- ² Investment Earnings total includes cash-fair market value offsets.
- ³ Fiscal Agent Earnings are cash reserves held by bond Trustees.
- ⁴ These are "pass-through fees" for Habitat Mitigation, Agricultural Mitigation and County Facilities; County, SJCG- all collected on behalf of other agencies.
- ⁵ Capital Improvement Project (CIP) Expenditures: See Exhibit C for more detail.
- ⁶ Adjustments are made when projects are funded by multiple funds; for water and waste water expansion performed, water fees collected go toward reimbursing Funds 511 and 521.

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2014
(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	N/A	\$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	N/A	\$25,781	\$35,230	\$50,834
314	^{1a} Infill Area, Public Buildings	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,336	\$2,491	\$2,481	N/A	\$163 ^{1a}	\$815 ^{1a}	\$489 ^{1a}
317	¹ Infill Area, Water	Water Supply, Treatment, Storage and Distribution	2012-060	13.04.010	\$5,850	\$4,212	\$2,984	N/A	\$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	2014-070	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	2014-158	13.04.010	\$5,662	\$5,649	\$2,589	N/A	N/A	N/A	\$10,904
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	2011-227	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	2012-078	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	2014-158	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	2011-227	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	\$4,646	N/A	N/A	N/A	N/A	N/A	N/A
352	⁶ South MacArthur Plan Area, Wastewater	Wastewater Treatment and Conveyance	2005-253	13.04.010	Exh B-6	Exh B-6	Exh B-6	N/A	N/A	N/A	N/A
352	¹⁸ South MacArthur Plan Area, Public Buildings	General Government & Public Safety Facilities	2014-158	13.04.010	\$3,322	N/A	N/A	N/A	N/A	N/A	N/A
354	Industrial Specific Plan South Area, Arterials	Traffic Safety, Streets & Highways	2009-047	13.04.010	\$6,645	\$3,189	\$3,189	N/A	\$74,620	\$86,714	\$125,120
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	\$7,309	\$6,091	\$4,872	N/A	N/A	N/A	N/A
354	Industrial Specific Plan South Area, Public Building	General Government & Public Safety Facilities	2014-158	13.04.010	\$2,780	\$2,315	\$1,853	N/A	\$4,318	\$18,371	\$17,969
354	Industrial Specific Plan South Area, Water	Water Supply, Treatment, Storage and Distribution	2009-048	13.04.010	\$4,613	\$3,829	\$3,091	N/A	\$8,448	\$8,448	\$8,448
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

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2014
(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
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	2011-227	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	2014-158	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	2011-227	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	2012-078	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	2008-010	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	2008-010	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	2014-158	13.04.010	N/A	N/A	N/A	N/A	\$2,953	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	2014-158	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	2012-060	13.04.010	16	16	16	16	16	16	16
391	¹⁶ Plan C Area, Program Mgmt	Specific Plan Area Program Management	2007-133	13.04.010	16	16	16	16	16	16	16
345	¹⁶ Residential Specific Plan Area, Program Mgmt	Specific Plan Area Program Management	2003-266	13.04.010	16	16	16	16	16	16	16
351	¹⁶ Northeast Industrial Area, Ph 1, Program Mgmt	Specific Plan Area Program Management	2008-065	13.04.010	16	16	16	16	16	16	16
352	¹⁶ South MacArthur Plan Area, Program Mgmt	Specific Plan Area Program Management	2005-253	13.04.010	16	16	16	16	16	16	16
353	¹⁶ I-205 Corridor Area, Program Mgmt	Specific Plan Area Program Management	2007-136	13.04.010	16	16	16	16	16	16	16
354	¹⁶ Industrial Specific Plan South Area, Program Mgmt	Specific Plan Area Program Management	2009-048	13.04.010	16	16	16	16	16	16	16
355	¹⁶ Presidio Area, Program Mgmt	Specific Plan Area Program Management	2000-265	13.04.010	16	16	16	16	16	16	16
356	¹⁶ Tracy Gateway Area, Program Mgmt	Specific Plan Area Program Management	2007-175	13.04.010	16	16	16	16	16	16	16
357	¹⁶ Northeast Industrial Area, Ph 2, Program Mgmt	Specific Plan Area Program Management	2008-010	13.04.010	16	16	16	16	16	16	16
358	¹⁹ Ellis Program Area	Parks and Recreation	2013-136	13.04.010	\$ 8,128	\$ 6,651	\$ 5,419	N/A	N/A	N/A	N/A

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2014
(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
358	¹⁹ Ellis Program Area	Storm Drainage	2013-136	13.04.010	\$ 1,797	\$ 981	\$ 2,229	N/A	N/A	N/A	\$ 23,836
358	¹⁹ Ellis Program Area	Traffic	2013-136	13.04.010	\$ 2,693	\$ 2,693	\$ 1,293	N/A	N/A	N/A	\$ 42,825
358	¹⁸ Ellis Program Area	Public Buildings	2014-158	13.04.010	\$ 3,479	\$ 2,846	\$ 2,319	N/A	N/A	N/A	\$ 2,369
358	¹⁹ Ellis Program Area	Water Supply, Treatment, Storage and Distribution	2013-136	13.04.010	\$ 7,058	\$ 6,070	\$ 4,094	N/A	N/A	N/A	\$ 39,736
358	¹⁹ Ellis Program Area	Wastewater Treatment and Conveyance	2013-136	13.04.010	\$ 8,337	\$ 6,753	\$ 5,586	N/A	N/A	N/A	\$ 43,352
358	¹⁹ Ellis Program Area	Recycled Water	2013-136	13.04.010	\$ 2,654	\$ 2,282	\$ 1,539	N/A	N/A	N/A	\$ 14,942
361	²⁰ Citywide Masterplan Fees	Parks	2014-10	13.04.010	\$ 7,557	\$ 7,557	\$ 6,183	N/A	N/A	N/A	N/A
362	²⁰ Citywide Masterplan Fees	Storm Drainage	2014-11	13.04.010	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16	Exh B-16
363	²⁰ Citywide Masterplan Fees	Transportation	2014-12	13.04.010	\$ 5,186	\$ 5,186	\$ 3,164	N/A	\$ 72,243	126,334	\$ 158,334
367	¹⁸ Citywide Masterplan Fees	Public Safety Facilities	2014-158	13.04.010	\$ 1,349	\$ 1,349	\$ 1,103	N/A	\$136.23 ^{19a}	\$681.11 ^{19a}	\$408.67 ^{19a}
366	²⁰ Citywide Masterplan Fees	Public Facilities	2014-12	13.04.010	\$ 2,953	\$ 2,953	\$ 2,416	\$ 1,969	\$76.69 ^a	\$127.82 ^{19a}	\$25.57 ^{19a}
365	²⁰ Citywide Masterplan Fees	Water Supply, Treatment, Storage and Distribution	2014-12	13.04.010	\$ 9,344	\$ 6,728	\$ 4,765	N/A	\$ 29,153	\$ 29,153	\$ 38,871
364	²⁰ Citywide Masterplan Fees	Wastewater Treatment and Conveyance (East Conveyance)	2014-12	13.04.010	\$ 9,132	\$ 7,472	\$ 6,088	N/A	\$ 36,528	\$ 39,434	\$ 39,434
364	²¹ Citywide Masterplan Fees	Wastewater Treatment and Conveyance (West Conveyance)	2014-13	13.04.010	\$ 8,337	\$ 6,821	\$ 5,558	N/A	\$ 33,348	\$ 36,001	\$ 36,001
365	²⁰ Citywide Masterplan Fees	Recycled Water	2014-11	13.04.010	\$ 2,654	\$ 2,282	\$ 1,539	N/A	\$ 12,182	\$ 12,182	\$ 14,842
368	²⁰ Citywide Masterplan Fees	Program Management	2014-12	13.04.010	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶	¹⁶

EXHIBIT B
Brief Descriptions of Fees and Amounts of Fees
For Fiscal Year Ended June 30, 2014
(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

Footnotes:

- ¹ *Infill Area - Parks, Storm Drainage, Arterials, Water fee adopted April 2012. Wastewater fees: See Exhibit B-1; Public Building Fee Updated 9/16/14.*
- ^{1a} *Infill Area - Public Buildings fees for non-residential development are per 1,000 Sq Ft of building area; Public Building Fees Updated 9/16/14*
- ² *Infill Area - Downtown Improvements is for a Downtown Incentive Area Parking Fee. See Exhibit B-2 for fee schedule.*
- ³ *Plan C Area - Parks, Storm Drainage, Water and Wastewater fees; Adopted June 19, 2007. For Arterials see Exhibit B-3*
- 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-17 (Exhibit E titled "Current Approved Finance Plans, June 2007").*
- ¹² *Habitat Mitigation fees are collected to mitigate loss of multi-species habitat. Fees are paid to San Joaquin Council of Governments (SJCOCG). 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 on 4/4/14 by Resolution 2014-070.*
- ¹⁸ *As amended on 9/16/14 by Resolution 2014-158*
- ¹⁹ *Adopted by Resolution Number 2013-136 on Aug. 20, 2013*
- ²⁰ *Adopted by Resolution Number 2014-10 on January 7, 2014.*

EXHIBITS B-1 THROUGH B-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(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	N/A	\$40,394	\$48,849
Wastewater Conveyance-Eastside	\$9,293	\$7,527	\$6,226	\$37,172	N/A	\$39,960	\$48,324
Wastewater Conveyance-City Core	\$10,125	\$8,201	\$6,784	\$40,500	N/A	\$43,538	\$52,650
Wastewater Conveyance-MacArthur	\$9,816	\$7,951	\$6,577	\$39,264	N/A	\$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	\$1,032	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	\$9,717	\$4,626	\$4,626	N/A	N/A	N/A	N/A
Arterials-Upgrade-Southwest	\$4,413	\$2,103	\$2,103	N/A	N/A	N/A	\$68,894
Arterials-Upgrade-Southeast	\$6,615	\$3,150	\$3,150	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-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(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	\$3,546
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	\$1,484	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	\$7,858	N/A	N/A	\$7,983	N/A	N/A
Arterials - CFD 89-1 Reimb	\$89	N/A	N/A	\$74	N/A	N/A
Arterials - RSP Reimb	\$664	N/A	N/A	\$554	N/A	N/A
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-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(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	\$3,654	\$2,265	\$1,847	\$46,037	N/A	\$46,037	\$46,037
Storm Drainage - Westside Outfall - Zone 1	\$449	\$220	\$227	\$5,662	N/A	\$5,662	\$5,662
Storm Drainage - Upgrades - Zone 2	\$1,311	\$642	\$526	\$16,519	N/A	\$16,519	\$16,519
Storm Drainage - Westside Outfall - Zone 2	\$449	\$220	\$227	\$5,662	N/A	\$5,662	\$5,662
Wastewater Treatment Plant Upgrade	\$1,943	\$1,620	\$1,295	\$10,356	N/A	\$8,938	\$8,938
Wastewater - Sewer Collection Conveyance	\$3,237	\$2,676	\$2,158	\$1,995	N/A	\$1,995	\$1,995
Wastewater - Cheng Diversion Reimb	\$208	\$173	\$139	\$1,108	N/A	\$970	\$970

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	\$36,952	\$1,626	\$34,606
Storm Drainage	N/A	N/A	N/A	\$9,549	\$4,350	\$5,199
Public Buildings	N/A	N/A	N/A	\$7,385	\$17,806	\$15,307
Water	N/A	N/A	N/A	\$45,382	\$65,563	\$199,022
Wastewater-Conveyance & WRF	N/A	N/A	N/A	\$28,176	\$1,106	\$123,567
Non-Potable Water Improvements	N/A	N/A	N/A	\$45,382	\$6,739	\$153,829

EXHIBITS B-1 THROUGH B-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(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	\$6,656	\$13,295	\$39,047	\$80,972

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	\$ 1,890	\$ 1,620	\$ 1,620	\$ 0.22	N/A	\$ 0.38	\$ 0.43

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	\$ 2,989	\$ 1,793	\$ 1,793	\$ 0.38	\$ 0.90	\$ 1.50	\$ 1.50	\$ 1.19

EXHIBIT B-16: CITYWIDE MASTERPLANS- STORM DRAINAGE							
Public Facilities	Residential Fees Per Unit			Non-Residential (Industrial Only) Fee Per Gross Acre			
	SFD	2 - 4	≥ 5	Industrial	Institutional	Office	Retail
Keenan	\$ 39,521	\$ 30,143	\$ 24,225	N/A	N/A	N/A	N/A
Westside Residential	\$ 41,951	\$ 31,759	\$ 25,664	N/A	N/A	N/A	N/A

EXHIBITS B-1 THROUGH B-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(A) and (B).)

NW WSO	N/A	N/A	N/A	\$ 166,834	N/A	\$ 235,910	\$ 270,925
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EXHIBITS B-1 THROUGH B-16
Amounts and Descriptions of Fees
For Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(A) and (B).)

Larch Clover	N/A	N/A	N/A		N/A	N/A	\$ 264,597
East Side Industrial	N/A	N/A	N/A	\$ 202,587	N/A		\$ 306,931
Chrisman & East UR-1	\$ 39,747	\$ 30,393	\$ 24,395	\$ 182,312	N/A	\$ 251,641	\$ 286,656
South MacArthur and Rocha	\$ 42,644	\$ 32,319	\$ 26,121		N/A	N/A	\$ 339,475
Mtn. House	N/A	N/A	N/A	\$ 166,245	N/A	\$ 235,321	\$ 270,336
Lammers Watershed	\$ 38,684	\$ 29,565	\$ 23,709	\$ 174,268	N/A	\$ 243,344	\$ 278,359
Kagehiro and West Larch Clover**	\$ 37,912	\$ 29,072	\$ 23,267	N/A	N/A	N/A	N/A

**EXHIBIT B-17
I-205
CURRENT APPROVED FINANCE PLANS**

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-5B	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 ComUnd	
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 93-1	CFD 93-1	CFD 93-1				
Cost Allocations:																					
1. Road Circulation:	\$326,375	\$135,776	\$283,244	\$675,726	\$184,511	\$188,575	\$371,723	\$136,940	\$865,776	\$156,777	\$150,411	\$2,776,485	\$50,915	\$20,829	\$303,349	\$702,666	\$368,470	\$332,818		\$8,031,366	
2. Freeway Interchange:	\$0		\$0		\$0		\$0		\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0			\$0	
3. Intersection & Signals:	\$64,627	\$6,051	\$56,085	\$30,112	\$36,536	\$8,403	\$17,903	\$6,103	\$21,375	\$15,038	\$6,703	\$549,780	\$1,256	\$514	\$53,646	\$124,262	\$65,162	\$14,684		\$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		\$3,021,691	
																				\$0	
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	
																				\$0	
5. A. Sanitary Sewer Treatment:	\$242,420	\$74,109	\$173,325	\$308,781	\$54,234		\$0		\$586,382	(\$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	(\$683)	\$12,133	\$282,902	\$4,154	\$1,780	\$85,559	\$198,186	\$103,927	\$21,763		\$1,189,566	
6. A. Water Distribution (on-site):	\$65,231	\$430	\$47,065	\$1,786	\$15,541				\$3,778	\$226		\$177,054	\$136	\$61	\$43,026	\$99,663	\$52,262	\$13,835		\$520,094	
B. Water Distribution (off-site):	\$66,913	\$92,454	\$48,280	\$384,094	\$15,941				\$316,678	\$257,393		\$181,620	\$11,490	\$5,107	\$44,135	\$102,233	\$53,610	\$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	\$38,616	\$442,825	\$25,155				\$648,478	\$184,399		\$378,533	\$23,528	\$10,457	\$52,470	\$121,538	\$63,734	\$141,255		\$2,282,076	
7. Storm Drains:	\$390,669	\$2,452	\$285,125	\$10,011	\$99,083	\$1,477	\$5,067	\$1,220	\$20,335	(\$1,176)	\$835	\$1,607,342	\$938	\$391	\$78,396	\$181,593	\$95,225	\$1,404		\$2,780,386	
8. Irrigation (NBID):	\$61,750	\$17,483	\$45,067	\$71,379	\$15,661	\$10,531	\$31,851	\$8,699	\$120,592	(\$333)	\$5,952	\$390,534	\$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	
11. Downtown Assistance:	\$18,261	\$2,543	\$13,327	\$10,382	\$4,631	\$1,532	\$4,596	\$1,265	\$17,352	(\$4)	\$866	\$75,131	\$804	\$335	\$10,367	\$24,015	\$12,593	\$1,547		\$199,542	
12. Park & Ride:	\$13,091	\$3,815	\$11,361	\$15,577	\$7,401	\$2,298	\$6,980	\$1,898	\$26,486	(\$128)	\$1,299	\$111,362	\$1,227	\$511	\$15,390	\$35,650	\$18,694	\$2,322		\$275,235	
13. Air Quality:	\$790	\$217	\$686	\$884	\$447	\$130	\$391	\$108	\$1,478	\$0	\$74	\$6,725	\$68	\$29	\$930	\$2,153	\$1,129	\$132		\$16,370	
14. Swainson Hawk:	\$44,672	\$7,427	\$32,604	\$30,324	\$11,330	\$4,474	\$13,423	\$3,696	\$50,671	\$0	\$2,529	\$183,796	\$2,348	\$978	\$25,362	\$58,748	\$30,808	\$4,517		\$507,707	
15. Fire / Public Works Capital:	\$31,612	\$23,722	\$23,072	\$96,856	\$8,018	\$14,289	\$52,951	\$11,804	\$41,336	(\$229)	\$8,076	\$130,062	\$1,914	\$798	\$17,947	\$41,573	\$21,800	\$25,214	\$300,000	\$850,816	
15. 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	
																				\$0	
16. Total Distribution Direct Costs:	\$1,249,398	\$294,677	\$912,170	\$1,221,122	\$319,853	\$42,669	\$140,456	\$32,509	\$2,128,028	(\$130,027)	\$32,005	\$4,454,067	\$78,769	\$34,258	\$627,846	\$1,454,320	\$762,632	\$384,663	\$300,000	\$14,339,415	
																				\$0	
17. Contingency Fee (15%): (2)	\$215,192	\$71,679	\$165,352	\$314,932	\$73,588	\$34,963	\$76,559	\$25,520	\$415,762	\$91,369	\$27,811	\$1,068,580	\$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	\$25,520	\$415,762	\$91,369	\$27,811	\$1,068,580	\$18,204	\$7,716	\$128,506	\$297,669	\$156,093	\$119,235		\$3,308,729	
																				\$0	
19. Total Construction, Design & Contingency:	\$430,384	\$143,357	\$330,704	\$629,864	\$147,176	\$69,926	\$153,118	\$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	
																				\$0	
20. Credit From CFD 91-1 Overlap	(\$49,743)	(\$8,461)	(\$40,564)	(\$21,074)	(\$19,833)	(\$7,088)	(\$26,663)	(\$5,855)	(\$66,050)	\$0		(\$196,406)	\$0	\$0	(\$27,406)	(\$63,481)	(\$33,289)	\$0		(\$565,913)	
21. Program Management		\$28,503		\$116,375		\$17,169	\$51,515	\$14,183	\$38,646	\$33,688	\$9,704		\$1,791	\$746				\$17,336		\$329,656	
																				\$0	
23. Total Net Costs:	\$2,021,041	\$599,902	\$1,541,639	\$5,673,816	\$668,243	\$319,654	\$708,052	\$234,920	\$3,819,299	\$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) 3.64 acres has paid fees. The remaining parcel is subject to the latest spreadsheet update.

I-205 Corridor Specific Plan
Residential Area
Spreadsheet No. 47
June 2007

EXHIBIT B-17
I-205
CURRENT APPROVED FINANCE PLANS

	GL-23A Phases 1 & 2 123	GL-23B Phase 3 285	GL-23B Phase 4 285	GL-24A Phases 1 & 2 109	GL-24B Phases 3 & 4 171	GL-25A McBail 109	GL-25B Morrison 166	GL-25B 11 Fixed Finance Plan	TOTAL 177	Seecon 515	TOTAL RESIDENTIAL
Bond Method:	AD 97-1	AD 99-??	AD 99-??	AD 96-1	AD 97-2	AD 95-1	AD 98-4			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 Corral Hollow Road R/W:		\$0	\$0			\$13,878	\$16,632	\$1,102	\$17,734	(\$31,612)	\$0
3. Intersection & Signals:	\$3,159	\$1,076	\$1,999	\$2,676	\$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	\$129,681	\$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	\$199,545	\$451,651	\$29,929	\$481,580	\$789,664	\$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):	\$79,657	\$19,975	\$37,096	\$58,617	\$97,678						\$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	\$180,989	\$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	\$2,961,290
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	\$58,606		\$572,000
B. Park Land Credit:	(\$203,259)	(\$129,059)	(\$239,682)								(\$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)	(\$6,840)	(\$453)	(\$7,293)		(\$13,000)
C. Agricultural Conversion Fee:	\$4,110	\$1,759	\$3,266	\$4,461	\$7,434	\$4,096	\$5,234	\$0	\$5,234		\$30,360
11. Contingency (15%): (2)	\$128,147	\$129,261	\$240,056	\$106,539	\$264,771	\$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	\$264,771	\$72,397	\$209,931	\$13,911	\$223,843	\$167,346	\$1,332,359
13. Total Distribution Direct Costs:	\$1,530,799	\$1,069,545	\$1,986,295	\$1,334,254	\$2,397,858	\$769,700	\$1,931,328	\$123,750	\$2,055,078	\$1,686,798	\$12,830,328
14. Total Construction, Design & Contingency:	\$1,629,155	\$1,118,992	\$2,078,126	\$1,417,604	\$2,536,752	\$899,381	\$2,067,209	\$132,754	\$2,199,963	\$1,922,249	\$13,802,223
15. Credit From CFD 91-1 Overlap:	(\$49,714)	(\$15,064)	(\$27,975)			(\$40,377)	(\$48,391)	(\$3,207)	(\$51,598)	(\$127,864)	(\$312,592)
Subtotal Costs:	\$1,579,441	\$1,103,928	\$2,050,151	\$1,417,604	\$2,536,752	\$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	\$5,392	\$3,877	\$4,955	\$0	\$4,955	\$11,513	\$38,419
19 Air Quality:	\$238	\$122	\$226	\$195	\$326	\$234	\$313	\$0	\$313	\$695	\$2,349
20 Swainson Hawk:	\$42,442	\$17,325	\$32,176	\$41,817	\$69,683	\$45,949	\$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	\$120,698	\$224,153	\$130,693	\$217,787	\$164,642	\$198,440	\$0	\$198,440		\$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			\$20,036				\$108,067	\$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			\$106,268	\$135,839	\$0	\$135,839	\$428,593	\$670,700
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	\$177,210	\$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	\$1,741,856	\$2,902,613	\$1,576,214	\$3,397,520	\$136,861	\$3,534,381	\$3,910,261	\$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.

I-205 Corridor Specific Plan
 MacArthur Area
 Spreadsheet No. 47
 June 2007

EXHIBIT B-17
I-205
CURRENT APPROVED FINANCE PLANS

	M-3	M-4-1a	M-4-1b	M-4-2	M4-3	M4-4	TOTAL
Bond Method:	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	CFD 89-1	MacArthur
1. Road Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Intersection & Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3a. Intersection Mitigations	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Sanitary Sewer Treatment	\$30,673	\$82,826	\$101,233	\$4,744	\$3,683	\$3,612	\$226,771
4. Sanitary Sewer Collection	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Water Distribution (on-site)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Water Distribution (Off-site)	\$2,794	\$32,436	\$39,644	\$1,858	\$1,442	\$1,414	\$79,588
7. Water Supply	\$15,703	\$64,750	\$79,139	\$3,708	\$2,879	\$2,824	\$169,003
8. Water Treatment/Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9. Storm Drains	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11. Entries & Gateways							
12. Parks and Mini-Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13. Downtown Assistance	\$961	\$16,398	\$20,042	\$939	\$729	\$715	\$39,784
14. Park and Ride	\$24,452	\$0	\$0	\$0	\$0	\$0	\$24,452
15. Air Quality	\$135	\$1,566	\$1,914	\$90	\$70	\$68	\$3,843
16. Swainson Hawk	\$2,350	\$40,115	\$49,029	\$2,298	\$1,784	\$1,749	\$97,325
17. Fire/Public Works Capital	\$1,663	\$28,387	\$34,695	\$1,626	\$1,262	\$1,238	\$68,871
18. Contingency (15%)	\$6,576	\$0	\$0	\$504	\$391	\$384	\$7,855
19. Design/Construction Fees (15%)	\$11,039	\$0	\$0	\$522	\$406	\$393	\$12,360
20. Agricultural Mitigation Fee	\$185	\$2,779	\$3,397	\$159	\$124	\$121	\$6,765
21. East Sewer Trunk Buy-in	\$7,128	\$15,555	\$19,012	\$891	\$692	\$678	\$43,956
Total Net Costs	\$103,659	\$284,812	\$348,105	\$17,339	\$13,462	\$13,196	\$780,573
Sub total without item #21							\$736,617

I-205 Corridor Specific Plan
 Combined Total of Commercial/Industrial, Residential & MacArthur Areas
 Spreadsheet No. 47
 June 2007

EXHIBIT B-17
 I-205
 CURRENT APPROVED FINANCE PLANS

	TOTAL RESIDENTIAL	TOTAL Comm/Indust.	TOTAL MacArthur	GRAND TOTAL
Cost Allocations:				
1. Road Circulation:	\$896,485	\$8,031,366	\$0	\$8,927,851
2. Additional Corral Hollow Road R/W:	\$0	\$0	\$0	\$0
3. Intersection & Signals:	\$75,410	\$1,078,240	\$0	\$1,153,650
3a. Intersection Mitigations	\$0	\$3,021,691	\$0	\$3,021,691
4. Sub-Total Road Costs:	\$971,895	\$12,131,297	\$0	\$13,103,192
5. A. Sanitary Sewer Treatment:	\$2,394,865	\$2,850,130	\$226,771	\$5,471,766
B. Sanitary Sewer Collection:	\$492,284	\$1,189,566	\$0	\$1,681,850
6. A. Water Distribution (on-site):	\$293,023	\$520,094	\$0	\$813,117
B. Water Distribution (off-site):	\$734,965	\$1,702,541	\$0	\$2,437,506
C. Water Supply	\$1,477,619	\$333,010	\$169,003	\$1,979,632
D. Water Treatment / Storage:	\$2,961,290	\$2,282,076	\$79,588	\$5,322,954
7. A. Storm Drains:	\$637,204	\$2,780,386	\$0	\$3,417,590
B. Irrigation Relocation (NBID)	\$0	\$797,742	\$0	\$797,742
8. Entries & Gateways: (1)	\$0	\$0	\$0	\$0
9. A. Park Land:	\$572,000	\$0	\$0	\$572,000
B. Park Land Credit:	(\$572,000)	\$0	\$0	(\$572,000)
C. Park Construction:	\$1,143,999	\$0	\$0	\$1,143,999
10. A. Master Landscape Plan:	\$13,001	\$0	\$0	\$13,001
B. Master Landscape Plan Credit:	(\$13,000)	\$0	\$0	(\$13,000)
C. Agricultural Conversion Fee:	\$30,360	\$34,198	\$6,765	\$71,323
11. Contingency (15%): (2)	\$1,332,359	\$3,139,822	\$7,855	\$4,480,036
12. Design & Construction Fees (15%): (2)	\$1,332,359	\$3,139,822	\$12,360	\$4,484,541
13. Total Distribution Direct Costs:	\$12,830,328	\$18,769,389	\$502,342	\$32,102,059
14. Total Construction, Design & Contingency:	\$13,802,223	\$30,900,686	\$502,342	\$45,205,251
15. Credit From CFD 91-1 Overlap:	(\$312,592)	(\$565,913)	\$0	(\$878,505)
Subtotal Costs:	\$13,489,631	\$30,334,772	\$502,342	\$44,326,745
16. Downtown Assistance	\$0	\$199,542	\$39,784	\$239,326
17. Soundwall - CHR @ Greenleaf	\$40,040	\$0	\$0	\$40,040
18. Program Management	\$72,062	\$329,656	\$0	\$401,718
19. Park & Ride:	\$38,419	\$275,235	\$24,452	\$338,106
20. Air Quality:	\$2,349	\$16,370	\$3,843	\$22,562
21. Swainson Hawk:	\$455,274	\$507,707	\$97,325	\$1,060,306
22. Fire / Public Works Capital:	\$332,187	\$850,816	\$68,871	\$1,251,874
23. Public Buildings:	\$1,205,243	\$0	\$0	\$1,205,243
24. RSP Storm Drainage:	\$1,590,573	\$0	\$0	\$1,590,573
25. I-205 Entry:	\$128,103	\$0	\$0	\$128,103
26. I-205 Mini-Park Construction:	\$0	\$0	\$0	\$0
27. AD 84-1 Collection:	\$837,300	\$0	\$0	\$837,300
28. AD 87-3 Distribution:	\$670,700	\$0	\$0	\$670,700
29. Contingency (15%): (2)	\$225,088	\$168,908	\$0	\$393,996
30. Design & Construction Fees (15%): (2)	\$225,088	\$168,908	\$0	\$393,996
31. Subtotal Development Fees:	\$5,822,427	\$2,517,141	\$234,275	\$8,573,843
30. TOTAL NET COSTS:	\$19,312,058	\$32,851,913	\$736,617	\$52,900,588

(1) These funds will be used to assist in the financing of water treatment/water storage facilities.

(2) Applied to construction items only.

**Exhibit B-17
I-205 CORRIDOR SPECIFIC PLAN**

Updated Master Cost Allocation Spreadsheet
Spreadsheet #47
Summary - Commercial / Industrial - Grant Line

Page 5 of 7
Prepared by: Harris Associates

January 2007

	Total PCL GL-2B (7) (SC)	Total PCL GL-6 (GC)	Total PCL GL-8 (FC)
Gross Area	10.47	0.7	1.6
Net Area (90%)	9.42	0.6	1.4
Traffic Gen (Trips / acre)	30.25	36.50	51.84
Total Trips / Zone	284.96	21.90	72.58
E.C.U.'s /acre (San. Sewer)	6.85	5.89	16.50
Total E.C.U.'s (San. Sewer)	65	4	23
E.C.U.'s /acre (Water)	8.66	7.70	18.30
Total E.C.U.'s (Water)	82	5	26
SUMMARY OF ALL COSTS			
Cost Allocations			
1. Road Circulation	\$889,337	\$68,349	\$226,508
2. Freeway Interchange	\$0	\$0	\$0
3. Signals	\$46,764	\$3,594	\$11,910
3a. Intersection Mitigation	\$80,876	\$6,216	\$20,598
4. Sub-Total Road Costs	\$1,016,976	\$78,159	\$259,017
5A. Sanitary Sewer Treatment	\$184,868	\$10,125	\$66,181
5B. Sanitary Sewer Collection	\$37,261	\$2,041	\$13,339
6A. Water Distribution (on-site)	\$26,813	\$1,518	\$8,421
6B. Water Distribution (off-site)	\$237,559	\$13,454	\$74,607
6C. Water Supply (9)	(\$134,513)	(\$7,618)	(\$42,245)
6D. Water Treatment / Storage	\$273,603	\$15,495	\$85,927
7. Storm Drains	\$5,456	\$347	\$811
8. Irrigation (NBID)	\$43,426	\$2,766	\$6,454
9. Entries & Gateways (1)	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0
11. Downtown Assistance	\$6,314	\$402	\$938
12. Park & Ride	\$9,445	\$602	\$1,404
13. Air Quality	\$538	\$34	\$80
14. Swainson Hawk	\$18,442	\$1,175	\$2,741
15A. Fire / Public Works Capital	\$102,856	\$6,551	\$15,286
15B. Agricultural Conversion Fee	\$1,758	\$112	\$261
16A. Park Land	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0
TOTAL DISTRICT DIRECT COSTS	\$1,830,800	\$125,163	\$493,222
23. Contingency (15%) *	\$278,608	\$18,726	\$76,627
24. Design & Construction Fees (15%) *	\$278,608	\$18,726	\$76,627
25. TOTAL CONST., DESIGN & CONTING **	\$2,388,016	\$162,616	\$646,476
26. Credit from CFD 91-1 Overlap (3)	(\$30,359)		
27. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0
28. Program Management	\$78,045	\$4,971	\$11,599
29. Credit for Land Dedication for well (8)			
30. TOTAL NET COST	\$2,435,702	\$167,587	\$658,075
31. TOTAL COST/NET ACRE	\$258,567	\$279,312	\$470,054
32. TOTAL COST/SQ. FT. OF LAND	\$5.94	\$6.41	\$10.79

- * Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).
- ** Includes no District formation or Bond financing costs.
- (1) Item 9 funds transferred to water treatment / storage per City Council direction.
- (2) AD 84-1 & 87-3 are for sewer collection fees and water distribution fees and does not include wastewater or water treatment cost participation.
- (3) Credit from CFD 91-1 overlap.
- (4) GL-5B is the remnant of GL-5, GL-11, and Old Naglee Road
- (5) GL-27 is the remnant from the following parcels: GL-5, GL-6, GL-7, GL-9, GL-10 & GL-11.
- (6) M-1 & M-2 Net Area was calculated to be approximately 55 percent of gross area due to parcels within flood plain.
- (7) GL-2b has a finance plan that is subject to update with the latest spreadsheet. Parcel E (3.64 acres) has pulled a permit and was removed from the spread.
- (8) \$146,780 will be paid to the redevelopment agency for the cost of the land that was used for the well near the corner of Grant Line and Naglee Road (part of GL-27)
- (9) These numbers are negative due to a change between spreadsheet #42 and #43 where project funds from CIP 7514 in Water Supply were shifted to CIP 7533 under Water Distribution off-site and 7532 under Water Treatment/Storage. Remaining parcels therefore are receiving a "credit" for excess money in water supply but are paying more towards Water Distribution off-site and Water Treatment/Storage.

**Exhibit B-17
I-205 CORRIDOR SPECIFIC PLAN**

Updated Master Cost Allocation Spreadsheet
Spreadsheet #47
Summary - Commercial / Industrial - Grant Line

Page 6 of 7
Prepared by: Harris Associates

January 2007

	Total PCL GL-15 1(A) (GC)	Total PCL GL15-1(B) (GC)	Total PCL GL-16 (SC)	Total PCL GL-24c (GC)	Total PCL M1 (LI)	Total PCL M2 (LI)
Gross Area	1.3	1.8	3.0	23.6	14.2	39.6
Net Area (90%)	1.2	1.6	2.7	21.2	7.7	21.4
Traffic Gen (Trips / acre)	36.50	36.50	30.25	36.50	13.10	13.10
Total Trips / Zone	43.80	58.40	81.68	773.80	100.87	280.34
E.C.U.'s /acre (San. Sewer)	5.89	5.89	6.85	5.89	6.85	6.85
Total E.C.U.'s (San. Sewer)	7	9	18	125	53	147
E.C.U.'s /acre (Water)	7.70	7.70	8.66	7.70	8.30	8.30
Total E.C.U.'s (Water)	9	12	23	163	64	178
SUMMARY OF ALL COSTS					(6)	(6)
Cost Allocations						
1. Road Circulation	\$136,699	\$182,265	\$254,905	\$2,415,008	\$0	\$0
2. Freeway Interchange	\$0	\$0	\$0	\$0	\$0	\$0
3. Signals	\$7,188	\$9,584	\$13,404	\$126,987	\$0	\$0
3a. Intersection Mitigation	\$12,431	\$16,575	\$23,181	\$219,619	\$0	\$0
4. Sub-Total Road Costs	\$156,318	\$208,424	\$291,490	\$2,761,615	\$0	\$0
5A. Sanitary Sewer Treatment	\$20,250	\$26,999	\$52,988	\$357,743	\$151,113	\$419,976
5B. Sanitary Sewer Collection	\$4,081	\$5,442	\$10,680	\$72,104	\$0	\$0
6A. Water Distribution (on-site)	\$3,037	\$4,049	\$7,685	\$53,653	\$0	\$0
6B. Water Distribution (off-site)	\$26,908	\$35,877	\$68,090	\$475,367	\$186,111	\$517,243
6C. Water Supply (9)	(\$15,236)	(\$20,315)	(\$38,555)	(\$269,167)	(\$105,381)	(\$292,878)
6D. Water Treatment / Storage	\$30,990	\$41,320	\$78,421	\$547,493	\$214,349	\$595,722
7. Storm Drains	\$695	\$927	\$1,564	\$12,278	\$0	\$0
8. Irrigation (NBID)	\$5,532	\$7,376	\$12,447	\$97,731	\$0	\$0
9. Entries & Gateways (1)	\$0	\$0	\$0	\$0	\$0	\$0
10. I-205 Mini Parks	\$0	\$0	\$0	\$0	\$0	\$0
11. Downtown Assistance	\$804	\$1,072	\$1,810	\$14,209	\$5,161	\$14,343
12. Park & Ride	\$1,203	\$1,604	\$2,707	\$21,257	\$0	\$0
13. Air Quality	\$69	\$91	\$154	\$1,210	\$440	\$1,222
14. Swainson Hawk	\$2,349	\$3,132	\$5,286	\$41,504	\$15,075	\$41,896
15A. Fire / Public Works Capital	\$13,103	\$17,470	\$29,481	\$231,481	\$84,075	\$233,664
15B. Agricultural Conversion Fee	\$224	\$299	\$504	\$3,957	\$1,437	\$3,994
16A. Park Land	\$0	\$0	\$0	\$0	\$0	\$0
16B. Park Land Credit	\$0	\$0	\$0	\$0	\$0	\$0
16C. Park Construction	\$0	\$0	\$0	\$0	\$0	\$0
17A. Master Landscape Plan	\$0	\$0	\$0	\$0	\$0	\$0
17B. Master Landscape Plan Credit	\$0	\$0	\$0	\$0	\$0	\$0
18. Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0
19. RSP Storm Drain Fee	\$0	\$0	\$0	\$0	\$0	\$0
20. I-205 Entry	\$0	\$0	\$0	\$0	\$0	\$0
21. AD 84-1 Sewer Collection Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0
22. AD 87-3 Water Distribution Fee (2)	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DISTRICT DIRECT COSTS	\$250,327	\$333,769	\$524,752	\$4,422,435	\$552,379	\$1,535,182
23. Contingency (15%) *	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
24. Design & Construction Fees (15%) *	\$37,453	\$49,937	\$79,856	\$661,665	\$95,347	\$264,991
25. TOTAL CONST., DESIGN & CONTING **	\$325,232	\$433,643	\$684,463	\$5,745,766	\$743,073	\$2,065,164
26. Credit from CFD 91-1 Overlap (3)						
27. Soundwall - Corral Hollow Rd @ Greenleaf	\$0	\$0	\$0	\$0	\$0	\$0
28. Program Management	\$9,942	\$13,256	\$22,370	\$175,643	\$63,795	\$177,300
29. Credit for Land Dedication for well (8)						
30. TOTAL NET COST	\$335,174	\$446,899	\$706,833	\$5,921,408	\$806,868	\$2,242,463
31. TOTAL COST/NET ACRE	\$279,312	\$279,312	\$261,790	\$279,312	\$104,788	\$104,788
32. TOTAL COST/SQ. FT. OF LAND	\$6.41	\$6.41	\$6.01	\$6.41	\$2.41	\$2.41

- * Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).
- ** Includes no District formation or Bond financing costs.
- (1) Item 9 funds transferred to water treatment / storage per City Council direction.
- (2) AD 84-1 & 87-3 are for sewer collection fees and water distribution fees and does not include wastewater or water treatment cost participation.
- (3) Credit from CFD 91-1 overlap.
- (4) GL-5B is the remnant of GL-5, GL-11, and Old Naglee Road
- (5) GL-27 is the remnant from the following parcels: GL-5, GL-6, GL-7, GL-9, GL-10 & GL-11.
- (6) M-1 & M-2 Net Area was calculated to be approximately 55 percent of gross area due to parcels within flood plain.
- (7) GL-2b has a finance plan that is subject to update with the latest spreadsheet. Parcel E (3.64 acres) has pulled a permit and was removed from the spread.
- (8) \$146,780 will be paid to the redevelopment agency for the cost of the land that was used for the well near the corner of Grant Line and Naglee Road (part of GL-27)
- (9) These numbers are negative due to a change between spreadsheet #42 and #43 where project funds from CIP 7514 in Water Supply were shifted to CIP 7533 under Water Distribution off-site and 7532 under Water Treatment/Storage. Remaining parcels therefore are receiving a "credit" for excess money in water supply but are paying more towards Water Distribution off-site and Water Treatment/Storage.

**Exhibit B-17
I-205 CORRIDOR SPECIFIC PLAN**

Updated Master Cost Allocation Spreadsheet
Spreadsheet #47
Summary - Commercial / Industrial - Grant Line

Page 7 of 7
Prepared by: Harris Associates

January 2007

		TOTAL
		COMMERCIAL
Gross Area		96.3
Net Area (90%)		67.2
Traffic Gen (Trips / acre)		--
Total Trips / Zone		1718.32
E.C.U.'s /acre (San. Sewer)		--
Total E.C.U.'s (San. Sewer)		450
E.C.U.'s /acre (Water)		--
Total E.C.U.'s (Water)		562
SUMMARY OF ALL COSTS		
Cost Allocations		
1.	Road Circulation	\$4,173,071
2.	Freeway Interchange	\$0
3.	Signals	\$219,431
3a.	Intersection Mitigation	\$379,497
4.	Sub-Total Road Costs	\$4,771,998
5A.	Sanitary Sewer Treatment	\$1,290,242
5B.	Sanitary Sewer Collection	\$144,948
6A.	Water Distribution (on-site)	\$105,177
6B.	Water Distribution (off-site)	\$1,635,216
6C.	Water Supply (9)	(\$925,908)
6D.	Water Treatment / Storage	\$1,883,319
7.	Storm Drains	\$22,077
8.	Irrigation (NBID)	\$175,731
9.	Entries & Gateways (1)	\$0
10.	I-205 Mini Parks	\$0
11.	Downtown Assistance	\$45,054
12.	Park & Ride	\$38,222
13.	Air Quality	\$3,838
14.	Swainson Hawk	\$131,600
15A.	Fire / Public Works Capital	\$733,968
15B.	Agricultural Conversion Fee	\$12,547
16A.	Park Land	\$0
16B.	Park Land Credit	\$0
16C.	Park Construction	\$0
17A.	Master Landscape Plan	\$0
17B.	Master Landscape Plan Credit	\$0
18.	Public Buildings	\$0
19.	RSP Storm Drain Fee	\$0
20.	I-205 Entry	\$0
21.	AD 84-1 Sewer Collection Fee (2)	\$0
22.	AD 87-3 Water Distribution Fee (2)	\$0
TOTAL DISTRICT DIRECT COSTS		\$10,068,028
23.	Contingency (15%) *	\$1,563,210
24.	Design & Construction Fees (15%) *	\$1,563,210
25.	TOTAL CONST., DESIGN & CONTING **	\$13,194,448
26.	Credit from CFD 91-1 Overlap (3)	(\$21,898)
27.	Soundwall - Corral Hollow Rd @ Greenleaf	\$0
28.	Program Management	\$556,920
29.	Credit for Land Dedication for well (8)	\$0
30.	TOTAL NET COST	\$13,729,470
31.	TOTAL COST/NET ACRE	\$204,247
32.	TOTAL COST/SQ. FT. OF LAND	\$4.69

- * Fee on construction items only (1,3,5A-6B,6D,7,8,10,12,15A).
- ** Includes no District formation or Bond financing costs.
- (1) Item 9 funds transferred to water treatment / storage per City Council direction.
- (2) AD 84-1 & 87-3 are for sewer collection fees and water distribution fees and does not include wastewater or water treatment cost participation.
- (3) Credit from CFD 91-1 overlap.
- (4) GL-5B is the remnant of GL-5, GL-11, and Old Naglee Road
- (5) GL-27 is the remnant from the following parcels: GL-5, GL-6, GL-7, GL-9, GL-10 & GL-11.
- (6) M-1 & M-2 Net Area was calculated to be approximately 55 percent of gross area due to parcels within flood plain.
- (7) GL-2b has a finance plan that is subject to update with the latest spreadsheet. Parcl E (3.64 acres) has pulled a permit and was removed from the spread.
- (8) \$146,780 will be paid to the redevelopment agency for the cost of the land that was used for the well near the corner of Grant Line and Naglee Road (part of GL-27)
- (9) These numbers are negative due to a change between spreadsheet #42 and #43 where project funds from CIP 7514 in Water Supply were shifted to CIP 7533 under Water Distribution off-site and 7532 under Water Treatment/Storage. Remaining parcels therefore are receiving a "credit" for excess money in water supply but are paying more towards Water Distribution off-site and Water Treatment/Storage.

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY14-15 through FY18-19					July 1, 2014		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
71035	City Hall Vehicles New Development	97,503	F324-Plan C Area, Gen Fac	23,773	-	44,730	-	-	44,730	-	-	Jun 15	70%
			F352-SMP Area	-	-	7,000	-	-	7,000	-	-	New Equipment	7%
			F354-ISP South Area	-	-	16,200	-	-	16,200	-	-	Insufficient Funds ¹	17%
			F355-Presidio Area	-	-	5,800	-	-	5,800	-	-		6%
71061	New Fire Station - Relocate Station #96 - West Grant Line Rd	4,000,000	F353-I205 Corridor Area	1,094,385	538,052	824,963	824,963	-	-	-	-	Apr 14	61%
			F314-Infill Area, Buildings	-	714,600	0	-	-	-	-	-	Work Completed	18%
			F345-RSP	-	828,000	0	-	-	-	-	-		21%
71062	New Fire Station - Relocate #92 - Banta East Grant Line Rd	4,155,000	F301-General Projects	2,087,356	-	549,444	549,444	-	-	-	-	Apr 14	63%
			F351-NEI Area, Ph 1	-	322,000	-	-	-	-	-	-	Work Completed	8%
			F357-NEI Area, Ph 2	-	271,200	-	-	-	-	-	-		7%
			Tracy Rural Fire District	925,000	-	-	-	-	-	-	-		
72014	Traffic Signal Upgrades I205 Area, East	1,531,776	F353-I205 Corridor Area	100	-	261,300	-	-	-	261,300	-	Jun 16	17%
			F323-Plan C Area, Arterials	-	-	573,600	-	-	-	573,600	-	Insufficient Funds ¹	37%
			F313-Infill Area, Arterials	-	-	273,900	-	-	-	273,900	-		18%
			Developer Contributions	105,076	-	317,800	-	-	-	317,800	-		28%
72025	Traffic Signal Grant Line & Paradise	244,000	F351-NEI Area, Ph 1	-	152,353	91,646	91,646	-	-	-	-	October, 2014 Work Completed	100%
72038	Traffic Signal - Tracy Blvd & Valpico	573,036	F354-ISP South Area	2,936	-	570,100	-	-	570,100	-	-	Dec 04	100%
			Developer Contributions	570,100	-	-570,100	-	-	-570,100	-	-	Reimbursement Due	0%
72062	Intersection Improves I205 & MacArthur Dr	21,525,805	F352-SMP Area	-	-	1,081,000	-	-	-	-	1,081,000	Jun 17	5%
			F355-Presidio Area	-	-	814,800	-	-	-	260,000	554,800	Insufficient Funds ¹	4%
			F357-NEI Area, Ph 2	3,035	-	13,922,570	-	-	1,496,970	-	12,425,600		65%
			Future Developments	-	-	5,704,400	-	-	-	-	5,704,400		27%
72068	Traffic Signal Lammers & W Schulte Rd	786,515	F323-Plan C Area, Arterials	-	-	361,800	361,800	-	-	-	-	Jun 15	46%
			F313-Infill Area, Arterials	33,761	(78,899)	0	-	-	-	-	-	Design Underway	-6%
			F395-Infill Area, Capital Impr.	-	-	268,753	268,753	-	-	-	-		0%
			Grant Funding- SJVPCD	-	-	201,100	201,100	-	-	-	-		
72073	Intersection Impmts - MacArthur & Valpico	310,000	F354-ISP South Area	3,910	-	306,090	-	-	306,090	-	-	Jun 16	100%
												Design Completed	
72074	Intersection Impmts - Tracy & Valpico	200,000	F354-ISP South Area	3,910	-	196,090	-	-	196,090	-	-	Jun 16	100%
												Design Completed	

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY14-15 through FY18-19					July 1, 2014		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	< - - - - - New Appropriations Required - - - - - >					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
72082	Traffic Signal Valpico & Sycamore Pkwy	420,000	F354-ISP South Area Grant Funding	1,635	-	168,365	168,365	-	-	-	-	Jun 15 Design Underway	40%
72087	Traffic Signal - Grant Line & Chrisman	385,400	F357-NEI Area, Ph 2	-	160,720	224,680	224,680	-	-	-	-	Nov 13 Contract Award Apr 2013	100%
72088	Traffic Signal Upgrade - Grant Line & Chabot Court	311,000	F351-NEI Area, Ph 1 Developer Contributions	-	40,000	271,000	271,000	-	-	-	-	Nov. 13 Completion Contract Award Apr 2013	100%
73002	Extension - MacArthur Drive, 11th to Mt Diablo Phase I	12,195,519	F345-RSP Highway Grants F242-Transp Sales Tax	750,549	-	98,770	-	-	98,770	-	-	Jun 17 Underway	7% 63% 30%
73014	Widening - Corral Hollow Road - Grant Line to Mall Entry	7,777,414	F345-RSP Developer Contribution F353-I205 Corridor Area F242-Transp Sales Tax Highway Grants	421,586	36	-36	-36	-	-	-	-	Feb 13 Work Completed	5% 10% 30% 44% 12%
73035	Widening, Grant Line Rd, Naglee to Lammers Rd	3,502,412	F35X-I205 Area Planning F353-I205 Corridor Area Developer Contributions	53,527	-	1,859,600	-	-	1,859,600	-	-	Jun 15-Partial Complete Insufficient Funds ¹	55% 38% 8%
73048	Widening - Grant Line Rd MacArthur to City Limits	17,008,774	F351-NEI Area, Ph 1 Developer Contributions	6,465,335	6,393,657	2,780,800	1,630,000	-	1,150,800	-	-	Nov XX Contract Award Apr 20	92% 8%
73061	Extension - Valpico Rd, Peddlebrook to MacArthur	3,101,832	F354-ISP South Area F313-Infill Area, Arterials	1,054,961	4,952	2,041,919	-3,881	-	300,000	1,745,800	-	Jun 17 Deferred to FY15-17	100% 0%
73084	New Interchange - I205 & Lammers Road	61,523,800	F356-Tracy Gateway Area Federal TEA Grant F242-Transp Sales Tax Developer Contributions Future Development	54,340	-	18,035,660	25,660	-	-	-	18,010,000	Jun 21 Design Underway Project Cost Incl. 2019- 2020 Appropriations	29% 11% 1% 1% 0%
73090	Extension - Chrisman Rd, Grant Line Rd to I205	3,985,891	F357-NEI Area, Ph 2	270,391	-	3,715,500	-	-	297,400	3,418,100	-	Jun 17 Prelim Plan Completed	100%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY14-15 through FY18-19					July 1, 2014		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
73092	Widening, Lammers Rd 3,000 feet south of 11th St	10,976,000	F356-Tracy Gateway Area	1,498,630	-	9,477,370	-	-	9,477,370	-	-	Jun 16	100%
73095	Widening - Valpico Road, Tracy to Pebblebrook	11,005,000	F242-Transp Sales Tax	306,621	-	293,379	193,379	-	100,000	-	-	Jun 17	5%
			F313-Infill Area, Arterials	-	-	203,500	-	-	-	203,500	-	Design Underway	2%
			F354-ISP South Area	-	-	10,201,500	1,000,000	-	1,344,800	7,856,700	-		93%
73102	Widening - Corral Hollow Road, Byron to Grant Line (Phase II)	4,160,200	F353-I205 Corridor Area	335,965	197,355	766,680	766,680	-	-	-	-	Dec 16	31%
			Future Development	-	-	2,860,200	-	-	2,860,200	-	-	Ph 2 Design Underway	69%
73103	Widening - Corral Hollow Road, 11th to Schulte	5,779,000	F323-Plan C Area, Arterials	709,336	110,666	1,503,098	1,503,098	-	-	-	-	Dec 16	40%
			F245-Gas Tax	4,725	-	3,451,175	187,275	-	3,263,900	-	-	Design Underway	60%
73109	New Interchange - I205 & Paradise Road	61,289,838	F245-Gas Tax	356,824	-	133,014	133,014	-	-	-	-	Jul 22	
			Federal TEA Grant	127,810	-	672,190	672,190	-	-	-	-	EIR Underway	
			Future Development	-	-	-	-	-	-	-	-	be considered in	0%
73126	Widening - MacArthur Dr Schulte to Valpico, Phase II	5,843,900	F313-Infill Area, Arterials	150,645	158,584	651,771	-234,229	886,000	-	-	-	Jun 17	16%
			Federal TEA Grant	143,044	-	1,545,856	399,856	1,146,000	-	-	-	Design Underway	29%
			RSTP Grant	-	-	3,194,000	-	3,194,000	-	-	-		55%
73128	Construction - Paradise Road, through Parcel 31	824,010	F357-NEI Area, Ph 2	774,838	9,831	39,341	39,341	-	-	-	-	Mar 13	100%
			Future Development	-	-	-	-	-	-	-	-	Work Completed	0%
73135	Construction - N-S Paradise Road, s of GLR, w of Chrisman	1,200,000	F357-NEI Area, Ph 2	-	-	-	-	-	-	-	-	Nov 13	0%
			F345-RSP	-	1,200,000	-	-	-	-	-	-	Developer Built	100%
73136	Directional Signs in I205 at 2 locations	1,050,000	F245-Gas Tax	-	-	-	-	-	-	-	-	Jun 16	
			F345-RSP	-	1,680	1,048,320	566,320	-	482,000	-	-	Design Underway	100%
74083	Second Outfall Pipeline - - WW Treatment Plant	25,000,000	F357-NEI Area, Ph 2	2,767,590	486,065	1,746,345	1,746,345	-	-	-	-	Jun 16	20%
			Debt Proceeds	-	-	14,000,000	14,000,000	-	-	-	-	Design Underway	
			Developer Contributions	-	-	6,000,000	6,000,000	-	-	-	-		24%
74084	WW Upgrades - East Grant Line Road	2,115,700	F523-Wastewater Capital	-	-	-	-	-	-	-	-	Jun 16	0%
			F354-ISP South Area	45,402	22,131	2,048,167	188,167	1,860,000	-	-	-	Design Underway	100%
74097	Upgrade WW Collection System - Hansen Road	1,580,000	F356-Tracy Gateway Area	474,348	107,955	-122,303	-122,303	-	-	-	-	Dec 15	29%
			Developer Contributions	-	-	1,120,000	1,120,000	-	-	-	-	Design Underway	71%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY14-15 through FY18-19					July 1, 2014		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	< - - - - - New Appropriations Required - - - - - >					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
74110	WWS Improvements - Tracy Hills Area	1,414,000	F523-Wastewater Capital Developer Contributions	- 843,822	- -	- 570,178	- 570,178	- -	- -	- -	- -	Design Underway	0% 100%
75046	Water Distribution System - NE Industrial Area	2,929,089	F351-NEI Area, Ph 1	2,457,541	85,302	386,246	50,146	-	336,100	-	-	Jun 16 Phase 2 Deferred	100%
75085	Water Distribution System - Tracy Gateway Area	5,338,002	F356-Tracy Gateway Area	53,572	-	5,284,430	-	-	5,284,430	-	-	Jun 16 Design Underway	100%
75108	Water Lines - MacArthur Drive, Linne to Valpico	1,562,600	F513-Water Capital F325-Plan C Area, Utilities F352-SMP Area F354-ISP South Area	- 171,724 - -	- 10,510 - -	113,400 110,516 409,900 746,550	- 970,466 409,900 -	- -	113,400 -859,950 -	- -	- -	Dec 15 Design Underway Also, See 73126	7% 19% 26% 48%
75118	Construct New Clearwell - Water Treatment Plant	4,550,000	F513-Water Capital Future Developments	- 166,031	- -	- 4,383,969	- 4,383,969	- -	- -	- -	- -	Jun 16 Design Underway	0% 100%
75120	Water Impmts - Tracy Hills Area	1,414,000	F513-Water Capital Developer Contributions	- 837,621	- -	- 576,379	- 576,379	- -	- -	- -	- -	Jun 15 Work Underway	0% 100%
75121	Booster Pump Station - Water Treatment Plant	317,900	F513-Water Capital Developer Contributions	- 39,403	- -	- 278,497	- 278,497	- -	- -	- -	- -	Jun 16 Design Underway	0% 100%
76028	Storm Drain Line - Grant Line, w of Paradise	1,346,761	F351-NEI Area, Ph 1 Future Developments	56,150 -	1,256,666 -	33,945 -	33,945 -	- -	- -	- -	- -	Nov 13 Work Completed	100% 0%
76036	Channel Improvements - C2 Channel, NE Industrial Area	1,599,500	F351-NEI Area, Ph 1	-	1,505,829	93,671	93,671	-	-	-	-	Nov 13 Work Completed	100%
76045	New Detention Basin 2A - ISP South, Zone 2	5,236,507	F354-ISP South Area F322-Plan C Drainage F312-Infill Area, Storm Drain Developer Contributions	703,285 839,222 - 3,694,000	- - - -	1,250,760 - - -1,250,760	- - - -	- -	1,250,760 - -	- -	- -	Apr 07 Reimbursement Due	37% 16% 0% 47%
76059	Drainage Improvements - South MacArthur, Phase 2	875,600	F322-Plan C Drainage F352-SMP Area Developer Contributions	- 6,021 -	- 59,281 -	54,000 556,298 200,000	54,000 556,298 200,000	- -	- -	- -	- -	Jun 15 Design Underway	6% 71% 23%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
(Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects						Five Year Plan - FY14-15 through FY18-19					July 1, 2014		
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	<----- New Appropriations Required ----->					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
78054	Aquatics Center - Ellis Area	13,551,000	F301-General Projects	-	-	-	-	-	-	-	-	Dec 16	0%
			F324-Plan C Area, Gen Fac	1,093,535	16,945	1,645,520	1,645,520	-	-	-	-	Design Underway	20%
			F352-SMP Area	-	-	138,800	138,800	-	-	-	-		1%
			F354-ISP South Area	-	-	231,500	231,500	-	-	-	-		2%
			F355-Presidio Area	-	-	114,700	114,700	-	-	-	-		1%
			F391-Kagehiro Parks	-	-	310,000	310,000	-	-	-	-		2%
			Developer Contributions	-	-	10,000,000	10,000,000	-	-	-	-		74%
78093	Park Expansion - Tracy Press Park	131,500	F345-RSP	-	-	131,500	-	-	131,500	-	-	Dec 05	100%
			Developer Contributions	131,500	-	-131,500	-	-	-131,500	-	-	Reimbursement Due	0%
79201	Infill Program Management	739,107	F31x-Infill Funds	404,309	-	334,798	-	94,798	80,000	80,000	80,000	Jun 22	100%
												Annual Contingency	
79203	I205 Area Program Management	802,217	F353-I205 Corridor Area	781,839	29,450	-9,072	-9,072	-	-	-	-	Jun 14	100%
												Annual Contingency	
79204	Plan "C" Program Management	4,946,452	F391-UMP Facilities	4,482,448	82,240	381,764	31,764	50,000	100,000	100,000	100,000	Jun 20	100%
												Annual Contingency	
79205	Industrial SP South, Prgm Management	1,052,612	Developer Contributions	236,980	-	-	-	-	-	-	-	Jun 20	23%
			F354-ISP South Area	476,849	9,880	328,903	53,903	50,000	75,000	75,000	75,000	Annual Contingency	77%
79206	NE Industrial Area #1 - Program Management	2,342,332	F351-NEI Area, Ph 1	2,111,410	20,948	146,470	28,870	50,000	67,600	-	-	Jun 17	97%
			Developer Contributions	63,505	-	-	-	-	-	-	-	Annual Contingency	3%
79207	South MacArthur Area - Program Management	383,994	F352-SMP Area	242,486	37,525	103,983	7,343	50,000	46,640	0	0	Jun 16	100%
												Annual Contingency ¹	
79208	NE Industrial Area #2 - Program Management	868,494	F357-NEI Area, Ph 2	467,221	32,555	368,718	-	128,718	80,000	80,000	80,000	Jun 20	100%
			Developer Contributions	-	-	-	-	-	-	-	-	Annual Contingency	0%
79209	Tracy Gateway - Program Management	699,510	F356-Tracy Gateway Area	58,962	9,280	631,268	331,268	-	100,000	100,000	100,000	Jun 20	100%
			Developer Contributions	-	-	-	-	-	-	-	-	Annual Contingency	0%
79210	Presidio Area - Program Management	437,608	F355-Presidio Area	90,839	8,340	78,617	78,617	-	-	-	-	Jun 13	41%
			Developer Contributions	259,812	-	-	-	-	-	-	-	Annual Contingency	59%
79313	Development Reviews - FY13 Projects	215,000	Developer Contributions	10,809	-	204,191	204,191	-	-	-	-	Annual Contingency	100%
													0%

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects			Five Year Plan - FY14-15 through FY18-19							July 1, 2014			
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	< - - - - New Appropriations Required - - - - >					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		
79314	Development Reviews - FY14 Projects	300,000	Developer Contributions	195,532	-	104,468	104,468	-	-	-	-	Annual Contingency	100% 0%
79364	Downtown Brew Pub/ Property Acquisition	1,637,126	F318-Comm Dev Agency	637,126	-	-	-	-	-	-	-	Jun	39%
			F345-RSP	39,658	1,120	959,222	959,222	-	-	-	-		61%
79365	Business Incubator	61,517	F345-RSP	53,530	3,987	4,000	4,000	-	-	-	-	Project Cancelled	100%
79366	Retail Incentives - Office/Industrial	35,000	F101-General	-	-	-	-	-	-	-	-	Jun XX	0%
			F345-RSP	2,745	-	32,255	32,255	-	-	-	-		
79367	Property Acquisition - West Schulte & Lammers area	1,195,250	F101-General	-	-	-	-	-	-	-	-	Jun 15	0%
			F345-RSP	100,679	23,783	1,070,788	1,070,788	-	-	-	-		100%
TOTALS		<u>330,442,003</u>		<u>\$55,898,702</u>	<u>\$14,893,703</u>	<u>\$163,963,597</u>	<u>\$61,573,891</u>	<u>\$7,509,516</u>	<u>\$29,977,490</u>	<u>\$26,191,900</u>	<u>\$38,710,800</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.

"Future Development" references means that it was anticipated that the developer was constructing and improvement at their cost. In some cases, a developer contribution may be shown with a later reimbursement from an impact fee fund.

EXHIBIT C
Summary of Expenses and Anticipated Construction Dates
for Fiscal Year Ended June 30, 2014
 (Government Code §66006(b)(1)(C) and (D).)

Fee Funded Capital Improvement Projects					Five Year Plan - FY14-15 through FY18-19					July 1, 2014			
CIP	Project Title	Project \$ Total	Funding Sources	Prior Years Expenditures	FY13-14 Actual Exp's	\$ Total	< - - - - - New Appropriations Required - - - - - >					Anticipated Completion Date & Comments	% Dev. Fee Funded
							FY14-15	FY15-16	FY16-17	FY17-18	FY18-19		

	Total FY13-14 Actual Exp's	14,893,703
	Less Other Funding Sources	-
	Net CIP Expenditures - Capital Development Funds	\$ 14,893,703

Other Funding Sources		Fee Funded Sources	
F241-Transp Devel Tax	-	F311-Infill, Parks	-
F242-Transp Sales Tax	-	F312-Infill Area, Storm Drain	-
F245-Gas Tax	-	F313-Infill Area, Arterials	79,685
F301-General Projects	-	F314-Infill Area, Buildings	714,600
F318-Comm Dev Agency	-	F315-Infill Area, Prgm Mgt	-
F513-Water Capital	-	F316-Infill Parking	-
F523-Wastewater Capital	-	F321-Plan C Area, Parks	-
Federal TEA Grant	-	F323-Plan C Area, Arterials	110,666
Developer Contributions	-	F324-Plan C Area, Gen Fac	16,945
Highway Grants	-	F325-Plan C Area, Utilities	10,510
Total - Other Funding Sources	-	F345-RSP	2,058,606
		F351-NEI Area, Ph 1	9,776,754
		F352-SMP Area	96,806
		F353-I205 Corridor Area	823,981
		F354-ISP South Area	36,964
		F355-Presidio Area	8,340
		F356-Tracy Gateway Area	117,235
		F357-NEI Area, Ph 2	960,371
		F391-UMP Facilities	82,240
			\$ 14,893,703

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(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, 2014, 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, 2014, 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, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014 by Resolution 2014-158 and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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

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, 2014, 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, 2014, which is incorporated here by reference.

INFILL AREA, PROGRAM MANAGEMENT FEE - FUND 31x

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, 2014, 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, 2014, 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, 2014, which is incorporated here by reference.

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 May 6, 2014 and adopted by Resolution 2014-070, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014 by Resolution 2014-158, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, which is incorporated here by reference.

PLAN C AREA, PROGRAM MANAGEMENT FEE - FUND 391

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

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, 2014, 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, 2014, 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, 2014, 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, 2014, 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, 2014, 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, 2014, which is incorporated here by reference.

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

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 1 Update Finance and Implementation Plan and dated April, 15 2008, (2) the latest arterial fees adopted on December 6, 2011, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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 April 15, 2008, (2) the latest storm drainage fees adopted on 5/1/12 and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014 by Resolution 2014-158, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, 2014, which is incorporated here by reference.

SOUTH MACARTHUR PLAN AREA, STORM DRAINAGE FEE - FUND 352

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

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, 2014, 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, 2014, which is incorporated here by reference.

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, 2014, 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, 2014, which is incorporated here by reference.

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

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called South MacArthur Plan Area Finance and Implementation Plan 2005 Update and dated September 20, 2005, (2) in the latest public safety fees adopted on September 16, 2014, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, 2014, 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, 2014, 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 latest public safety fees adopted on September 16, 2014 by Resolution 2014-158, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, which is incorporated here by reference.

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, 2014, 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, 2014, 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, 2014, which is incorporated here by reference.

PRESIDIO AREA, ARTERIALS - REGIONAL FEE - FUND 355

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

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, 2014, 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, 2014, 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, 2014, 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, 2014, 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, 2014, 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, 2014, which is incorporated here by reference.

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, 2014, 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, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014 by Resolution 2014-158, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, which is

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, 2014, 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, 2014, which is incorporated here by reference.

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

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Northeast Industrial Area - Phase 2 Finance and Implementation Plan and dated January 15, 2008, (2) in the arterial fees adopted on May 1, 2012, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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 January 15, 2008, and (2) in the latest storm drainage fees adopted on May 1, 2012, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, which is incorporated here by reference.

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, 2014, 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 latest public safety fees adopted on September 16, 2014, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, 2014, 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, (2) in the latest public safety fees adopted on September 16, 2014 by Resolution 2014-158, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, 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, 2014, 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, 2013, which is incorporated here by reference.

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, 2014, which is incorporated here by reference.

HABITAT MITIGATION FEES - FUND XXX

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

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

ELLIS PROGRAM AREA PARKS AND RECREATION FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA STORM DRAINAGE FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA TRAFFIC FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA PUBLIC BUILDINGS FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the latest update to the fees on September 16, 2014 (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA WASTEWATER TREATMENT AND CONVEYANCE FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA RECYCLED WATER FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

ELLIS PROGRAM AREA PROGRAM MANAGEMENT FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the latest financing and implementation plan (FIP), called Ellis Program Area Finance and Implementation Plan and dated August 20, 2013, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN PARKS FEE - FUND

EXHIBIT D
Report of Findings for Development Fee Funds
Collected for the Fiscal Year Ended June 30, 2014
(Government Code §66001(d).)

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Parks AB1600 Development Impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN STORM DRAINAGE FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Storm Drainage Master Plan Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN TRANSPORTATION FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Roadway and Transportation Master Plan Traffic Impact Fee Analysis dated November 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN PUBLIC SAFETY FACILITIES FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Safety AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, (2) Updated on September 16, 2014, and (3) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN PUBLIC FACILITIES FEE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Public Facilities AB1600 Development impact Fee Technical Memo dated May 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN WATER SUPPLY, TREATMENT, STORAGE AND DISTRIBUTION - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN WASTEWATER TREATMENT AND CONVEYANCE - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Tracy Wastewater Conveyance and Treatment Development Impact Fee Study dated January 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN RECYCLED WATER - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the Citywide Water System Master Plan - Tier 1 Development Impact Fee Analysis For the Backbone Buildout Potable and Recycled Water System dated August 28, 2013 and adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July 1, 2014, which is incorporated here by reference.

CITYWIDE MASTER PLAN PROGRAM MANAGEMENT - FUND

The purpose of the fee, relationship between the fee and the purpose, the sources of anticipated funding and the approximate dates on which funding is expected are set forth (1) in the various AB1600 fee studies adopted on January 7, 2014, and (2) in the extrapolation of the City's most recent Capital Improvement Plan, dated July

RESOLUTION _____

A RESOLUTION OF THE CITY OF TRACY APPROVING THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEE REVENUES, EXPENDITURES, AND FINDINGS REGARDING 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 Sections 66006(b), the City must issue an annual report relating to the development impact fees it imposes, and

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

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

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

1. Annual Report of Development Impact Fees. The City Council approves the attached annual report of development impact fee revenues and expenditures for the fiscal year ending June 30, 2014, as set forth in Exhibits A, B, and C.
2. Findings. The City Council hereby adopts the findings contained in the attached report of findings for the fiscal year ending June 30, 2014, as set forth in Exhibit D.

* * * * *

The foregoing Resolution _____ was adopted by the Tracy City Council on the 16th day of December, 2014 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 1.C

REQUEST

APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND HF&H CONSULTANTS, LLC AND APPROVE FUNDING ALLOCATION

EXECUTIVE SUMMARY

On October 16, 2012, Council approved an appropriation of \$49,500 for a solid waste financial consultant to prepare financial analyses and assist the City in negotiations with Tracy Material Recovery and Solid Waste Transfer Inc. (Tracy MRF) for a new agreement (its agreement expires in 2015). HF&H Consultants, LLC was retained to perform said services.

Due to continued modifications to the proposed Agreement the negotiation process has been extended beyond the anticipated negotiation timeline. It is thus desirable to extend the services of the City's consultant, HF&H Consultants, LLC, and supplement their prior fee of \$75,815 by \$20,000 which will be paid for from the Solid Waste Fund¹.

DISCUSSION

Through the City's Service Agreement with Tracy MRF for the recycling, composting, processing, and disposal of solid waste, the City bills for all Tracy Disposal and Tracy MRF services within the City; and maintains a Solid Waste Fund that receives all revenues from collection rates. The bonds that were issued to finance the material recovery facility will be expiring August 1, 2014. The bonds were secured by a rate covenant of the City even though the material recovery facility is owned and operated by Tracy MRF.

The current agreement which was executed in 1994 expires on May 1, 2015. In order for Tracy MRF to secure private financing for capital investment in the facility that will be needed to update the facility and insure its operation for many years into the future, Tracy MRF requested negotiations to begin which would conclude with a new agreement. A new agreement would enable Tracy MRF to then secure financing without the City having to pledge rates for debt service as was the case with the original bond financing used to fund the construction of the MRF.

When the City entered into the current Service Agreement nearly 20 years ago, the City Council had desired that Tracy MRF be given the ability to be the owner and operator of the MRF to be constructed in lieu of contracting with the County. But Tracy MRF was a new, inexperienced company having been formed separately from Tracy Disposal (although owned by the same principals). Dealing with a new company embarking on a

¹ The original Agreement was executed for the amount of \$49,500. Council approved Amendment No. 1 for \$26,315 on April 1, 2014 due to Tracy MRF adding new legal counsel which extended the analyses and negotiations process. Due to additional, unanticipated agreement modifications, additional services are required.

new horizon (the recovery and recycling of materials as opposed to the collection of solid waste) and tasked with financing the construction of a new MRF facility had challenges. The resulting Service Agreement resulted in the City being involved in certain key areas such as the rate covenant for financing the facility; and approving the annual operating budget of the facility. But now after nearly 20 years of operating the MRF, the company has the ability to enter into a new agreement which will be more traditional in nature to the private sector, as evidenced by the company's ability to secure private financing.

It was anticipated that negotiations would conclude in February, 2014. However, due to continued agreement modifications by Tracy MRF, further analyses and negotiations are required. Negotiations are expected to conclude in April, 2015.

STRATEGIC PLAN

This item is in accordance with Council Governance Strategy, Goal 2: Ensure continued fiscal sustainability through budgetary and financial stewardship; Objective 3: Enhance Fiscal Transparency and Goal 3: Identify resources to promote communication and civic engagement, enhance city services, and promote organizational productivity.

FISCAL IMPACT

The appropriation will not impact the General Fund. Funds (\$20,000) will be allocated from the Solid Waste Fund.

RECOMMENDATION

It is recommended that the City Council approve Amendment No. 2 to the Professional Services Agreement between the City of Tracy and HF&H Consultants, LLD and approve a funding appropriation of \$20,000.

ATTACHMENTS

Attachment 1: Amendment No. 2 to the Professional Services Agreement between the City of Tracy and HF&H Consultants, LLD and its Exhibit A-1 (Fee and Performance Schedule)

Prepared by: Anne H. Bell, Management Analyst II, Administrative Services Department
Reviewed by: Ray Durant, Interim Administrative Services Director
Approved by: Troy Brown, City Manager

**CITY OF TRACY
AMENDMENT NO. 2 TO THE
PROFESSIONAL SERVICES AGREEMENT FOR
MATERIAL RECOVERY AND SOLID WASTE TRANSFER FINANCIAL
ANALYSES AND NEGOTIATION SERVICES**

This Amendment No. 2 ("Amendment") to the Professional Services Agreement for Material Recovery And Solid Waste Transfer Financial Analyses And Negotiation Services is entered into between the City of Tracy, a municipal corporation ("City"), and HF&H Consultants, LLC, a California Limited Liability Company (hereinafter "Consultant").

RECITALS

- A. The City and Consultant entered into a Professional Services Agreement ("Agreement") for Material Recovery and Solid Waste Transfer Financial Analyses and Negotiation Services which was authorized by the City Council on October 16, 2012, under Resolution No. 2012-212.
- B. Tracy Material Recovery and Solid Waste Transfer Inc. (Tracy MRF) retained new legal counsel whom significantly modified the negotiated draft agreement between the City and Tracy MRF necessitating additional analyses and agreement negotiations. Amendment No. 1 for the additional services was approved by Council on April 1, 2014, under Resolution No. 2014-045.
- C. Continued modifications to the draft agreement between the City and Tracy MRF have necessitated additional analyses and agreement negotiations. An Amendment for additional services to conclude the negotiations is now requested.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 1. **Incorporation by Reference.** This Amendment incorporates by reference all terms set forth in the Agreement and Amendment No. 1, unless specifically modified by this Amendment. The terms which are not specifically modified by this Amendment shall remain in effect.
- 2. **Terms of Amendment.** Section 1, SCOPE OF SERVICES of the Professional Services Agreement ("Agreement") for Material Recovery and Solid Waste Transfer Financial Analyses and Negotiation Services is hereby amended to include the services described in Attachment "A-2" attached hereto and incorporated herein by reference.

Section 5.1. COMPENSATION of the Agreement is hereby amended to increase the not to exceed amount to \$95,815.

- 3. **Modifications.** This Amendment may not be modified orally or in any manner other than by an agreement in writing signed by both parties, in accordance with the requirements of the Agreement.

CITY OF TRACY

Amendment No. 2 to Agreement with HF&H Consultants, Inc.

Page 2 of 2

- 4. **Severability.** If any term of this Amendment is held invalid by a court of competent jurisdiction, the Amendment shall be construed as not containing that term, and the remainder of this Amendment shall remain in effect.

- 5. **Signatures.** The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Amendment. This Amendment shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

The parties agree to the full performance of the terms set forth here.

City of Tracy

HF&H Consultants, LLC

By: _____

Michael Maciel

Title: Mayor

Date: _____

By: Robert D. Hilton

Robert D. Hilton

Title: President

Date: 12/8/2014

Attest:

By: _____

Carole Fleishmann

Title: Interim City Clerk

Date: _____

By: John W. Farnkopf

John W. Farnkopf

Title: Secretary

Date: 8 Dec 2014

Approved as to form

By: _____

Daniel G. Sodergren

Title: City Attorney

Date: _____

EXHIBIT "A-2"
SCHEDULE OF FEES AND PERFORMANCE
Professional Services Agreement
Material Recovery and Solid Waste Transfer Financial Analysis and Negotiation Services

Additional Negotiations Assistance

		Proposed Cost (\$260 Hourly Rate)
Task 6	Negotiation Conclusion	Total Hours
6.a.	Prepare and Meet Three Times with City Staff and TMRF	30
6.b.	Finalize Agreement and Exhibits	24
6.c.	Review Draft Staff Report and Prepare Presentation	14
6.e.	Attend Council Meeting	8
6.f.	Mileage	\$360
Task 6	Total	\$7,800 \$6,240 \$3,520 \$2,080 \$360 \$20,000

RESOLUTION _____

APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND HF&H CONSULTANTS, LLC, AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT AND APPROVING A FUNDING ALLOCATION OF \$20,000

WHEREAS, On October 16, 2014 the City Council approved the hiring of a solid waste financial consultant to prepare financial analyses and assist the City in negotiations with Tracy Material Recovery and Solid Waste Transfer Inc. (Tracy MRF), and

WHEREAS, In March, 2012, the City of Tracy entered into a Professional Services Agreement with HF&H Consultants, LLC to perform said services, and

WHEREAS, On April 1, 2014, the City Council approved Amendment No. 1 to the Professional Services Agreement Between the City of Tracy and HF&H Consultants, LLC, and approved a funding appropriation of \$26,315 from the Solid Waste Fund, and

WHEREAS, HF&H has performed services per the terms of the Professional Services Agreement and Amendment No. 1. Continued modifications to the Agreement are anticipated which is extending the negotiation process;

NOW, THEREFORE, BE IT RESOLVED, That the City Council does hereby approve Amendment No. 2 to the Professional Services Agreement between the City of Tracy and HF&H Consultants, LLC, authorizes the Mayor to execute the Amendment, and approves a funding appropriation of \$20,000 from the Solid Waste Fund.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 16th day of December, 2014 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

INTERIM CITY CLERK

AGENDA ITEM 1.D

REQUEST

APPROVE AN AMENDMENT TO THE SPECIALIZED AERONAUTICAL SERVICES OPERATOR AND LEASED FACILITY AGREEMENT BETWEEN CITY OF TRACY AND SKYVIEW AVIATION, LLC TO ALLOW AN ADDITIONAL USE WITHIN THE LEASED AREA FOR CLASSROOM PURPOSES, AND AUTHORIZE THE MAYOR TO SIGN THE AMENDMENT

EXECUTIVE SUMMARY

The City of Tracy currently has a Specialized Aeronautical Services Operator and Leased Facility Agreement (Agreement) with Skyview Aviation, LLC (Skyview). The Agreement contains terms and conditions related to the leasing of the city-owned facility at the Airport, and allows Skyview to perform specific aeronautical services.

This amendment modifies specific terms of the Agreement for the purpose of allowing an additional use within the leased area.

DISCUSSION

Skyview Aviation, LLC (Skyview) has been providing flight instruction on a limited basis since it first entered into an Agreement with the City of Tracy in 2007. The Federal Aviation Administration (FAA) recently approved Skyview to open a Part 141 flight school. This type of flight school provides a structured training environment which utilizes FAA approved curriculum. Receiving this approval will also allow Skyview to take on more students for flight instruction.

For Skyview to be able to operate this type of flight school it needs to have a classroom setting in which the instruction can take place. The current Agreement allows for Skyview to have temporary use of the area just north of the Fixed Base Operator (FBO) building for storage containers. The amendment adds language to the agreement to allow the use of temporary portable buildings, such as those used in schools, in the designated area, provided that all necessary approvals by the City's Development Services department are in place. In addition, in exchange for allowing the additional classroom, Skyview agrees to clean and service the restroom facility located in the parking lot adjacent to the temporary portable building.

STRATEGIC PLAN

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

FISCAL IMPACT

The proposed amendment to the Specialized Aeronautical Services Operator and Leased Facility Agreement will not result in a fiscal impact to the General Fund or Airport Fund.

RECOMMENDATION

That City Council, by resolution, approve an Amendment to the Specialized Aeronautical Services Operator and Leased Facility Agreement with Skyview Aviation, LLC to allow an additional use within the leased area for classroom purposes and authorize the Mayor to sign the Amendment.

Prepared by: Ed Lovell, Management Analyst II

Reviewed by: David Ferguson, Director of Public Works
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS:

Exhibit: A – Amendment to the Specialized Aeronautical Services Operator and Leased Facility Agreement

**AMENDMENT NO. 1 TO SPECIALIZED AERONAUTICAL SERVICES
OPERATOR AND LEASED FACILITY AGREEMENT BETWEEN THE
CITY OF TRACY AND SKYVIEW AVIATION, LLC**

This Amendment No. 1 (hereinafter "Amendment") to the **SPECIALIZED AERONAUTICAL SERVICES OPERATOR AND LEASED FACILITY AGREEMENT BETWEEN CITY OF TRACY AND SKYVIEW AVIATION, LLC** is made and entered into by and between the City of Tracy, a municipal corporation (hereinafter "City"), and **Skyview Aviation, LLC** (hereinafter "**Skyview**").

RECITALS

- A.** The City and **Skyview** entered into a **SPECIALIZED AERONAUTICAL SERVICES OPERATOR AND LEASED FACILITY AGREEMENT BETWEEN CITY OF TRACY AND SKYVIEW AVIATION, LLC** (hereinafter "Agreement") which was approved by the City Council on October 16, 2012, pursuant to Resolution No. 2012-213.
- B.** This amendment modifies specific terms of the Agreement for the purpose of adding additional uses within the leased area as indicated in Figure 3 of the Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 1. Incorporation By Reference.** This Amendment hereby incorporates by reference all terms and conditions set forth in the Agreement, unless specifically modified by this Amendment. All terms and conditions set forth in the Agreement which are not specifically modified by this Amendment shall remain in full force and effect.
- 2. Terms of Amendment.**
Section 6.3 Relating to Leased Property is added to read as follows:

"6.3 LESSEE shall be permitted to install, at LESSEE's sole expense, a temporary portable classroom building unit for the purposes of conducting flight school training within the yellow dashed lines as indicated in Figure 3, attached hereto and made a part hereof, provided the following conditions are met:

- a. Building location shall be in conformance with the current ALP.
- b. All appropriate building permits for the temporary portable building shall be obtained.
- c. When this Agreement terminates, LESSEE agrees, at CITY's sole option, to either remove the temporary portable building from the Airport property at LESSEE's sole expense or to allow CITY to take ownership of the temporary portable building at no additional cost.

In exchange for CITY allowing the additional classroom use, LESSEE agrees to clean and service the restroom facility located in the parking lot adjacent to the

CITY OF TRACY

Amendment No. 1 to SPECIALIZED AERONAUTICAL SERVICES OPERATOR AND LEASED FACILITY AGREEMENT

Page 2 of 2

temporary portable building with such cleaning and servicing to be conducted to, at a minimum, CITY's standards for those restroom facilities it maintains."

- 3. Modifications.** This Amendment may not be modified orally or in any manner other than by an agreement in writing signed by both parties, in accordance with the requirements of the Agreement.
- 4. Severability.** In the event any term of this Amendment is held invalid by a court of competent jurisdiction, the Amendment shall be construed as not containing that term, and the remainder of this Amendment shall remain in full force and effect.
- 5. Signatures.** The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Amendment on behalf of the respective legal entities of the Subdivider and the City. This Amendment shall inure to the benefit of and be binding upon the parties thereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties do hereby agree to the full performance of the terms set forth herein.

CITY OF TRACY

SKYVIEW AVIATION, LLC

By: _____
Michael Maciel
Title: Mayor

By: 
Richard Ortenheim
Title: Managing Member

Date: _____

Date: 12-4-2014

Attest:

By: _____
Carole Fleischman
Title: Interim City Clerk

Date: _____

Approved as to Form

By: _____
Bill Sartor
Title: Assistant City Attorney

RESOLUTION _____

APPROVING AN AMENDMENT TO THE SPECIALIZED AERONAUTICAL SERVICES OPERATOR AND LEASED FACILITY AGREEMENT BETWEEN CITY OF TRACY AND SKYVIEW AVIATION, LLC TO ALLOW AN ADDITIONAL USE WITHIN THE LEASED AREA FOR CLASSROOM PURPOSES, AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT

WHEREAS, The City of Tracy has entered into a Specialized Aeronautical Services Operator and Leased Facility Agreement (Agreement) with Skyview Aviation, LLC which expires December 31, 2017, and

WHEREAS, the parties wish to amend the Agreement to allow an additional use within the designated leased area for classroom purposes;

NOW, THEREFORE, BE IT RESOLVED, That City Council approves an Amendment to the Specialized Aeronautical Services Operator and Leased Facility Agreement with Skyview Aviation, LLC to allow an additional use within the leased area for classroom purposes, and authorizes the Mayor to sign the Amendment.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 16th day of December, 2014, by the following vote:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

AGENDA ITEM 1.E

REQUEST

APPROVE STANDARD AGREEMENT DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT BETWEEN THE CITY OF WEST COVINA, THROUGH ITS POLICE DEPARTMENT, AN ENTITY ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA (WEST COVINA POLICE) AND THE CITY OF TRACY (TRACY POLICE) FOR THE DATA PROCESSING EQUIPMENT AND SERVICES AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT

EXECUTIVE SUMMARY

The Tracy Police Department requests to enter into an Agreement with West Covina Police Department to implement and use a comprehensive public safety information system for the Computer Aided Dispatch (CAD)/Records Management System (RMS).

DISCUSSION

In November 1999, City Council approved a Data Processing Equipment and Services Agreement between the City of West Covina, through its Police Department, and the City of Tracy for a comprehensive public safety information system.

In January 2014, the Police Department implemented a new CAD/RMS system. The system did not achieve full implementation.

In October 2014, the department reverted back to the previous system provided by West Covina.

It is the recommendation of staff to continue using the West Covina system.

STRATEGIC PLAN

This is a routine operational item and is not related to any of the Council Strategic Plans.

FISCAL IMPACT

Funding for the annual maintenance has already been included in the FY 2014-15 budget. No additional funds are being requested. The cost of the Data Processing Equipment and Services Agreement is \$96,932.

RECOMMENDATION

That the City Council, by resolution, approve the Data Processing Equipment and Services Agreement and authorize the Mayor to execute the Agreement.

Agenda Item 1.E
December 16, 2014
Page 2

Prepared by: Lani Smith, Support Operations Division Manager

Reviewed by: Gary R. Hampton, Chief of Police
Jenny Haruyama, Administrative Services Director
Maria Hurtado, Assistant City Manager

Approved by: Troy Brown City Manager

ATTACHMENTS

Attachment A Standard Agreement Data Processing Equipment and Services Agreement

STANDARD AGREEMENT

DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT

This DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT is made this 16th, Day of December, 2014 by and between the City of West Covina, through its Police Department, an entity organized under the laws of the State of California ("West Covina Police") and the **City of Tracy/Tracy Police Department**, organized under the laws of the State of California ("Client Agency").

Recitals

- A. Client Agency has requested to lease the West Covina application software.
- B. Client Agency desires to implement and use a comprehensive public safety information system without the responsibility for day-to-day central computer system management and West Covina Police has the available central computer system capacity, implementation and system management skills and ability to implement such a system and to provide on-going support and maintenance.

In consideration of an initial processing establishment fee and annual processing and software usage/support/maintenance fees to be paid by Client Agency to the West Covina Police, the parties agree as follows:

1.Sale of Equipment and Right To Use Software. Subject to the terms and conditions hereof, West Covina Police agrees to sell to Client Agency, and Client Agency agrees to purchase from West Covina Police, the equipment and the right to use the software products described herein (collectively referred to as the "System"). West Covina Police shall obtain for delivery at the address designated for Client Agency's use of the System (the "Installation Site"), the equipment, parts, and supplies identified in Attachment 1 hereto (the "Network Equipment").

Client Agency's right to use the system software products may not be transferred, leased, assigned, or sublicensed without West Covina Police's prior written consent, except for a transfer of the right-to-use in its entirety to a successor in interest of Client Agency's entire organization who assumes the obligations of this Agreement.

2.Network Equipment Installation. West Covina Police shall be responsible for complete installation of the System and Network Equipment identified in Attachment 1 hereto.

3.Training. Client Agency shall select personnel suitable to operate and use the System and confirm that such personnel demonstrate the competence necessary to manage and operate the System. West Covina Police shall, upon Client Agency's request, provide Client Agency's personnel with training and instruction concerning the operation and use of the System by conducting a training session(s) at a mutually convenient time at Client Agency's

facility. The cost and terms of payment for providing training at Client Agency's facility is contained in Attachment 1 of this Agreement.

4.Remote Computing Services. The West Covina Police shall provide Client Agency with the data processing services described in the Processing Schedule contained in Attachment 1. The Processing Schedule sets forth standards and procedures, including form of source data, programs to be used in processing, procedures for data storage, and form of return data and output, for such services. The West Covina Police may provide remote computing services to sort and analyze such data in order to produce the return data and output. Such data, as sorted and analyzed, shall be stored in a custom database file for Client Agency to access on a confidential, "password-restricted" basis through the West Covina Police's on-line communications network. The Processing Schedule also sets forth the equipment and computer programs provided for Client Agency's use, the quantity of data storage space reserved the communication protocols and terminal specifications for equipment on Client Agency's premises, and user identification and security procedures to be employed.

5.Processing. The West Covina Police will process work in a timely manner according to the processing schedule, including computer network availability times and scheduled downtime arrangements, to be developed from time to time by Client Agency and West Covina Police and documented in additions to the Processing Schedule signed by both parties hereto. West Covina Police acknowledges that maximum availability of the computer network so undertaken is necessary for Client Agency to meet Client Agency's internal operating requirements, but West Covina Police shall not be responsible for unscheduled computer network outages attributable to causes beyond its reasonable control, including but not limited to limitations on the availability of telephone transmission facilities, failures of other communications equipment, or Client Agency's failure to prepare data properly for input into equipment of West Covina Police.

6.Backup Services. If West Covina handles Client processing, West Covina Police shall maintain adequate back-up arrangements and equipment in order to maintain services hereunder in the event of the failure of West Covina Police's equipment. West Covina Police shall, at a minimum, perform daily incremental and weekly comprehensive backups of Client Agency's database files and shall rotate a current backup copy off-site from West Covina Police's premises weekly.

7.Priority Processing. West Covina Police shall afford priority to all data processing services provided with respect to public safety information systems and shall undertake all reasonable efforts to maximize computer network availability for such data processing for Client Agency prior to any non-priority processing.

8.Ownership of Systems, Materials and Database. All systems, programs, operating instructions, and other documentation prepared by West Covina Police shall be, and remain, the property of West Covina Police. All data and source documents provided by Client Agency and all output shall be, and remain, Client Agency's property. Upon termination of this Agreement, all of Client Agency's information retained by West Covina Police in Client Agency's custom database files shall be made available to Client Agency on computer readable media, of a type suitable for use on the specified equipment, and West Covina

Police shall return to Client Agency all documents and written records of transactions belonging to Client Agency. Client Agency's custom database files shall be supplied in either native West Covina application system format or in a flat file format with all data fields unpacked or not in computational or binary form. Costs to cover such final servicing and handling of materials and custom database files are deemed to be included in the processing establishment fee.

9. Duty of Care. West Covina Police agrees to employ due care and attention in maintaining Client Agency's custom database files. Client Agency acknowledges that data processing entails the likelihood of some human and machine errors, omissions, delays, and losses, including inadvertent loss of data or damage to media, which may give rise to loss or damage.

Operation of the System and use of the products and services identified in this Agreement are the sole responsibility of Client Agency. West Covina's sole undertaking is limited to providing the products and services outlined herein in accordance with the terms and conditions of this Agreement. The provision of products sold or leased and services performed by West Covina to Client Agency shall not be interpreted, construed, or regarded, either expressly or implied, as being for the benefit of or creating any obligation toward any third party or legal entity outside of West Covina and Client Agency; West Covina's obligations under this Agreement extend solely to Client Agency.

Client Agency is responsible for adopting reasonable measures to limit Client Agency's exposure with respect to such potential losses and damages, including (without limitation) examination and confirmation of results prior to use thereof, provision for identification and correction of errors and omissions, preparation and storage of backup data, replacement of lost or damaged data or media, and reconstruction of data. Client Agency agrees to maintain at all times alternative methods capable of substitution for West Covina Police's performance under this Agreement. Client Agency is also responsible for complying with all local, state, and federal laws including those pertaining to the use and disclosure of any data.

10. Confidential Treatment of Information. West Covina Police shall maintain in confidence, and shall not disclose to any third party, unless directed to do so in writing by Client Agency's Chief of Police, or designee, all data and materials furnished by Client Agency for processing hereunder, and West Covina Police agrees that such information shall not be used by West Covina Police for any purposes other than the provision of processing services pursuant to this Agreement. West Covina Police's obligation under this Paragraph 11 is limited to diligent compliance with the same methods and procedures that West Covina Police uses to protect its own confidential information from disclosure. West Covina Police further agrees to restrict access to the custom database files created for the output of its processing of Client Agency's data. West Covina Police shall furnish Client Agency with a description of such restrictions upon Client Agency's request, BUT CLIENT AGENCY ACKNOWLEDGES THAT ACCESS RESTRICTIONS, BY THEIR NATURE, ARE CAPABLE OF BYPASS AND WEST COVINA POLICE DOES NOT AND CANNOT GUARANTEE THAT SUCH OUTPUT CANNOT BE ACCESSED BY UNAUTHORIZED PERSONS CAPABLE OF OVERCOMING SUCH RESTRICTIONS.

11. Audits and Governmental Examination. West Covina Police agrees to permit auditors or consultants retained by Client Agency to audit or review the procedures for handling and processing of data hereunder upon reasonable notice and compliance with West Covina Police's security procedures. The parties also acknowledge that certain federal and state agencies may require access to facilities of West Covina Police to audit the performance of the services by West Covina Police for Client Agency under this Agreement, and West Covina Police will cooperate with respect to all such governmental audits. West Covina Police shall provide an annual financial accounting and report of data processing operations in writing to Client Agency.

12. Modification of Procedures. West Covina Police may make changes from time to time in its standards and procedures for performing data processing services, but no substantial changes will be implemented by West Covina Police until it has furnished Client Agency with written notice thereof and a reasonable opportunity to adapt Client Agency's operations to accommodate such changes. Substantial changes are those which would force Client Agency to make significant modifications to their standard operating procedures.

13. West Covina Maintenance. West Covina Police shall maintain the application software used by Client Agency at the time of the execution of this Agreement. West Covina Police shall use its best efforts to correct any reproducible error. Response to downed systems generally will be within four hours. Suspected error conditions will be investigated and corrected by West Covina Police personnel at West Covina offices to the extent possible although visits to the Client Agency's site shall be made when necessary pursuant to Paragraph 18 of this Agreement. West Covina Police may provide Client Agency with use of unsolicited error corrections or changes to the software which West Covina Police determines are necessary for proper operation of the software.

14. New Releases. West Covina Police is continually working on improvements to application software modules. During the term of this Agreement, as these improvements are released, Client Agency will receive the right-to-use these improvements. West Covina Police reserves the right to make final determination as to whether or not newly completed or acquired enhancements, modules and/or applications are deemed separately priced products or are to be included as no-cost enhancement/new releases for the maintenance-paying Client Agency.

15. Pricing. Network Equipment Costs, Processing Establishment, Installation and Training Fees shall be paid on a one-time only basis according to the payment schedule contained in Attachment 1 of this Agreement. Processing, Software Support and Usage and Maintenance fees are billed annually and are due and payable by July 1 of each year. The amount of these annual recurring fees is presented in Attachment 1. West Covina Police may increase the amount of the annual recurring fees each year, based upon budget requirements, to a maximum of 5% in any year. Client Agency will be notified of such annual recurring fees increases by April 1 of each year.

16. Taxes. Client Agency shall report and pay all applicable federal, state, and local taxes designated, levied, or based (1) upon the Purchase Price, Service Establishment, Processing Fees, or any other amounts payable under this Agreement; (2) on account of this Agreement; or (3) with respect to the System, the Network Equipment, or the use by Client Agency of the System or the Network Equipment.

Client Agency shall indemnify and hold harmless West Covina Police from all claims and liability resulting from Client Agency's failure to report or pay such amounts.

17.Delivery. West Covina shall deliver all equipment outlined in Attachment 1 to Client Agency's facility.

18.On-Site Assistance and Billing. If a problem cannot be resolved using remote diagnostics, with the Client Agency's authorization, West Covina Police shall send a specialist to the Client Agency's site under the following terms and conditions: (1) If the problem lies solely with Client Agency's equipment, Client Agency will be responsible for all expenses associated with the resolution of the problem, and (2) if the problem is Client Agency generated, Client Agency may be responsible for all fees and expenses and will be automatically billed on a net 30 basis at West Covina Police's then-current service rate plus cost of materials. The current service rate is indicated in Attachment 1 of this Agreement.

Nonpayment of billed services shall constitute a breach of Agreement and all remote computing services and maintenance shall be withheld until such time as all back payments plus applicable late penalties and interest have been fully repaid. Client Agency generated problems include any and all hardware and/or network failures that were caused by improper use, tampering or by intentional damage to the Client Agency's Network Equipment.

19.West Covina Service Group (WCSG). Calls to WCSG will be accepted during regular business hours from 7:00 a.m. PST to 5:00 p.m. PST on Monday through Thursday, excluding announced West Covina holidays. Responses from WCSG or other West Covina Police representatives will be provided during the same hours. West Covina Police will use its best efforts to resolve problems promptly. Client Agency will select no more than two (2) of its employees to serve as official representatives of Client Agency to use the WCSG hotline support. Client Agency may also appoint alternative representatives to act in place of the official representatives in their absence. The WCSG service is not to be considered a source of training or a source of consulting. It is Client Agency's responsibility to regulate and authorize the use of this service by its employees. All WCSG services shall be coordinated in advance with the West Covina Site Manager. Client Agency's representatives shall not call programming staff directly.

After-hours support services may be provided in coordination through the Site Manager. "After hours support services" means services between 5:00 p.m. - 7:00 a.m. Monday-Friday or on West Covina holidays or on weekends. Requests for emergency support services may originate only from the Client Agency's official representative(s). The charge for emergency services shall be on a time and materials basis at the rate indicated in Attachment 1 with a two (2) hour minimum.

West Covina shall designate a Site Manager under this Agreement.

20.Client Agency Responsibilities. Client Agency's responsibilities shall include the following:

- 1 Client Agency, at its expense and prior to delivery and installation of the System at Client Agency's address, shall prepare the Installation Site in an appropriate manner and shall

cause the Installation Site to conform to any utility, climate control, and communication interface specifications that West Covina Police or the manufacturers or vendors of the Network Equipment may supply.

- 2 Client Agency shall promptly inspect the Network Equipment upon its arrival at the Installation Site and shall notify West Covina Police if Client Agency finds any damage or defect in the Network Equipment.
- 3 Client Agency shall provide West Covina Police personnel with the work space necessary for the proper execution of its service obligations as necessary and required by West Covina Police.
- 4 Client Agency will be responsible for maintaining the computer hardware, communications equipment, telephone lines, cabling, modems and all other hardware equipment as necessary to operate efficiently and to industry standards.
- 5 Client Agency will make available network access time for the testing and maintenance of software as necessary and required by West Covina Police.

21. Terms of Agreement. This Data Processing Equipment and Services Agreement shall be effective until terminated as set out in paragraph 22, subject to changes in terms and conditions set out herein.

22. Termination. Either party shall have the right to terminate this Agreement without cause upon not less than one hundred eighty (180) days advance written notice.

23. Warranties.

- 1 West Covina Police warrants, for the benefit of Client Agency only, that at the time of completion of delivery and installation of the Network Equipment and Operating Programs at the Installation Site, the equipment shall be free of defects in materials or workmanship. West Covina Police's sole obligation, and Client Agency's exclusive remedy, for any defect or nonconformity in the Network Equipment and Operating Programs shall be to cooperate with Client Agency to provide it with the benefit, if any, of the warranty and support commitment of the third-party manufacturers and suppliers of Network Equipment and the Operating Programs. Client Agency may independently seek to obtain directly, from the manufacturers of the Network Equipment or the Operating Programs, maintenance or repair of the Network Equipment or the Operating Programs under any warranty or guarantee provided by such manufacturer. Client Agency acknowledges, unless Client Agency obtains separate service agreements with such manufacturers and suppliers or with a third-party maintenance vendor covering maintenance or repair of the Network Equipment and the Operating Programs at the Installation Site, that such manufacturers and suppliers may require Client Agency to deliver defective Network Equipment or Operating Programs to their authorized service centers for maintenance or repair.

2 THE CLIENT AGENCY UNDERSTANDS AND AGREES THAT EXCEPT FOR THE FOREGOING WARRANTY, NO WARRANTIES, WRITTEN OR ORAL, STATUTORY, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, SHALL APPLY TO THE SOFTWARE UNDER THIS AGREEMENT, WHICH IS FOR MAINTENANCE AND SUPPORT ONLY. ALL IMPLIED WARRANTIES ARE HEREBY AND EXPRESSLY DISCLAIMED. West Covina's sole obligation for breach of this Agreement is limited to repairing and/or replacing, at Client Agency's option, the software components at West Covina's own expense, which shall be Client Agency's sole and exclusive remedy. The repair or replacement of any defective software under this warranty is conditioned upon the software not having been altered or repaired by any individual other than West Covina employees or agents, and West Covina shall not be responsible for any defects resulting from the mishandling, abuse, misuse, improper storage or improper operation, including use in conjunction with equipment which is electrically or mechanically incompatible with or of inferior quality to the System, as well as failure to maintain the environmental conditions specified by the manufacturer of the System.

24.Indemnification. Subject to the limitations set out herein each party shall indemnify and hold harmless the other party from and against claims, losses, damages, liabilities, demands, and lawsuits to the extent they arise from, or are alleged to arise from, negligent acts solely in connection with a party's performance (or failure to perform) under this Agreement or a party's use of, or operation of, the Product(s) sold, installed, and maintained under this Agreement. This indemnity extends solely to claims and lawsuits for personal injury, death, or destruction of tangible property

Notwithstanding any other provision in this Agreement, including without limitation Paragraphs 9,23,24, West Covina Police shall defend, indemnify and hold harmless the Client Agency and its elected officials, officers, employees and agents from and against any claims, losses, damages, liabilities, demands and lawsuits, of whatsoever kind or nature, including, without limitation, patent and/or copyright infringement claims arising out of or relating to West Covina Police's ownership and/or ability or right to sell or lease the software and database which are the subject of this Agreement.

25.Security and Privacy. West Covina Police agrees that to the extent allowed by law, none of its officers or employees shall use or reveal any research or statistical information furnished by any person and identifiable to any specific private person for any purpose other than the purpose for which it was obtained. Copies of such information shall not, without the prior written consent of the person furnishing such information, be admitted as evidence or used for any purpose in any action, suit or other judicial or administrative proceedings, unless ordered by a court of competent jurisdiction. Client Agency shall be notified immediately upon receipt of any such order of court, pertaining to production of such information.

26.Changes to files and/or hardware configuration. Any changes to files and/or hardware which may affect software performance, including but not limited to changes to existing hardware configurations, network configurations, terminal and printer characteristics or modems without the prior written consent of West Covina Police may void this Agreement.

West Covina Police may provide requested support on a time and material basis only, until such time as the changes in configuration are resolved.

27.Independent Contractor. The parties hereto agree that West Covina Police Department and its employees, officers, and agents are independent contractors under this Agreement and shall not be construed for any purpose to be employees of Client Agency.

28.Notices. Any notices required or permitted under this Agreement shall be in writing and shall be effective when delivered in person or sent by registered or certified mail, return receipt requested, with proper postage affixed, or by personal courier to the address set forth in this Agreement or any more recent address of which the sending party has been apprised.

29.Governing Law/Miscellaneous. This agreement shall be governed by the laws of the State of California. It may be amended only in writing signed by both parties. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.

30.Entire Agreement. This Agreement, including Attachment 1 hereto, which is hereby incorporated herein by this reference, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes any and all prior and contemporaneous representations, proposals, agreements, negotiations, advertisements, statements, or understandings, whether oral or written. No amendment to this Agreement shall be binding on either party unless such amendment is in writing and executed by authorized representatives of both parties to this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement by their duly authorized representatives.

CITY OF TRACY

CITY OF WEST COVINA

By: _____
Brent H. Ives
Title: Mayor
Date: _____

By: _____
Title: _____
Date: _____

Attest:

By: _____
Carole Fleischmann
Title: Interim City Clerk
Date: _____

By: _____
Title: _____
Date: _____

Approved as to form

By: _____
Daniel G. Sodergren
Title: City Attorney
Date: _____

**DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT
NETWORK EQUIPMENT AND PROCESSING SCHEDULE – Attachment 1**

I. Description of Data-Processing Services:

A. Maintenance and Repair of Data Communications Lines:

All data communication lines between Client Agency and West Covina are supplied by the local telephone service company. The maintenance and repair of those lines remains the responsibility of the provider.

B. Maintenance and Repair of E-911 Connections:

All 911 communication lines are supplied by the local telephone service company. The maintenance and repair of those lines remains the responsibility of the provider.

C. Maintenance and Repair of External System Interfaces:

All external interface communication lines between Client Agency and the County or State are supplied by the County or the State. The maintenance and repair of those lines remains the responsibility of the provider.

D. Maintenance and Repair of West Covina Police supplied Third-Party Equipment:

All third party equipment provided by West Covina to Client Agency will be the property of the Client Agency. The maintenance and repair of that equipment will be the responsibility of West Covina. Any West Covina personnel costs will be billed to Client Agency at a time and materials rate of \$150 per hour.

E. Maintenance and Repair of Third-Party Software provided by West Covina Police:

All third party software provided by West Covina to Client Agency will be the property of the Client Agency. The maintenance and repair of that software will be the responsibility of West Covina. Any West Covina personnel costs will be billed to Client Agency at a time and materials rate of \$150 per hour.

F. Maintenance and Repair of West Covina Police Central Computer System:

West Covina will be responsible for all maintenance and repair of the Central Computer System with contracted maintenance coverage of 24 hours by 7 days per week, including holidays.

**DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT
NETWORK EQUIPMENT AND PROCESSING SCHEDULE – Attachment 1**

G. Client Agency copy of database backup:

At Client Agency direction, West Covina Police will rotate to Client Agency a comprehensive backup media on a monthly basis.

II. Standards and Procedures

A. Client Agencies Users' Group:

Client Agency will be a member of the West Covina User's Group and will be invited to attend all meetings of that group and will be asked to provide input into future software enhancements.

B. Procedures for Off-Site Data Storage:

West Covina will make daily backups of the entire Client Agency system. If asked to do so, West Covina will provide Client Agency, monthly, with a full backup media.

C. Network Availability Schedule:

24 hours daily, 7 days per week.

D. Scheduled Downtimes:

Downtimes are scheduled on an "as needed" basis and West Covina Police will provide, in most instances, at least one (1) day advance notice. Less notice may be provided for emergency system maintenance downtime.

E. Security Procedures:

Client Agency will have full authority and responsibility to assign passwords, terminal time-outs, user clearances, and other related security functions to all of their users on the system.

F. On-Site Assistance and Emergency Service Fees:

Normal On-Site Assistance rate is \$150.00 hour.

Emergency Services rate is \$300.00 hour.

Client Agency shall be invoiced for these services fees as they are incurred. The invoice shall indicate the date services were provided, the individual providing the services and amount of time incurred. Invoices are due and payable within 30 days.

**DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT
NETWORK EQUIPMENT AND PROCESSING SCHEDULE – Attachment 1**

Client Agency shall be invoiced for any software or hardware purchases made on their behalf, at the time of ordering. Invoices are due and payable within 30 days. Late payments are subject to a 3% monthly penalty.

The annual processing/usage fee is due and payable by July 1 of each year.

The software support and maintenance fee is due and payable by July 1 of each year.

**DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT
NETWORK EQUIPMENT AND PROCESSING SCHEDULE – Attachment 1**

ONE TIME COSTS – STARTUP FEES

LICENSING FOR COMPUTER AIDED DISPATCH (CAD)	0
LICENSING FOR RECORDS MANAGEMENT SYSTEM (RMS)	0
80 HOURS OF ON-SITE TRAINING	0
ESTABLISH MANAGED NETWORK SERVICE	0
SYSTEM IMPLEMENTATION & SETUP	0
TOTAL	0

**DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT
NETWORK EQUIPMENT AND PROCESSING SCHEDULE – Attachment 1**

ON-GOING ANNUAL FEES (due July 1st of each year, starting July 1, 2014)

ANNUAL CAD/RMS/EXTERNALS INTERFACE MAINTENANCE FEES	\$28,301.00
ANNUAL HOSTED LEASE/USAGE FEES	\$43,370.00
ANNUAL EXTERNALS MAINTENANCE FEES	\$6,010.00
REIMBURSEMENT OF DATA CONNECTION FEES	\$583.00
REIMBURSEMENT OF CLETS ANNUAL FEES	\$4,244.00
MDT ANNUAL MAINTENANCE FEES	\$6,010.00
PST RADCOM SERVER & RADCOM CLIENT MAINTENANCE	\$8,414.00
TOTAL WCSG ANNUAL FEES	\$96,932.00

RESOLUTION _____

ADOPTING A RESOLUTION APPROVING STANDARD AGREEMENT DATA PROCESSING EQUIPMENT AND SERVICES AGREEMENT BETWEEN THE CITY OF WEST COVINA, THROUGH ITS POLICE DEPARTMENT, (WEST COVINA POLICE), AN ENTITY ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA AND THE CITY OF TRACY (TRACY POLICE) FOR THE DATA PROCESSING EQUIPMENT AND SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

WHEREAS, In January 2014, the Police Department implemented a new Computer Aided Dispatch (CAD)/Records Management System (RMS). The system was not fully implemented and the department reverted back to the previous system, and

WHEREAS, In October 2014, the department reverted back to West Covina, the previous Computer Aided Dispatch (CAD) and Records Management System (RMS), and a new agreement was developed to provide a fully integrated Computer Aided Dispatch (CAD)/Records Management System (RMS) for a Public safety Information System, and

WHEREAS, The funding for the annual maintenance has already been included in the FY 2014-15 budget.

NOW, THEREFORE, BE IT RESOLVED, That City Council approves the Resolution approving the Standard Agreement Data Processing Equipment and Services Agreement between the City of West Covina, through its Police Department (West Covina Police), an entity organized under the laws of the State of California and the City of Tracy (Tracy Police) for the Data Processing Equipment and Services, in the amount not to exceed \$96,932, and Authorizes the Mayor to execute the Agreement.

* * * * *

The foregoing Resolution _____ was adopted by the Tracy City Council on the 16TH day of December, 2014, by the following vote:

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

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.F

REQUEST

ACCEPTANCE OF THE SIDEWALK, CURB, AND GUTTER REPLACEMENT PROJECT FISCAL YEAR 2013 – 2014 (FY/13/14) - CIP 73139, COMPLETED BY TRIDENT CONTRACTORS, INC., OF DALY CITY, CALIFORNIA, AUTHORIZATION FOR THE CITY CLERK TO FILE THE NOTICE OF COMPLETION , AND AUTHORIZATION FOR THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT

EXECUTIVE SUMMARY

Trident Contractors, Inc., of Daly City, California, has completed construction of the Sidewalk, Curb, and Gutter Replacement Project at different locations within the City, mainly at Adams Street, Beverdor Street, Highland Street, Mae Street, E Street, F Street, Sixth Street and Twelfth Street. Project costs are within the available budget. Staff recommends Council accept the project to enable the City Engineer to release the contractor's bonds and retention.

DISCUSSION

On June 3, 2014, City Council awarded a construction contract to Trident Contractors, Inc., of Daly City, California, for construction of the Sidewalk, Curb, and Gutter Replacement Project - CIP 73133, in the amount of \$228,450.

The scope of work for this project involved replacing sections of sidewalks, curbs, and gutters on Adams Street, Beverdor Street, Highland Street, Mae Street, E Street, F Street, Sixth Street and Twelfth Street that had been identified by Public Works as a potential tripping hazard and non-ADA compliance.

One change order was issued in the amount of \$14,665, which included installation of additional reinforcement at certain locations and extra asphalt paving along gutters to provide a smoother transition. Due to insufficient funds, a deductive change order was issued prior to start of the project, in the amount of \$29,900 which deleted the additive bid item.

The project construction contract unit prices are based on estimated engineering quantities. Actual payment is based on field measured quantities installed by the contractor. According to the City's inspection records, actual field measurement quantities were less than the contract quantities in the amount of \$11,993.25. These quantities were deducted in accordance with the bid unit prices of the contract and are listed as under run of quantities.

Estimated budget and project costs are as follows:

A. Construction Contract Amount	\$ 228,450
B. Change Order No. 1	\$ 14,665
C. Deductive Change Oder No. 2	(\$ 29,900)
D. Under Run of Quantities	(\$ 11,993)
E. Design, Construction Management, Inspection, Testing & Miscellaneous Expenses	\$ 42,502
F. Project Management Charges	<u>\$ 59,142</u>
Total Project Costs	\$ 302,866
Budgeted Amount	\$ 320,000

The project has been completed within the available budget, on schedule, per plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

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

FISCAL IMPACT

CIP 73139 is an approved Capital Improvement Project with sufficient funding. There is no fiscal impact to the General Fund. All remaining funds will be transferred back into CIP 73139 for future sidewalk improvements.

RECOMMENDATION

That City Council, by resolution, accept the Sidewalk, Curb, and Gutter Replacement Project - CIP 73139, completed by Trident Contractors, Inc., of Daly City, California, and authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder. The City Engineer, in accordance with the terms of the construction contract, will release the bonds and retention payment.

Prepared by: Moheb Argand, Associate Civil Engineer
Paul Verma, Senior Civil Engineer

Reviewed by: Kuldeep Sharma, Interim City Engineer/ Utility Director
Andrew Malik, Development Services Director
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

RESOLUTION _____

ACCEPTING THE SIDEWALK, CURB, AND GUTTER REPLACEMENT PROJECT FISCAL YEAR 2013 – 2014 (FY/13/14) - CIP 73139, COMPLETED BY TRIDENT CONTRACTORS, INC., OF DALY CITY, CALIFORNIA, AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION , AND AUTHORIZING THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT

WHEREAS, On June 3, 2014, City Council awarded a construction contract to Trident Contractors, Inc., of Daly City, California, for construction of the Sidewalk, Curb, and Gutter Replacement Project - CIP 73133, in the amount of \$228,450, and

WHEREAS, The scope of work for this project involved replacing sections of sidewalks, curbs, and gutters on Adams Street, Beverdor Street, Highland Street, Mae Street, E Street, F Street, Sixth Street and Twelfth Street, and

WHEREAS, One change order was issued in the amount of \$14,665, which included installation of additional reinforcement at certain locations and extra asphalt paving along gutters to provide a smoother transition, and

WHEREAS, According to the City's inspection records, actual field measurement quantities were less than the contract quantities in the amount of \$11,993.25, and

WHEREAS, Status of budget and project costs is as follows:

Construction Contract Amount	\$ 228,450
Change Order No. 1	\$ 14,665
Deductive Change Oder No. 2	(\$ 29,900)
Under Run of Quantities	(\$ 11,993)
Design, Construction Management, Inspection, Testing & Miscellaneous Expenses	\$ 42,502
Project Management Charges	<u>\$ 59,142</u>
Total Project Costs	\$ 302,866
Budgeted Amount	\$ 320,000

WHEREAS, The project has been completed within the available budget, on schedule, per plans, specifications, and City of Tracy standards, and

WHEREAS, CIP 73139 is an approved Capital Improvement Project with sufficient funding. There is no fiscal impact to the General Fund. All remaining funds will be transferred back into CIP 73139 for future sidewalk improvements;

NOW, THEREFORE BE IT RESOLVED, That City Council hereby accepts the Sidewalk, Curb, and Gutter Replacement Project - CIP 73139, completed by Trident Contractors, Inc., of Daly City, California, and authorizes the City Clerk to record the Notice of Completion with the San Joaquin County Recorder. The City Engineer, in accordance with the terms of the construction contract, will release the bonds and retention payment.

The foregoing Resolution _____ was adopted by the City Council on the 16th day of December, 2014, by the following vote:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

AGENDA ITEM 1.G

REQUEST

**APPROVE A RESOLUTION AUTHORIZING LEAVES OF ABSENCE FOR
TRACY PLANNING COMMISSIONER JOSEPH ORCUTT**

EXECUTIVE SUMMARY

Staff received a request from Planning Commissioner Joseph Orcutt for a leave of absence. The Planning Commission Bylaws state that a Planning Commission member may submit a written request to the City Council which may be approved at the City Council's discretion.

DISCUSSION

Planning Commissioner Joseph Orcutt requested a leave of absence as a result of being called to active duty for the United States Air Force. The Planning Commission Bylaws stipulate that any Commissioner can request up to a six-month leave of absence from the Commission. This request is to be directed to, and can only be approved by, the City Council.

The Planning Commission consists of five members and all seats will be filled with an appointment that is the subject of another agenda item on tonight's agenda.

STRATEGIC PLAN

This item is a routine item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact to the General Fund as a result of this action.

RECOMMENDATION

That the City Council, by Resolution, approve leaves of absence for Planning Commissioner Joseph Orcutt during those times that Commissioner Orcutt is or has been called to active duty for the United States Air Force provided, however, that Commissioner Orcutt shall not be excused from missing more than two regular Planning Commission meetings in a row during the times of such leaves of absences.

Prepared by: Bill Dean, Assistant Director of Development Services

Reviewed by: Andrew Malik, Director of Development Services, and
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

RESOLUTION 2014-_____

AUTHORIZING LEAVES OF ABSENCE FOR PLANNING COMMISSIONER
JOSEPH ORCUTT

WHEREAS, Planning Commissioner Joseph Orcutt has requested a leave of absence due to being called to active duty for the United States Air Force, and

WHEREAS, The Planning Commission bylaws stipulate that any Commissioner can be granted a leave of absence with Council approval;

NOW, THEREFORE, BE IT RESOLVED, That the City Council authorizes leaves of absence for Planning Commissioner Joseph Orcutt during those times that Commissioner Orcutt is or has been called to active duty for the United States Air Force provided, however, that Commissioner Orcutt shall not be excused from missing more than two regular Planning Commission meetings in a row during the times of such leaves of absence.

* * * * *

The foregoing Resolution 2014-_____ was adopted by the Tracy City Council on the 16th day of December, 2014 by the following vote:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

AGENDA ITEM 1.H

REQUEST

**AUTHORIZE AMENDMENT OF THE CITY'S CLASSIFICATION AND
COMPENSATION PLAN FOR THE CITY CLERK POSITION**

EXECUTIVE SUMMARY

This report recommends an amendment of the City's classification and compensation plan for the City Clerk position. The City Clerk position recently went from an elected position to an appointed position in 2012 following the passage of Measure D by the voters in 2010. A best practices review and salary survey of the City Clerk's position was recently completed and staff recommends the changes listed in order to be more in line with industry standards and to remain competitive in the job market.

DISCUSSION

In 2010, the voters of Tracy passed Measure D, which changed the City Clerk position from being elected to being appointed. This transition took effect in October 2012. Following a recent vacancy in the City Clerk position, the City hired consultant Lee Price, MMC, to conduct a best practices review and provide recommendations on the operations of the City Clerk's Office, including recommendations for the recruitment of the City Clerk position.

The recommendations for the amending the City Clerk position are as follows:

- 1. Revise the educational requirement to include a bachelor's degree in Public or Business Administration or related field, and/or Certified Municipal Clerk (CMC) designation with two or more years of work experience.**

As part of the salary survey, ten nearby cities were surveyed. Currently, Tracy requires a high school diploma as an educational requirement. Of the ten cities surveyed, one city requires a high school diploma. one requires an Associate's degree, and eight Cities require a Bachelor's degree. In addition, two cities require the Certified Municipal Clerk (CMC) designation and others list the CMC as desirable.

- 2. Revise the License and Certificates section as it relates to the possession of a CMC to require the certification within two years of appointment.**

Currently, Tracy requires that the CMC designation be obtained within one year of appointment to the position of City Clerk. The recommendation from the consultant is to extend that time frame from one year to two years, as it is not feasible to obtain a CMC designation within one year.

- 3. Revise the monthly salary range for the City Clerk to be \$7,418.34 - \$9,017.04 per month.**

The current salary range for the City clerk position is \$6,464.24 - \$7,857.32. As part of the classification review process, salary is also evaluated. For this position it was found that Tracy's City Clerk position had a lower education and certification requirement than several of our comparable cities. Consequently, Tracy's salary range was significantly lower. It was determined in this study that raising the education and strengthening the certification requirement would bring Tracy in line with City Clerk requirements elsewhere within the state.

When recommending a salary range, several factors are considered. The City's compensation objectives have historically been to provide some measure of equity with comparable cities. Salary, education and certification requirements are evaluated to ensure internal equity with similar positions and within the City's organizational structure. Compensation is also structured to allow for a high quality candidate pool when recruitment is necessary.

STRATEGIC PLAN

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

Governance Strategy

Goal 1: Further develop an organization that attracts, motivates, develops and retains a high quality, engaged, informed and high-performing workforce.

Objective 1b: Affirm organizational values.

FISCAL IMPACT

Revising the salary of the City Clerk position will have an annual impact to the general fund of \$3,856.80. Due to the vacancy of the position at the beginning of FY 2014/2015, the salary savings will be able to offset the increased cost for the remainder of the year. The annual ongoing impact in future fiscal years is approximately \$3,856.80.

RECOMMENDATION

That the City Council, by resolution authorize the amendment of the City's Classification and Compensation Plan for the City Clerk Position.

Prepared by: Ed Lovell, Management Analyst II

Reviewed by: Midori Lichtwardt, Human Resources Manager
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

Attachment A – Revised City Clerk Classification

City of Tracy

CITY CLERK

Class Title: City Clerk	Class Code: 30110
Department: City Manager's Office City Clerk Division	Bargaining Unit: Mid Manager
EEO Code: 75	Effective Date: October 2, 2012
FLSA Status: Exempt	

DESCRIPTION

Under general direction, to direct, manage, supervise and coordinate the activities and operations of the City Clerk's Division; prepare, post and maintain City Council agendas, minutes and records; serve as the custodian of official City records; conduct general municipal elections; provide staff support to the City Council, City Manager, and Assistant City Manager and perform related duties as assigned.

DISTINGUISHING CHARACTERISTICS

This is a mid management position in the City Clerk's Division of the City Manager's Office responsible for performing statutory duties requiring expertise in election law, state law, public records management and conflict of interest regulations. Additionally, incumbents must possess general management and supervisory skills. The City Clerk is expected to demonstrate a high degree of thoroughness, accuracy and attention to detail in performing the required duties; work independently; and perform work according to established laws, regulations and guidelines. The City Clerk exercises direct supervision over the Deputy City Clerk and may exercise direct and/or functional supervision over other administrative support staff. The City Clerk receives supervision from the Assistant City Manager.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES

Duties may include, but are not limited to, the following:

Plan, direct, coordinate and review the work of assigned staff; manage the development and implementation of goals, objectives and priorities for assigned functions; monitor and evaluate the efficiency and effectiveness of service delivery methods and procedures

Supervise the preparation and distribution of City Council agendas and informational packets; research and compile various types of information; prepare a variety of written materials and legal notices

Oversee the City's records management program, including development and implementation of program changes, indexing of actions and documents, and the imaging and destruction of documents. Plan and direct the maintenance, filing and safekeeping of all municipal documents

Prepare and proofread a wide variety of reports, letters, memos and statistical charts; compose correspondence related to responsibilities assigned

Monitor compliance with State and local campaign finance and conflict laws; notify filers of their obligations; provide assistance to filers, and maintain logs of all Fair Political Practices Commission required filings; serves as the filing officer for the City officials' Statements of Economic Interest

Administers City elections; serves as the Election Official for municipal elections.

Attend meetings, take and transcribe meeting minutes as required, conduct follow-up activities related to actions including the indexing and recording of documents and processing agreements

Conduct recruitments for vacancies on various City boards and commissions; administer oaths

Prepare and verify information for press releases

Research, compile and analyze data for special projects; collect and assemble data and background materials for a variety of reports; develop and recommend solutions

Provide information and answer inquiries from officials, the public and City staff on laws, procedures and policies.

Participate in the development and administration of assigned budgets

Supervise assigned staff including training, performance evaluations, employee development, correction of deficiencies and recommend disciplinary action if necessary

Performs related duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

Responsibilities and activities of the office of City Clerk

Federal, state and local laws, codes and regulations applicable to City government operations, procedures, and elections

Municipal codes and laws such as the Brown Act, Political Reform Act, Public Records Act and California Elections Code

Records management systems, standards and best practices

Use of proper business English, grammar and spelling

Principles and practices of administrative management including municipal budget preparation and administration

Methods of analyzing, evaluating and modifying administrative policies and procedures

Modern public relations practices

Modern office practices, methods and equipment

Principles and practices of supervision, training, staff development and performance evaluation

Ability to:

Plan, organize and direct the activities and staff of the City Clerk's Office; develop and evaluate goals and objectives

Provide information and organize material in compliance with laws, regulations and policies

Interpret, apply and make decisions in accordance with laws, regulations and policies and best practices for performing the duties of City Clerk

Analyze a variety of administrative problems and make sound policy and procedural recommendations

Communicate clearly and concisely, both orally and in writing

Establish and maintain effective working relationships with employees, senior staff, elected officials and the general public

Supervise, evaluate, train and develop staff

EDUCATION AND EXPERIENCE

Any combination of experience and training that would provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

Bachelor's degree in Public or Business Administration or related field and/or Certified Municipal Clerk (CMC) designation with two or more years of work experience.

Experience:

Five years of experience performing highly responsible and complex administrative support including providing direction and supervision to staff for at least one year

Previous experience in a City Clerk's office OR experience working with boards and commissions, agenda preparation, records management, elections, interpretation and application of laws, codes and regulations

LICENSES AND CERTIFICATES

Possession of, or ability to obtain an appropriate, valid California driver license

Possession of, or ability to obtain Certification as a Municipal Clerk by the International Institute of Municipal Clerks within two years of appointment

Possession of, or ability to obtain a California Notary Public certification within one year of appointment

OTHER REQUIREMENTS

Willingness and ability to attend evening, weekend, and out-of-town meetings and seminars during work and non-work hours as necessary

TOOLS AND EQUIPMENT USED

Personal computer, including spreadsheet and word processing software; telephone; copy and fax machine; records management imaging hardware and software.

PHYSICAL DEMANDS

The physical demands described here 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 frequently required to walk, sit, speak and hear. The employee is occasionally required to use hands to finger, handle, feel or operate objects, tools, or controls; and to reach objects with hands and arms. The employee is occasionally required to climb or balance; stoop, kneel, crouch, or crawl.

The employee must occasionally lift and/or move up to 50 pounds. 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 encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The position works in an office environment where the temperature remains constant. The noise level in the work environment is moderately noisy. There are frequent interruptions from phones, public inquiries and other staff.

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 a 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 2014-_____

AUTHORIZING AMENDMENT OF THE CITY'S CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY CLERK POSITION

WHEREAS, The City has Classification and Compensation Plans, and

WHEREAS, The City has completed a classification review and that in order to be more in line with industry standards and to remain competitive in the job market, that amendments to the classification of City Clerks must be made; and

WHEREAS, It is necessary to amend the City's Classification and Compensation Plans and the Position Control Roster as follows:

- 1. Revise the educational requirement to include a bachelor's degree in Public or Business Administration or related field, and/or Certified Municipal Clerk (CMC) designation with two or more years of work experience.
- 2. Revise the License and Certificates section as it relates to the possession of a CMC to require the certification within two years of appointment,
- 3. Establish a new Salary Range for City Clerk as follows:
 - a. Salary Range: City Clerk \$7,418.34 - \$9,017.04 per month

NOW, THEREFORE, BE IT RESOLVED, That the City Council authorizes the Administrative Services Director to amend the City's Classification Plan for the City Clerk position; and

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

The foregoing Resolution _____ was adopted by the Tracy City Council on the 16th day of December, 2014 by the following votes:

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

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.I

REQUEST

MINOR AMENDMENT TO THE PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CHANGE THE MINIMUM LOT WIDTH AND DEPTH DIMENSIONS, AND ADJUST THE MINIMUM STREET SIDE YARD SETBACKS WITHIN THE TRINITY LANE SUBDIVISION. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF LAMMERS ROAD AND FETEIRA WAY – APPLICANT AND OWNER IS PULTE HOMES – ASSESSOR’S PARCEL NUMBERS 238-620-01 THROUGH 70

EXECUTIVE SUMMARY

This agenda item involves a minor amendment to the Trinity Lane Preliminary and Final Development Plan to adjust the minimum lot width and depth requirements, as well as the street side yard setbacks.

DISCUSSION

On March 18, 2014, City Council approved a Preliminary and Final Development Plan for the Trinity Lane 60-unit subdivision map and Planned Unit Development (PUD) at Lammers Road and Feteira Way (Attachment A). Since that time, the final map has been recorded and grading and construction have commenced.

Project Summary

At the time of the project approval, the developer proposed their Vesting Tentative Subdivision Map, as well as their corresponding PUD standards, and those standards were approved by City Council as proposed. Upon review of the first building permits within the project, staff realized that the width of many of the lots within the project did not meet the minimum 29 feet as was established with the PUD. Many of the lots were 28.7 feet wide, rather than 29 feet. Discussion with the developer and their engineer revealed that this discrepancy occurred because the tentative map that was approved showed the lot dimensions in whole numbers, whereas the precise lot widths were actually slightly smaller. In order to correct this error due to rounding, the developer proposes to amend the minimum lot width to 28 feet (Attachment B). This proposed change does not affect any of the building setbacks as they were shown on the approved PUD and development plan.

The minimum lot depth as established in the PUD is currently 60 feet. Because most of the subdivision’s lots are not a perfect rectangle, some lots have a measurement that is deeper on one side than the other. While the depth of most lots in the project is more than 70 feet, some have one side that is shorter than the 60-foot deep standard. The City’s Municipal Code regulations do not include a definition of lot depth, and therefore lot depth could be interpreted as either the longest or shortest measurements on the map, or possibly the average depth across a lot. In order to prevent any confusion regarding lot depth in this situation, an adjustment from a minimum of 60 feet to 58 feet is proposed to reflect the actual dimension of the shallowest lots approved on the

subdivision map (Attachment B). This change does not result in any differences in the approved front or rear yard building setbacks.

The final proposed amendment to the PUD is for building setbacks along street-facing side yards. Internal lots within the PUD have a minimum building setback of 4 feet on one side and zero lot line on the other, but street side yards were proposed to be at least 5 feet wide, with open porches allowed to encroach into that setback area. Once the developer plotted the houses on the lots on their building permit applications, it was determined that the houses as designed do not fit on some of the narrower of the six corner lots on the site. They are proposing to reduce the 5-foot setback to 4 feet, matching the internal lots (Attachment B). Because the proposed change only varies by one foot and the lots are all on private narrow streets, staff agrees that the proposed reduction would not have a significant visual or functional effect on the high-density site.

Environmental Document

The project is consistent with the Initial Study/Negative Declaration for the Citation/Souza Project, adopted by the City Council in August 16, 1994, and the General Plan EIR certified on February 1, 2011. No further environmental review or documentation is required pursuant to California Environmental Quality Act Guidelines, Section 15162, as no significant changes have occurred to the project or the environment after the approval of the Negative Declaration.

Planning Commission Discussion

The Planning Commission met and discussed the proposed amendment on December 3, 2014, and unanimously recommended approval of the minor PDP/FDP amendment as proposed. The Planning Commission clarified that the nature of the changes were small and would not affect the distances between buildings. There were no comments from the public.

FISCAL IMPACT

This agenda item will not require any expenditure of funds. The staff time spent processing the application was funded by the receipt of the required application processing fees.

STRATEGIC PLAN

This agenda item is not related to any of the Council's Strategic Plans.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council approve the minor amendment to the PUD to change the minimum lot width, minimum lot depth, and minimum street side yard setbacks based on the findings contained in the City Council Resolution dated December 16, 2014.

Agenda Item 1.I
December 16, 2014
Page 3

Prepared by: Victoria Lombardo, Senior Planner

Reviewed by: Andrew Malik, Development Services Director
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

A—Location Map

B—Proposed PUD Changes in strikethrough underline format

ATTACHMENT A

Project Site



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

PLANNED UNIT DEVELOPMENT (PUD)
FETEIRA SUBDIVISION

1. PURPOSE

The purpose of the PUD is to allow a unit type and size within the project that maximizes the efficiency of private open space, pedestrian usage, and enhancement of public improvements, including vehicular and pedestrian connectivity with the adjacent existing community.

2. PROPERTY DESCRIPTION

a. Location

The proposed project is approximately 4.3 acres in area, located at the intersection of South Lammers Road and Feteira Way, and abutting the existing Westgate community.

b. Site Description

The site is currently undeveloped, fallow land with a flat topography gradually sloping to the Northeast with a change in elevation from 43 feet in the southwest corner to elevation 39 feet in the northeast corner.

c. Access

The main access to the site will be via a neighborhood entry intersecting at Feteira Way as depicted on the Tentative Map plans dated February 18, 2014. A secondary access is proposed to the stubbed street at Milton Jenson Way. The community circulation will not include any direct access to South Lammers Road.

3. DESIGN CONCEPT

a. Land Use

The project shall be developed with duplex product types including four floor plans and four different building types. Each unit will be two stories and include side-by-side two car garages and private rear yards.

b. Development Standards

All standards for fence, wall and hedge heights, swimming pools, portable buildings, shade structures, projections into yards and courts shall be consistent with Tracy Municipal Code Article 24 of Chapter 10.08 – Zoning Regulations, specifically the HDR zone. Parking of boats or recreation vehicles and motor homes within driveways or within any common area of the community is prohibited within the

PUD.

	<u>Yard</u>	
	Front Setback to Garage/House	3' Minimum
	Side Yard Setback	4' Minimum on one side and zero lot line on the other
	Side Yard Setback on Corner Lot (street side)	4'5' Minimum (open porches [no walls] may project into the 4'5' setback area)
	Rear Yard Setback	10' Minimum
	Lot Area	1,700 sq ft minimum
	Width at Front of home (excluding porch)/First Level House	28'29' Minimum
	Minimum Lot Depth	58'60'
	Height	35' (Max)
	Maximum Lot Coverage	65% (Max)
	Parking On-Site	20' x 20' 2 Car Garage/Unit Minimum

c. Architectural/Site Design/Open Space

i. Design of the Site

The design of streets and individual lots, including the conceptual footprint of buildings, is shown on the Tentative Map development plans in accordance with the provisions contained herein.

ii. Design and Distribution of Floor Plans and Architectural Elevations

The Development Plan prepared for the subdivision shall incorporate plan variety. A minimum of four floor plans with four different building types shall be utilized within the development, as shown on the architectural renderings. No building type shall be used less than 15% of the total number of buildings and each building type will generally be interspersed within the community where lot dimensions allow.

iii. Vehicular Circulation

Circulation through the subdivision shall be provided as shown on the Tentative Map.

iv. Pedestrian Circulation

Four foot separated sidewalks are proposed on one side of each street throughout the community providing for pedestrian access for the development and access to the adjacent community and park.

v. Parking

Parking shall be restricted to designated parking stalls only. There shall be no street parking throughout the site and such restriction shall be appropriately identified.

RESOLUTION 2014 _____

APPROVING A MINOR AMENDMENT TO THE PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CHANGE THE MINIMUM LOT WIDTH AND DEPTH DIMENSIONS, AND ADJUST THE MINIMUM STREET SIDE YARD SETBACKS WITHIN THE TRINITY LANE SUBDIVISION A 4.32-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF LAMMERS ROAD AND FETEIRA WAY - APPLICATION NUMBER D14-0023

WHEREAS, On March 18, 2014, City Council approved a Vesting Tentative Subdivision Map and Planned Unit Development (PUD) for a 60-unit duet project, and

WHEREAS, The Preliminary and Final Development Plans, including standards for the size and building setbacks for the lots were established with that PUD, and

WHEREAS, On November 13, 2014, the developer requested a minor amendment to the Preliminary and Final Development Plans to reduce the minimum lot width, minimum lot depth, and minimum street side yard building setbacks, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the minor amendment to the Preliminary and Final Development Plans on December 3, 2014;

NOW, THEREFORE, BE IT RESOLVED, That City Council hereby approves the minor amendment to the PUD to change the minimum lot width, minimum lot depth, and minimum street side yard setbacks in the Trinity Lane PUD, Assessor's Parcel Numbers 238-620-01 through 70, Application Number D14-0023, as stated in Exhibit "1", attached and made part hereof.

The foregoing Resolution _____ was adopted by the Tracy City Council on the 16th day of December, 2014, by the following vote:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

PLANNED UNIT DEVELOPMENT (PUD)
FETEIRA SUBDIVISION

1. PURPOSE

The purpose of the PUD is to allow a unit type and size within the project that maximizes the efficiency of private open space, pedestrian usage, and enhancement of public improvements, including vehicular and pedestrian connectivity with the adjacent existing community.

2. PROPERTY DESCRIPTION

a. Location

The proposed project is approximately 4.3 acres in area, located at the intersection of South Lammers Road and Feteira Way, and abutting the existing Westgate community.

b. Site Description

The site is currently undeveloped, fallow land with a flat topography gradually sloping to the Northeast with a change in elevation from 43 feet in the southwest corner to elevation 39 feet in the northeast corner.

c. Access

The main access to the site will be via a neighborhood entry intersecting at Feteira Way as depicted on the Tentative Map plans dated February 18, 2014. A secondary access is proposed to the stubbed street at Milton Jenson Way. The community circulation will not include any direct access to South Lammers Road.

3. DESIGN CONCEPT

a. Land Use

The project shall be developed with duplex product types including four floor plans and four different building types. Each unit will be two stories and include side-by-side two car garages and private rear yards.

b. Development Standards

All standards for fence, wall and hedge heights, swimming pools, portable buildings, shade structures, projections into yards and courts shall be consistent with Tracy Municipal Code Article 24 of Chapter 10.08 – Zoning Regulations, specifically the HDR zone. Parking of boats or recreation vehicles and motor homes within driveways or within any common area of the community is prohibited within the

PUD.

	<p><u>Yard</u></p> <p>Front Setback to Garage/House</p> <p>Side Yard Setback</p> <p>Side Yard Setback on Corner Lot (street side)</p> <p>Rear Yard Setback</p>	<p>3' Minimum</p> <p>4' Minimum on one side and zero lot line on the other</p> <p>4' Minimum (open porches [no walls] may project into the 4' setback area)</p> <p>10' Minimum</p>	
	<p>Lot Area</p> <p>Width at Front of home (excluding porch)/First Level House</p> <p>Minimum Lot Depth</p> <p>Height</p> <p>Maximum Lot Coverage</p> <p>Parking On-Site</p>	<p>1,700 sq ft minimum</p> <p>28' Minimum</p> <p>58'</p> <p>35' (Max)</p> <p>65% (Max)</p> <p>20' x 20' 2 Car Garage/Unit Minimum</p>	

c. Architectural/Site Design/Open Space

i. Design of the Site

The design of streets and individual lots, including the conceptual footprint of buildings, is shown on the Tentative Map development plans in accordance with the provisions contained herein.

ii. Design and Distribution of Floor Plans and Architectural Elevations

The Development Plan prepared for the subdivision shall incorporate plan variety. A minimum of four floor plans with four different building types shall be utilized within the development, as shown on the architectural renderings. No building type shall be used less than 15% of the total number of buildings and each building type will generally be interspersed within the community where lot dimensions allow.

iii. Vehicular Circulation

Circulation through the subdivision shall be provided as shown on the Tentative Map.

iv. Pedestrian Circulation

Four foot separated sidewalks are proposed on one side of each street throughout the community providing for pedestrian access for the development and access to the adjacent community and park.

v. Parking

Parking shall be restricted to designated parking stalls only. There shall be no street parking throughout the site and such restriction shall be appropriately identified.

AGENDA ITEM 1.J

REQUEST

APPROVE AN OFFSITE IMPROVEMENT AGREEMENT WITH PROLOGIS L.P., A DELAWARE LIMITED PARTNERSHIP, FOR CONSTRUCTION OF THE CORDES RANCH TWO MILLION GALLON WATER TANK TO BE LOCATED AT THE SOUTHEAST CORNER OF HANSEN ROAD AND ROAD E, AND AUTHORIZATION FOR THE MAYOR TO EXECUTE THE AGREEMENT

EXECUTIVE SUMMARY

Approval of an Offsite Improvement Agreement will allow Prologis L. P., a Delaware limited partnership (Developer), to proceed with the construction of the water tank and associated pipelines and appurtenances, which are necessary to serve several light industrial developments within the Cordes Ranch Business Park.

DISCUSSION

The City of Tracy's Water Master Plan, adopted by City Council in April 2013, identifies construction of two water tanks in the Cordes Ranch area; one in the development area with a 1.5 million gallon capacity and the other with a 0.5 million gallon capacity at the existing booster station on Grant Line Road. The costs of these tanks are funded from Program Development Impact fees to be collected from new developments. The timing of construction of these tanks depends upon the intensity and location of development in the Cordes Ranch area.

The Developer is now proceeding ahead with construction of new development in the Cordes Ranch area. Construction and operation of these tanks is essential to effectively serve these new developments. Since the Water Master Plan analysis was completed at concept plan level, further technical analysis to effectively serve the proposed projects indicates that instead of constructing two water tanks, one tank with the combined capacities at the proposed location will be as effective as two tanks as shown in the Master Plan. Therefore, only one tank with a two million gallon capacity needs to be constructed. The existing Water Master Plan will be amended and the development impact fees will be updated at a later date to reconcile this change and other future changes as needed.

The development impact fees from new development will be paid at the time of the building permits. Since no development impact fees have been collect at this time, there are no program funds available to construct the water tank. As a result, the Developer has opted to construct the water tank in accordance with City standards and will dedicate the improvements to the City upon completion. The Developer will be eligible for fee credits or reimbursements for the cost of construction of this tank. The existing Development Agreement between the Developer and the City also allows the Developer to construct infrastructure improvements including the water tank and receive fee credits or reimbursement.

An Offsite Improvement Agreement is required to be executed prior to the start of construction of this water tank to ensure its timely completion. Construction inspection will be provided by the City. This agreement is limited to the structural part of the tank only. Another Offsite Improvement Agreement will be executed for completion of other improvements including the pump station and associated on-site improvements.

The Developer has completed the design of the two million gallon water tank and appurtenances and has submitted the Improvement Plans, Specifications and Cost Estimates (PSE). City staff has reviewed the PSE and found them to be complete. The Developer has executed the Offsite Improvement Agreement and submitted the required security to guarantee completion of the two million gallon water tank and appurtenances. The Offsite Improvement Agreement and Improvement Plans are on file with the City Engineer and are available for review upon request.

Upon completion of all improvements, the City will accept the improvements for maintenance and will accept all offers of dedication of public right-of-way at that time.

FISCAL IMPACT

There will be no fiscal impact to the General Fund. The Developer will pay for the cost of inspection and processing the agreement. The cost of construction of the water tank will be credited against the water development impact fees.

STRATEGIC PLAN

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

RECOMMENDATION

That City Council, by resolution, approve the Offsite Improvement Agreement with Prologis L.P., a Delaware limited partnership for construction of the Cordes Ranch two million gallon water tank at the southeast corner of Hansen Road and Road "E", and authorize the Mayor to execute the Offsite Improvement Agreement.

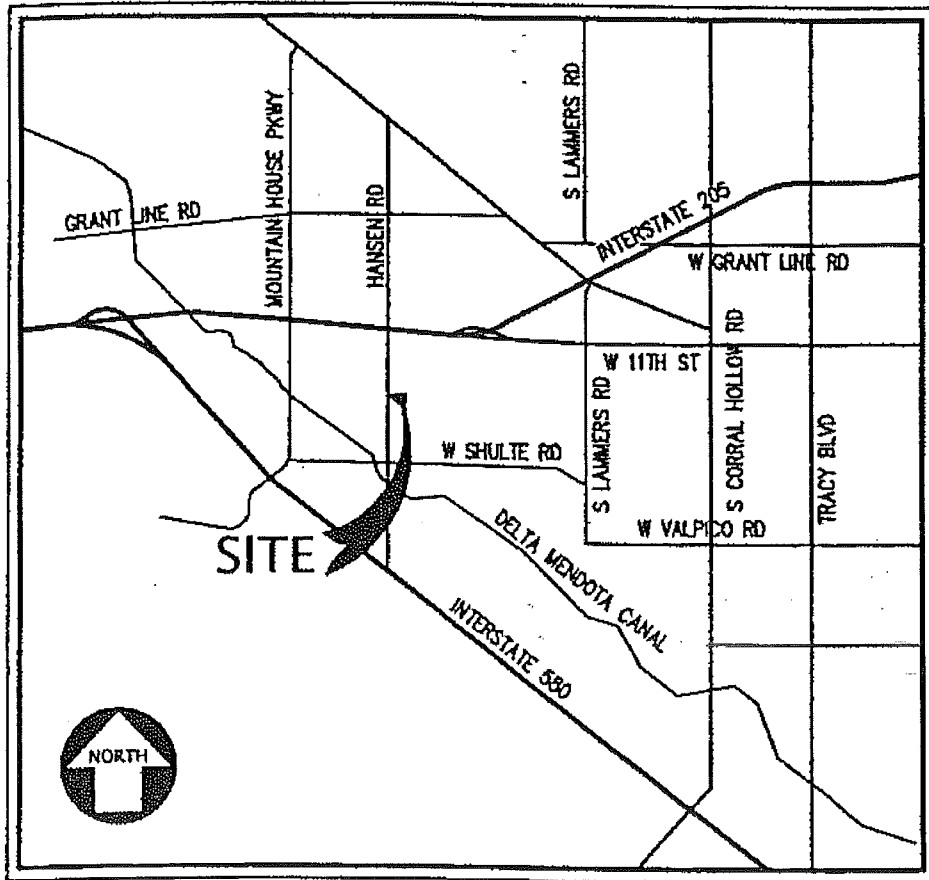
Prepared by: Criseldo Mina, P. E., Senior Civil Engineer

Reviewed by: Kuldeep Sharma, Interim City Engineer
Andrew Malik, Development Services Director
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS:

- A – Location Map
- B – Offsite Improvement Agreement



VICINITY MAP

N.T.S.

**CITY OF TRACY
OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH – 2.0 MG POTABLE WATER TANK**

This **OFFSITE IMPROVEMENT AGREEMENT FOR CORDES RANCH – 2.0 MG POTABLE WATER TANK** ("**Agreement**") is made and entered into by and between the **CITY OF TRACY**, a municipal corporation ("**City**") and **PROLOGIS, L. P.**, a Delaware limited partnership ("**Developer**").

RECITALS

- A. Developer is the legal owner of approximately one thousand two hundred and forty two (1,242) acres of real property, as shown and more particularly described in attached Exhibit A ("**Property**").
- B. The Property is within the Cordes Ranch Specific Plan Area, which consists of approximately one thousand seven hundred and eighty (1,780) acres ("**Specific Plan Area**"). The Cordes Ranch Specific Plan ("**Specific Plan**") is intended to create a state-of-the-art commerce and business park within the Specific Plan Area by establishing land use, zoning and development standards and regulations to provide for the phased development of approximately thirty one (31) million square feet of general commercial, general office and business park industrial uses, related on- and off-site infrastructure, and passive and active use open space areas, trails, joint use park/detention facilities, and other related improvements, as described more fully therein ("**Project**").
- C. On September 3, 2013, the Tracy City Council ("**City Council**") adopted the Specific Plan and approved related land use entitlements to enable the Project to proceed. In connection therewith, the City Council approved that certain *Development Agreement By and Between the City of Tracy and Prologis, L.P.* (the indirect parent of Developer) ("**Development Agreement**").
- D. In accordance with the Development Agreement, the Specific Plan, and the Citywide Water System Master Plan ("**Master Plan**"), Developer has submitted, and City has approved, those certain improvement plans and specifications relating to the construction of a 2.0 million gallon potable water reservoir, and associated transmission piping, utilities, landscaping, and fencing, to be located within the Property (collectively, "**Water Tank**" or "**Work**"). The Work is described more fully in the seven (7) sheets of improvement plans entitled "Cordes Ranch – Improvement Plans for Water Tank Site prepared by Kier & Wright Engineers of Livermore, California, and thirty-nine (39) sheets of improvement plans entitled "2.0 MG Cordes Ranch Tank" prepared by DN Tanks/DYK and Natgun – Generations Strong of El Cajon, California ("**Plans and Specifications**"). The Plans and Specifications are on file with the City Engineer, and are incorporated herein by reference.
- E. The Plans and Specifications have been prepared on behalf of Developer and City, and approved by the City Engineer, which describe in more detail the Work required in this Agreement.

**CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH – 2.0 MG POTABLE WATER TANK
Page 2 of 9**

F. Since the Work, as described above and in the Plans and Specifications, has not been completed, Developer has requested to execute this Agreement as authorized by Government Code Section 66462.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. SCOPE OF WORK. Developer shall perform, or cause to be performed, the Work, to the satisfaction of the City Engineer, pursuant to Section 4 of the Development Agreement. The Work shall be performed, and all materials and labor shall be provided, at Developer's expense, in the manner described in the Plans and Specifications, subject to fee reconciliation provisions set forth in Section 6 of the Development Agreement. No material change shall be made to the scope of Work unless authorized in writing by the City Engineer, such approval not to be unreasonably withheld. Developer may submit a written request to the City Engineer for a change in the scope of Work, as required by Tracy Municipal Code Section 12.36.060(f). Any portion(s) of the Work that are within City's right(s)-of-way and/or easement(s) are to be performed by the Developer in accordance with the requirements of the State prevailing wage laws, in the event and to the extent applicable.
2. DEVELOPER'S AUTHORIZED REPRESENTATIVE. At all times during the progress of the Work, Developer shall have a competent foreman or superintendent ("**Authorized Representative**") on site with authority to act on Developer's behalf. Developer shall, at all times, keep the City Engineer reasonably informed in writing of the name and telephone number of the Authorized Representative. Developer shall, at all times, keep the City Engineer reasonably informed in writing of the names and telephone numbers of all contractors and subcontractors performing the Work. Exhibit B attached hereto includes the initial contact information referenced herein.
3. LOCATION OF PERFORMANCE. Developer shall perform the Work at the locations and grades shown on the Plans and Specifications or as otherwise approved by the City Engineer. Subject to Section 3.8 of the Development Agreement, in the event and to the extent required for the Work, Developer shall acquire all easements and/or rights-of-way necessary for the performance of the Work, at Developer's expense, subject to fee reconciliation provisions set forth in Section 6 of the Development Agreement.
4. IMPROVEMENT SECURITY. Concurrently with the execution of this Agreement, and prior to the commencement of any Work, Developer shall furnish contract security, in a form authorized by the Subdivision Map Act (including Government Code Sections 66499 *et seq.*) and Tracy Municipal Code Section 12.36.080, in the following amounts:

CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT

CORDES RANCH – 2.0 MG POTABLE WATER TANK

Page 3 of 9

Program Improvements – Cordes Ranch 2.0 MG Potable Water Tank

- 4.1 Faithful Performance security in the amount of **\$5,764,700** to secure faithful performance of this Agreement (until the date when the City Council accepts the Work as complete) pursuant to Government Code section 66499.1, 66499.4, and 66499.9.
 - 4.2 Labor and Material security in the amount of **\$5,764,700** to secure payment by Developer to laborers and materialmen (until the date when any and all claims in connection with the Work are required to be made by laborers and materialmen in accordance with applicable laws) pursuant to Government Code Sections 66499.2, 66499.3, 66499.4, and 66499.7(b).
 - 4.3 Warranty security in the amount of **\$576,470** to secure faithful performance of this Agreement (from the date when the City Council accepts the Work as complete until one (1) year thereafter) pursuant to Government Code Section 66499.1, 66499.4, and 66499.9.
5. INSURANCE. Concurrently with the execution of this Agreement, and prior to the commencement of any Work, Developer shall furnish evidence to City that all of the following insurance requirements have been satisfied by the Developer or its general contractor responsible for the Work.
- 5.1. General. Developer shall, throughout the duration of this Agreement, maintain or cause to be maintained insurance to cover Developer, its agents, representatives, contractors, subcontractors, and employees in connection with the performance of services for the Work covered by this Agreement at the minimum levels set forth herein.
 - 5.2. Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) coverage shall be maintained in an amount not less than Three Million Dollars (\$3,000,000) general aggregate and One Million Dollars (\$1,000,000) per occurrence for general liability, bodily injury, personal injury, and property damage.
 - 5.3. Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for “any auto”) coverage shall be maintained in an amount not less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage.
 - 5.4. Workers’ Compensation coverage shall be maintained as required by the State of California.
 - 5.5. Endorsements. Developer shall ensure the automobile and commercial general liability provide the following provisions:
 - 5.5.1. City (including its elected and appointed officials, officers, employees, and agents) shall be named as an additional “insured.”

CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT

CORDES RANCH – 2.0 MG POTABLE WATER TANK

Page 4 of 9

- 5.5.2. For any claims related to this Agreement, Developer's coverage shall be primary insurance with respect to City. Any insurance maintained by City shall be excess of Developer's insurance and shall not contribute with it.
- 5.6. Notice of Cancellation. Developer shall obtain endorsements to all insurance policies by which each insurer is required to provide thirty (30) days' prior written notice to City should the policy be canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.
- 5.7. Authorized Insurers. All insurance companies providing coverage to Developer shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.
- 5.8. Insurance Certificate. Developer shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance, in a form reasonably satisfactory to the City Attorney.
- 5.9. Substitute Certificates. No later than five (5) calendar days prior to the policy expiration date of any insurance policy required by this Agreement, Developer shall provide a substitute certificate of insurance.
- 5.10. Developer's Obligation. Maintenance of insurance by Developer as specified in this Agreement shall in no way be interpreted as relieving Developer of any of its obligations hereunder (including indemnity obligations under this Agreement), and Developer may carry, at its own expense, such additional insurance as it deems necessary or desirable.
6. PERMITS, LICENSES AND COMPLIANCE WITH LAW. Developer shall, at its expense, obtain and maintain all necessary permits, approvals and licenses for performance of the Work, subject to City's cooperation pursuant to Sections 3.4 and 3.5 of the Development Agreement. In its performance of the Work, Developer shall comply with all applicable local, state, and federal laws, whether or not said laws are expressly stated in this Agreement.
7. TIME OF PERFORMANCE. Time is of the essence in the performance of the Work, and Developer shall with diligence and in good faith adhere to the timing requirements set forth herein unless otherwise modified in writing in accordance with this Agreement. Developer shall submit all requests for extensions of time to City, in writing, no later than ten (10) days after the start of the condition that purportedly caused the delay, and not later than the date on which performance is due.
- 7.1. Commencement of Work. No later than fifteen (15) days prior to the commencement of the Work, Developer shall provide written notice to the

**CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH – 2.0 MG POTABLE WATER TANK**

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City Engineer of the date on which Developer intends to commence the Work. Developer shall not commence the Work until after the notice required by this Section 7.1 is provided, and Developer shall not commence Work prior to the date specified in said written notice.

- 7.2. Schedule of Work. Concurrently with the written notice of commencement of Work, Developer shall provide City with a written estimated schedule of Work, which shall be updated in writing as necessary to accurately reflect Developer's prosecution of the Work.
- 7.3. Completion of Work. Developer shall complete all Work prior to the issuance of building certificate of occupancy of the Federal Express Ground Facility Project or no later than three hundred sixty-five (365) calendar days after Developer's submittal of its notice of commencement of work pursuant to Section 7.1 above, whichever occurs first, and subject to extension for force majeure.
8. INSPECTION BY CITY. In order to permit City to inspect the Work, Developer shall, at all times, provide to City reasonable and safe access to the Work site, and all portions of the Work, and to all shops wherein portions of the Work are in preparation. City inspections of the Work shall be conducted in accordance with Section 4 of the Development Agreement.
9. INSPECTION, OTHER FEES AND PROGRAM FEE CREDITS. All fees due to City in connection with the Work shall be paid in accordance with the Development Agreement. Accordingly, concurrently with the execution of this Agreement, and prior to the commencement of any Work, Developer shall pay City the applicable Program Soft Costs (as that term is defined in the Development Agreement) in accordance with Section 5.1(b) of the Development Agreement.
10. DEFAULT.
 - 10.1. Notice of Default. Subject to compliance with Sections 4.4(a) and (b) of the Development Agreement, in the event that Developer is in default of this Agreement, as defined in this Section 10, the City Engineer shall provide written notice to Developer and Developer's surety (if any) in which the default is described.
 - 10.2. Material Breach. Developer shall be in default of this Agreement if Developer fails to perform one or more material requirements of this Agreement, and fails to cure any such non-performance pursuant to Section 10.3, below.
 - 10.3. Cure of Default. In the event that Developer fails, within thirty (30) calendar days after receipt of written notice, to either cure the default or provide adequate written assurance to the reasonable satisfaction of the City Engineer that the cure will be promptly commenced and diligently prosecuted

**CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH – 2.0 MG POTABLE WATER TANK
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to its completion, the City may, in its discretion, take any or all of the following actions:

- 10.3.1. Cure the default in accordance with Section 4.4(b) of the Development Agreement.
 - 10.3.2. Demand that Developer complete performance of the Work.
 - 10.3.3. Demand that Developer's surety (if any) complete performance of the Work.
11. REPAIR OF ANY DAMAGE. In the event and to the extent Developer or its agents, representatives, contractors, subcontractors, or employees, in connection with performance of the Work, cause any damage to property owned by City or other property owners, then Developer shall promptly take all reasonable steps to repair or replace (as necessary) such property to remedy the damage caused thereto.
 12. ACCEPTANCE OF WORK. Prior to acceptance of the Work by the City Council, Developer shall be solely responsible for maintaining the quality of the Work, and maintaining safety at the Work site.
 13. WARRANTY PERIOD. Developer shall warrant the quality of the Work, in accordance with the terms of the Plans and Specifications, for a period of one (1) year after acceptance of the Work by the City Council. In the event that (during said one-year warranty period) any portion of the Work is determined by the City Engineer to be defective as a result of an obligation of Developer under this Agreement, Developer shall be in default and shall cure such default as required hereunder.
 14. INDEPENDENT CONTRACTOR STATUS. Developer is an independent contractor, and the parties agree that City shall have no responsibility for any acts of Developer's employees, agents, representatives, contractors or subcontractors, including any negligent acts or omissions. Developer is not City's employee and Developer shall have no authority, express or implied, to act on behalf of City as an agent, or to bind City to any obligation whatsoever, unless City provides prior written authorization to Developer.
 15. OWNERSHIP OF WORK. All original documents prepared by Developer for this Agreement shall be given to City upon City's acceptance of the Work; provided, however, ownership of said documents shall be determined in accordance with applicable laws.
 16. ATTORNEY'S FEES. In the event any legal action or proceeding is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT

CORDES RANCH – 2.0 MG POTABLE WATER TANK

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17. INDEMNIFICATION. Consistent with the security provisions contained herein, Developer shall indemnify, defend, and hold harmless City (including its elected officials, officers, agents and employees) from and against any and all claims, demands, damages, liabilities, costs, and expenses (including court costs and attorney's fees) resulting in the performance of the Work by Developer or Developer's agents, representatives, contractors, subcontractors, or employees until such time as the City Council accepts the Work, and the City becomes responsible for the maintenance, operation and repair of the Work, at which time the indemnification obligations under this Section 17 shall automatically terminate, with regard to any cause of action arising after such date. For avoidance of doubt, this termination shall not affect Developer's warranty obligations set forth in Section 13, above.

18. ASSIGNMENT AND DELEGATION. This Agreement and any portion thereof shall not be assigned or transferred, nor shall any of Developer's duties be delegated, without the written consent of City, which shall not be unreasonably withheld, delayed or denied. Any attempt to assign or delegate this Agreement without City's written consent shall be void and of no force and effect. Consent by City to one assignment shall not be deemed to be consent to any subsequent assignment.

19. NOTICES.

20.1. Notice in Writing. All notices, demands, or other communications that this Agreement contemplates, authorizes or requires shall be in writing and shall be personally delivered or mailed to the respective party as follows:

City: City of Tracy
Attn: City Engineer
333 Civic Center Plaza
Tracy, CA 95376

Copy to: City Attorney's Office
Attn: City Attorney
333 Civic Center Plaza
Tracy, CA 95376

Prologis: Prologis L.P.
Attn: Dan Letter
Pier 1, Bay 1
San Francisco, CA 94111
Tel: (415) 733-9973
Fax: (415) 733-2171

**CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH – 2.0 MG POTABLE WATER TANK**

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Copy to: Miller Starr Regalia
Attn: Nadia Costa
1331 North California Blvd., 5th Floor
Walnut Creek, CA 94596
Tel: 925.935.9400
Fax: 925.933.4126

Copy to: Prologis L.P.
Attn: General Counsel
4545 Airport Way
Denver, CO 80239
Tel: 303.567.5000
Fax: 303.567.5903

- 20.2. Communications shall be deemed to have been given and received on the first to occur of: (1) actual receipt at the address designated above, or (2) two (2) business days following the deposit in the United States Mail of registered or certified mail, sent to the address designated above.
21. MODIFICATIONS. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.
22. WAIVERS. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.
23. SEVERABILITY. In the event a court of competent jurisdiction holds any term of this Agreement invalid, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect.
24. JURISDICTION AND VENUE. The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.
25. ENTIRE AGREEMENT. This Agreement, including all documents incorporated by reference, comprises the entire integrated understanding between the parties concerning the Work. This Agreement supersedes all prior negotiations, representations or agreements as such may relate to performance of the Work.

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**CITY OF TRACY - OFFSITE IMPROVEMENT AGREEMENT
CORDES RANCH - 2.0 MG POTABLE WATER TANK**

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26. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Developer and City. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties do hereby agree to the full performance of the terms set forth herein.

CITY OF TRACY, a municipal corporation

Michael Maciel

MAYOR

Date: _____

Attest:

Carole Fleischmann

CITY CLERK

Date: _____

APPROVED AS TO FORM:

Dan Sodergren

CITY ATTORNEY

Date: _____

PROLOGIS:

PROLOGIS L.P., a Delaware limited partnership

By: ~~Prologis, Inc.~~, a Maryland corporation, its General Partner



Scott Swenson

Its: Vice President

Date: 12-10-2014

05-090814cm

RESOLUTION _____

APPROVING AN OFFSITE IMPROVEMENT AGREEMENT WITH PROLOGIS L.P., A DELAWARE LIMITED PARTNERSHIP, FOR CONSTRUCTION OF THE CORDES RANCH TWO MILLION GALLON WATER TANK TO BE LOCATED AT THE SOUTHEAST CORNER OF HANSEN ROAD AND ROAD E, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

WHEREAS, The Development Services Director has approved Development Review applications for the construction of three industrial buildings within the Cordes Ranch Business Park , and

WHEREAS, As part of the development review approval, these projects were subject to certain conditions of approval, and

WHEREAS, After six months of occupancy of any of the three industrial buildings, the two million gallon water tank including the necessary pipelines are to be completed by the Developer and made operational, to provide potable water to these industrial projects, and

WHEREAS, The Developer has completed the design of the two million gallon water tank and appurtenances and has submitted the Improvement Plans, Specifications and Cost Estimates, and

WHEREAS, The Developer has executed the Offsite Improvement Agreement and submitted the required security to guarantee completion of the offsite waterline improvements, and

WHEREAS, There will be no fiscal impact to the General Fund. The Developer will pay for the cost of inspection and processing the agreement;

NOW, THEREFORE, BE IT RESOLVED, That City Council approves the Offsite Improvement Agreement with Prologis L.P., a Delaware limited partnership for construction of the Cordes Ranch two million gallon water tank at the southeast corner of Hansen Road and Road "E", and authorizes the Mayor to execute the Offsite Improvement Agreement.

The foregoing Resolution 2014-_____ was adopted by the Tracy City Council on the 16th day of December, 2014, by the following votes:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

AGENDA ITEM 3

REQUEST

PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE KAGEHIRO PHASE 3 PRELIMINARY AND FINAL DEVELOPMENT PLAN REGARDING THE ARCHITECTURAL DESIGN OF THE HOUSES FOR A 128-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 24 ACRES, LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND KAGEHIRO DRIVE. THE APPLICANT AND PROPERTY OWNER IS STANDARD PACIFIC CORPORATION. APPLICATION NUMBER D14-0020

EXECUTIVE SUMMARY

This agenda item involves a proposed amendment to the architectural design of the houses for the western half of Kagehiro Phase 3, which was recently purchased by Standard Pacific Corporation.

DISCUSSION

On August 20, 2013, City Council approved the Kagehiro Phase 3 project, which included rezoning an approximately 47-acre parcel located at the southeast corner of Kagehiro Drive and Corral Hollow Road (Assessor's Parcel Number 242-040-36) from Low Density Residential (LDR) to Planned Unit Development (PUD), approving a Concept, Preliminary and Final Development Plan, and approving a Vesting Tentative Subdivision Map to create 252 residential lots for single-family homes (Application Numbers PUD13-0001 and TSM12-0001).

Standard Pacific Corporation has purchased the western half of the Kagehiro Phase 3 property, approximately 24 acres (Attachment A: Location Map). On September 2, 2014, Standard Pacific submitted an application to amend the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the proposed houses.

Preliminary and Final Development Plan

The proposed amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan involves a change to the approved architecture for the western half of the Kagehiro Phase 3 property, approximately 24 acres, for a 128-lot residential subdivision. Standard Pacific Corporation desires to build houses with different architecture than previously approved (Attachment B: Preliminary and Final Development Plan/ Architectural Packet and Attachment C: Conceptual House Plotting Plan).

The proposed architecture consists of five plan types (all single-family detached homes) with four different elevation types per plan (total of 20 different house designs). The proposed houses range in size from approximately 2,300 square feet to 3,700 square feet, with one single-story plan type and the rest two-story. The proposed architecture includes a variety of building materials and interesting details. The architectural details are generally carried around to all four sides of the houses. The proposal includes

setting back the garages a minimum of 30 feet from the front property line on at least 20% of the lots. The proposed amendment is consistent with the City's Design Goals and Standards.

Environmental Document

As documented in the City Council approvals of August 20, 2013, the Kagehiro Phase 3 Preliminary and Final Development Plan and the Vesting Tentative Subdivision Map are consistent with the Residential Low designation and density requirements of the General Plan, for which an Environmental Impact Report (EIR) was certified on February 1, 2011. All cumulative and offsite impacts associated with development and buildout of the project were fully addressed in the General Plan EIR and there are no site specific or peculiar impacts associated with the project that cannot be substantially mitigated to a less-than-significant level through the application of uniformly applied standards and policies that would be applied to the project. The proposed amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan, which involves a change only to the architecture, would not affect the previous findings. Therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required.

Planning Commission Discussion

The Planning Commission held a public hearing to discuss this project on November 19, 2014. One neighboring property owner, who stated that he was also representing other neighbors along Kagehiro Drive, asked questions about traffic impacts on Kagehiro Drive, the widening of Corral Hollow Road, and the expansion of Gretchen Talley Park. Staff responded to those questions and then followed up with additional information after the meeting. Following questions from the Planning Commission for staff and the applicant, which included questions regarding house sizes, garage setbacks, backyard areas, and architectural details, the Planning Commission recommended approval of the project.

STRATEGIC PLAN

This agenda item does not relate to the Council's Strategic Plans.

FISCAL IMPACT

There will be no impact to the General Fund as a result of this amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan.

RECOMMENDATION

Staff and the Planning Commission recommend that City Council approve an amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses for a 128-lot residential subdivision on approximately 24 acres, located at the southeast corner of Corral Hollow Road and

Kagehiro Drive, Application Number D14-0020, subject to the conditions and based on the findings contained in the City Council Resolution dated November 19, 2014.

Prepared by: Scott Claar, Associate Planner

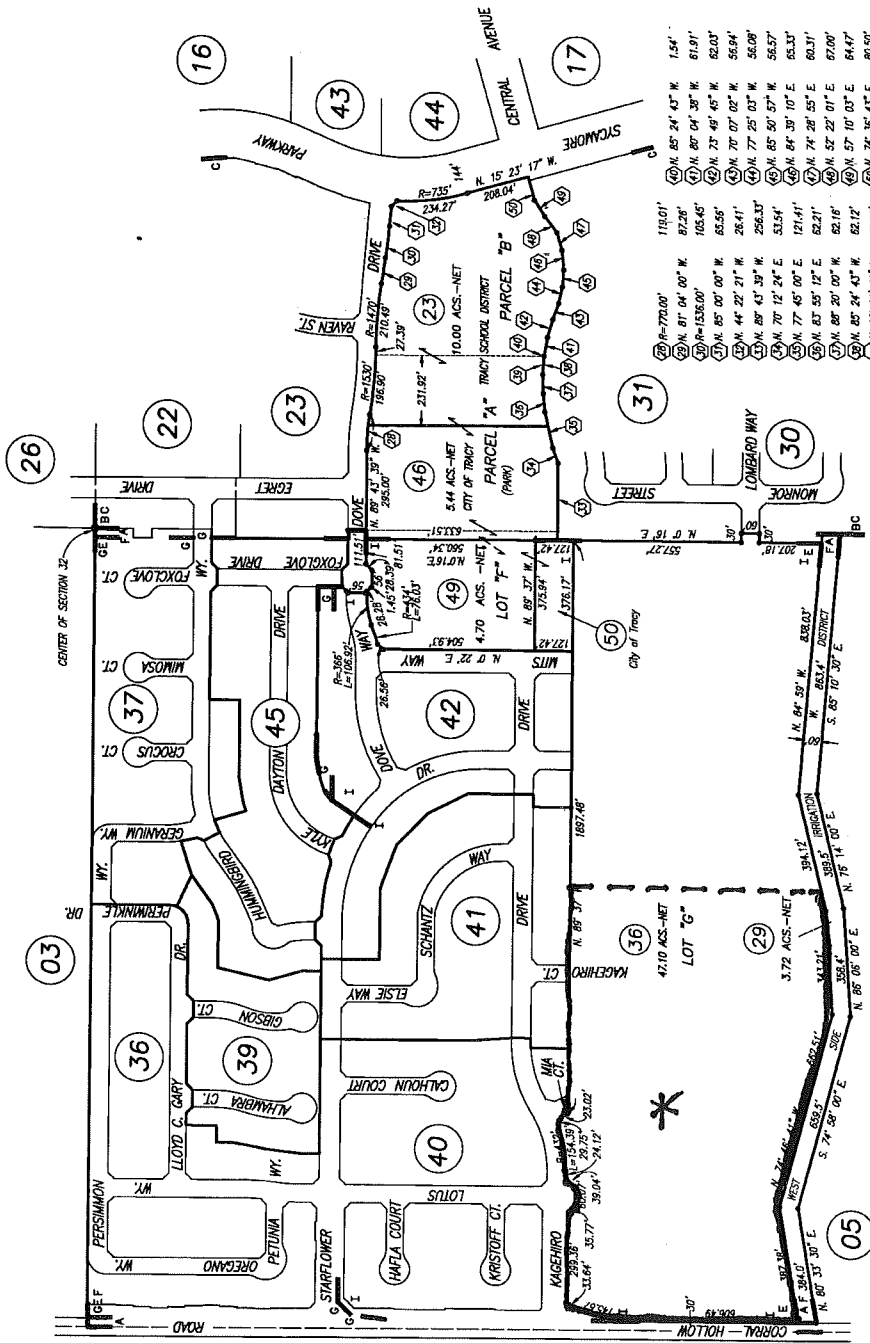
Reviewed by: Bill Dean, Assistant Development Services Director
Andrew Malik, Development Services Director
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

- A: Location Map
- B: Preliminary and Final Development Plan/ Architectural Packet (oversized)
- C: Conceptual House Plotting Plan (oversized)

*LOCATION MAP



YEAR	HIGHEST A.P.N. USED	PAR.	IPAR.	IPAR.
82-83	22			
89-97	28			
98-99	30			
2000	39			
01-02	40			
2001	42			
2002	44			
03-04	46			
04-05	48			
05-06	50			

- ① N. 85° 24' 43" W. 1.54'
- ② N. 80° 04' 30" W. 61.91'
- ③ N. 75° 49' 45" W. 92.00'
- ④ N. 70° 07' 02" W. 55.64'
- ⑤ N. 77° 29' 03" W. 56.00'
- ⑥ N. 65° 50' 57" W. 56.57'
- ⑦ N. 64° 30' 10" E. 65.33'
- ⑧ N. 74° 26' 55" E. 60.31'
- ⑨ N. 52° 29' 01" E. 67.00'
- ⑩ N. 57° 10' 03" E. 64.47'
- ⑪ N. 74° 36' 43" E. 60.50'
- ⑫ N. 85° 24' 43" W. 61.58'
- ⑬ N. 81° 04' 00" W. 119.01'
- ⑭ N. 81° 04' 00" W. 91.26'
- ⑮ N. 85° 00' 00" W. 103.45'
- ⑯ N. 44° 22' 21" W. 26.41'
- ⑰ N. 89° 43' 39" W. 256.33'
- ⑱ N. 70° 12' 24" E. 53.54'
- ⑲ N. 77° 45' 00" E. 121.41'
- ⑳ N. 83° 55' 12" E. 62.21'
- ㉑ N. 89° 20' 00" W. 62.16'
- ㉒ N. 85° 24' 43" W. 62.12'
- ㉓ N. 85° 24' 43" W. 61.58'

CITY OF TRACY
 Assessor's Map Bk.242 Pg. 04
 County of San Joaquin, Calif.

92-93

△ - WILLIAMSON ACT PARCELS
 NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses

- B - R. M. Bk. 30 Pg. 032
- C - R. M. Bk. 31 Pg. 035
- D - R. M. Bk. 30 Pg. 022
- E - R. S. Bk. 06 Pg. 245
- F - P. M. Bk. 20 Pg. 52
- G - R. M. Bk. 34 Pg. 059
- I - R. M. Bk. 38 Pg. 053

RESOLUTION _____

APPROVING AN AMENDMENT TO THE KAGEHIRO PHASE 3 PRELIMINARY AND FINAL DEVELOPMENT PLAN REGARDING THE ARCHITECTURAL DESIGN OF THE HOUSES FOR A 128-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 24 ACRES, LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND KAGEHIRO DRIVE, A PORTION OF ASSESSOR'S PARCEL NUMBER 242-040-36 APPLICATION NUMBER D14-0020

WHEREAS, The subject property is a portion of the 141-acre Kagehiro property that was annexed to the City of Tracy on January 17, 1997, and

WHEREAS, On August 20, 2013, City Council approved the Kagehiro Phase 3 project, which included rezoning an approximately 47-acre parcel located at the southeast corner of Kagehiro Drive and Corral Hollow Road (Assessor's Parcel Number 242-040-36) from Low Density Residential (LDR) to Planned Unit Development (PUD), approving a Concept, Preliminary and Final Development Plan, and approving a Vesting Tentative Subdivision Map to create 252 residential lots for single-family homes (Application Numbers PUD13-0001 and TSM12-0001), and

WHEREAS, On September 2, 2014, Standard Pacific Corporation submitted an application to amend the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses, and

WHEREAS, The proposed amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan involves a change to the approved architecture for the western half of the Kagehiro Phase 3 property, approximately 24 acres, for a 128-lot residential subdivision because Standard Pacific Corporation desires to build houses with different architecture than previously approved, and

WHEREAS, The proposed amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan, including the site plan and architectural renderings, are in compliance with the City's Design Goals and Standards, and

WHEREAS, As documented in the City Council approvals on August 20, 2013, the Kagehiro Phase 3 Preliminary and Final Development Plan and the Vesting Tentative Subdivision Map are consistent with the Residential Low designation and density requirements of the General Plan, for which an Environmental Impact Report (EIR) was certified on February 1, 2011. All cumulative and offsite impacts associated with development and buildout of the project were fully addressed in the General Plan EIR and there are no site specific or peculiar impacts associated with the project that cannot be substantially mitigated to a less-than-significant level through the application of uniformly applied standards and policies that would be applied to the project. The proposed amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan, which involves a change only to the architecture, would not affect the previous findings. Therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the project on November 19, 2014 and recommended City Council approval, and

WHEREAS, The City Council conducted a public hearing to review and consider the project on December 16, 2014;

NOW, THEREFORE, BE IT RESOLVED, That City Council hereby approves an amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses for a 128-lot residential subdivision on approximately 24 acres, located at the southeast corner of Corral Hollow Road and Kagehiro Drive, Application Number D14-0020, subject to the conditions stated in Exhibit "1" attached and made part hereof.

The foregoing Resolution _____ was adopted by the City Council on the 16th day of December, 2014, by the following vote:

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

MAYOR

ATTEST:

INTERIM CITY CLERK

**Conditions of Approval for an Amendment to the Kagehiro Phase 3
Preliminary and Final Development Plan
Application Number D14-0020**

These Conditions of Approval shall apply to the amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses for a 128-lot residential subdivision on approximately 24 acres, located at the southeast corner of Corral Hollow Road and Kagehiro Drive, a portion of Assessor's Parcel Number 242-040-36 (the western half of Kagehiro Phase 3), Application Number D14-0020.

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Public Works Director, or the City Engineer to perform the duties set forth herein.
3. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
5. "Conditions of Approval" shall mean the conditions of approval applicable to the amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses for a 128-lot residential subdivision on approximately 24 acres, located at the southeast corner of Corral Hollow Road and Kagehiro Drive, a portion of Assessor's Parcel Number 242-040-36 (the western half of Kagehiro Phase 3), Application Number D14-0020. The Conditions of Approval shall specifically include all Development Services Department Conditions set forth herein.
6. "Project" means the amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan regarding the architectural design of the houses for a 128-lot residential subdivision on the western half of the Kagehiro Phase 3 property, consisting of approximately 24 acres of real property, located at the southeast corner of Corral Hollow Road and Kagehiro Drive, a portion of Assessor's Parcel Number 242-040-36, Application Number D14-0020.
7. "Property" means the approximately 24 acres of real property located at the southeast corner of Corral Hollow Road and Kagehiro Drive, a portion of Assessor's Parcel Number 242-040-36.

8. "Subdivider" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. "Subdivider" also means the Developer. The term "Subdivider" shall include all successors in interest.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
3. The Project shall be consistent with the amendment to the Kagehiro Phase 3 Preliminary and Final Development Plan, including the architectural packet, received by the Development Services Department on November 5, 2014, Application Number D14-0020, to the satisfaction of the Development Services Director.
4. Except as modified herein, the Developer shall comply with all conditions of approval of the Kagehiro Phase 3 Vesting Tentative Subdivision Map and Preliminary/ Final Development Plan, Application Numbers TSM12-0001 and PUD13-0001, as approved by City Council on August 20, 2013, to the satisfaction of the Development Services Director.
5. Prior to issuance of a building permit, the Developer shall submit construction plans showing that all two-story houses with rear elevations facing Corral Hollow Road shall have enhanced treatments (i.e. enhanced foam pop-outs) around the second-story windows, to the satisfaction of the Development Services Director.

AGENDA ITEM 4

REQUEST

RECEIVE UPDATE ON CITY COUNCIL STRATEGIC PRIORITIES FOR FISCAL YEARS 2013-15

EXECUTIVE SUMMARY

The purpose of this staff report is to provide an update to Council on the City's Strategic Priorities for Fiscal Years 2013-15 . The four strategies adopted by City Council on June 18, 2013 include Public Safety, Quality of Life, Economic Development and Governance. This is the last status update for Council on their two-year strategies. In February 2015, Council will hold a retreat to determine whether these or other priorities will continue for the upcoming two years.

Attached are the detailed business plans for each of the four strategic plans with specific objectives and action items.

DISCUSSION

On June 18, 2013, the Council adopted Resolution 2013 - 088 outlining the City Council strategic priorities which contain a total of 131 action items under the four strategy areas.

The purpose of this staff report is to:

- Provide Council with a status update regarding the timelines of the action items outlined in the Public Safety, Quality of Life, Economic Development and Governance Strategies;
- Allow for Council discussion to verify Council priorities and/or provide staff with direction regarding any re-prioritization Council deems necessary.

Public Safety Strategy:

The purpose of the Public Safety Strategy is to engage residents as active partners in ensuring Tracy is a safe community

Goals:

The four goals identified in the Public Safety Strategy are: (1) Develop partnership with the community and engage residents in addressing public safety concerns, (2) Promote public health, safety, and community welfare by responding and addressing unsafe, unhealthy or blighted conditions in homes, neighborhoods and the entire community, (3) Enhance citywide disaster preparedness, and (4) Reduce the number of major injury collisions.

Status Update:

The Public Safety Strategy is on track to complete all objectives. Some of the key achievements attained include:

- Implementation of electronic outreach applications including Nixel and Facebook to provide two-way communication between citizens and public safety. This included reactivating the Police Department's Facebook page, which currently has over 3,700 followers.
- 500 local homes with swimming pools were identified and reached by City staff to promote the Drown Without a Sound Campaign; educational materials were distributed to prevent childhood drowning.
- During the 2014 calendar year, 945 new Code Enforcement cases were open related to health and safety living conditions. Over 3,000 inspections were performed, and of these, over 1,000 dwellings were vacated or brought up to minimum code standards.
- The City of Tracy participated in the Great California Shakeout drill on October 16, 2014, in an effort to enhance disaster preparedness.
- The Police Department was awarded grants through the Office of Traffic Safety that funded additional traffic enforcement throughout the City, including DUI checkpoints, distracted driving, and common collision violations. In addition, in November 2014, Teen Impact was presented to over 1,000 junior and senior high school students. The focus of this presentation is on the dangers of distracted driving.

Quality of Life Strategy:

The purpose of the Quality of Life Strategy is to provide an outstanding quality of life by enhancing the City's amenities and services and cultivating connections to promote positive change and progress in our community.

Goals:

The four goals identified in the Quality of Life Strategy include the following: (1) Improve current recreation and entertainment programming & services to reflect the community and match trending demands., (2) Address city amenities and facility usage with an emphasis on accessibility and streamlined services, (3) Cultivate community engagement through digital and traditional means, and (4) Coordinate community outreach with all strategic priority teams.

Status Update:

Under the four goals of the Quality of Life Strategy are 40 associated action items, the majority of which are completed or are in progress. Some of the notable accomplishments in this strategy include:

- An analysis of recreation and cultural arts programming trends and customer feedback was completed. The findings have aided staff in refining the types of classes and workshops offered to the community, so that they align better with resident interests, demographics and demands. An example includes reducing the number of competitive gymnastics classes due to dipping student enrollment, and increasing the number of toddler and youth recreation gymnastic classes based on heightened community demand. In addition, the student survey form was also revised in order to better gather program effectiveness, participant satisfaction and service improvements.
- The City's Field Reservation Policy Handbook was revised to reflect current industry standards for sports facility usage. Doing so has created a more equitable and streamlined process for the City's annual field allocation process.
- The City has implemented a new facility reservation and class registration software, ActiveNet, which went online to the public on December 8th. The new system will streamline registration services, customer transactions and improve online access to activity listings. One notable feature of the ActiveNet system includes the ability to send electronic notices via email or text to enrollees on the status of classes. Online class registration can be accessed at www.tracyartsandrec.com.
- Electronic communications and outreach efforts via the City's website and social media channels has also improved. In 2014, staff has seen a notable increase in followers and engagement via the City's Facebook, Twitter, YouTube, Nixle and LinkedIn accounts. In addition, the City launched its e-newsletter application, via the City's website, which allows for the public to subscribe to newsletters from various areas within the organization. All four strategy areas are using the City's electronic tools, to a specific degree, to complete their objectives. Links to all of these electronic applications can be found on the City of Tracy's website www.thinkinsidethetriangle.com.

Economic Development Strategy:

The purpose of the Economic Development Strategy is to enhance the competitiveness of the City while creating a strong and diverse economic base.

Goals:

The four (4) goals identified in the Economic Development Strategy include the following: (1) Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force, (2) Attract retail and entertainment uses that offer residents quality dining, shopping and entertainment experiences, (3) Support a higher education presence in Tracy, and (4) Position Tracy as the preferred location for start-up companies and entrepreneurial investment.

Status Update:

Some of the key Economic Development achievements attained during the two-year strategic plan period include:

- Tracy's job creation efforts have been very positive, adding more than 3,000 jobs in 2013. It should be noted that the largest growth occurred in the manufacturing business segment. The City is fortunate to have readily available land for developers seeking to relocate or expand in this area, as evidenced by the development of the new 1,700 acre Prologis International Park of Commerce business park. Prologis, the City, and the Pennino Management Group are developing an aggressive marketing and outreach program to target Bay Area companies in the Advanced Manufacturing/Logistics, eCommerce, Healthcare, and Office related industries.
- The City has successfully identified new retail opportunities based on a recent retail and restaurant survey and aggressive marketing outreach. In turn, the City has increased sales tax revenues by more than 20% over the last two years.
- Funding for a Downtown Façade Improvement Program has provided more than \$86,000 in matchings grants fund to strengthen revitalization efforts in the downtown area.
- Continuous efforts are being made to indentify programming and campus development opportunities with a private university.
- The City participated in two major entrepreneurial trade shows in the Bay Area. As a result of discussions with entrepreneurs and bay area entrepreneurship organizations, it was determined that fostering a support network for entrepreneurs and providing incentives for start-ups to locate in Tracy was seen as having more value than providing office facilities, which are readily available in Tracy. As such, on November 5, 2013, Council adopted the City's High-Tech Incentive Program to encourage new high-technology companies to locate in Tracy. This incentive program is being marketed as part of the City's outreach effort.
- The San Joaquin Partnership, an Economic Development partner with the City, recently completed a San Joaquin County Land and Building Survey (Attachment E) and presented these findings at the November meeting of the San Joaquin Partnership Board of Directors. This survey helps reaffirm to prospective businesses that Tracy has the available sites and infrastructure needed to meet future development needs.

Governance Strategy:

The purpose of the Governance Strategy is to retain and attract new talent, enhance fiscal stability, improve the use of technology, and enhance transparency for the betterment of the community of Tracy.

Goals:

The three goals identified in the Governance Strategy include the following: (1) Further develop an organization that attracts, motivates, develops and retains a high quality, engaged, informed and high performing workforce, (2) Ensure continued fiscal sustainability through financial and budgetary stewardship, (3) Identify technological resources to promote

communication and civic engagement, enhance city services, and promote organizational productivity.

Status Update:

Under the three goals of the Governance Strategy are nine objectives and 33 associated action items. Most of the action items are in the process of being implemented or are already completed. Notable accomplishments include the following:

- Development and approval of a General Fund reserve policy. Staff presented findings to Council for discussion and ultimately presented a policy for Council approval on August 19, 2014. The new General Fund reserve policy established three new reserves, replacing the previous reserve policy of 20% of the General expenditures. The new reserves are now:

General Fund Contingency Reserve:

The Contingency Reserve is to be established with a targeted goal of 20% of the General Fund's adopted annual budget for expenditures, including recurring transfers out.

General Fund Economic/Budget Stability Reserve:

The Economic/Budget Stability Reserve is to be established with a targeted goal of 10% of the General Fund's adopted annual budget for expenditures and recurring transfers out.

General Fund "Measure E" Mitigation Reserve:

The "Measure E" Mitigation Reserve is to be established with a targeted goal of \$7 million as this is estimated to be the peak revenue prior to the measure's expiration in March 2015.

- The purchase and initial implementation of Enterprise Resource Planning software. As part of the Fiscal Year 2013/14 Capital Improvement Program (CIP), Council authorized funding to replace the City's current financial system with an Enterprise Resource Planning System (ERP), an information technology tool that integrates various systems (e.g. finance, human resources, benefits, fixed assets, payroll, community development) into one comprehensive system to manage operations. A cross-departmental employee committee selected a vendor, Tyler Technologies, Inc., and the purchase was approved by Council on May 20, 2014. Implementation of the software is currently underway.
- Approval of Development Impact Fees to fund the infrastructure identified in the City's Master Plans, AB1600 Development Impact Fee reports were prepared. These reports identified the facilities and their costs and distribute them equitably to new developments. A public hearing was held and the fees adopted at the January 7, 2014 City Council meeting.

FISCAL IMPACT

There is no fiscal impact related to the discussion of this agenda item.

RECOMMENDATION

That the City Council receive an update on the Strategic Priorities for Fiscal Years 2013-15.

Prepared by: Vanessa Carrera, Management Analyst II
Mark Duxbury, Police Captain
Ed Lovell, Management Analyst II
Barbara Harb, Management Analyst I

Reviewed by: Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

- Attachment A: Public Safety Strategic Plan Status Update
- Attachment B: Quality of Life Strategic Plan Status Update
- Attachment C: Economic Development Strategic Plan Status Update
- Attachment D: Governance Strategic Plan Status Update
- Attachment E: San Joaquin County Land and Building Survey




PUBLIC SAFETY STRATEGY

FY 13/15 BUSINESS PLAN

Purpose: To enhance community safety by promoting a responsive public safety system that includes civic engagement and partnerships, community involvement, public education and offering prevention, intervention and suppression services that meet the needs of Tracy residents.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Develop partnership with the community and engage residents in addressing public safety concerns	1a. Increase two-way communication regarding Part II crime information and prevention.	1.a.1 Create and distribute a resident survey regarding public safety perceptions.	M.Duxbury IT Staff	11/1/14	Yellow	Research in progress. Due date extended due to staffing issues/other priorities.
		1.a.2 Identify crime concerns and perceptions to develop communication plans.	O.Lopez	11/30/14	Green	Based on 1.a.1 survey results.
		1.a.3 Launch educational campaign on Facebook, Twitter, City web site, news papers, and utility bills.	L.Mejia	3/30/15	Green	Reactivated PD Facebook page. Nixel completed including Public Works and Fire.
		1.a.4 Develop marketing materials for Go Request App and other communication tools.	K.Scarlata	3/30/15	Green	On schedule.
	1b. Increase visibility of public safety in the community.	1.b.1 Attend at least three community events.	A. Contreras A. Kellogg M.Duxbury	12/15/14	Green	Implemented.
		1.b.2 Coordinate public presentations and educational material distribution for the "Drown without a Sound campaign".	S. Butler	8/15/14	Green	500 pools identified during first neighborhood canvas. Educational materials distributed to associated homes. On-going.




 On schedule and within Budget

 Behind schedule or exceeding Budget

 Stopped - No Progress

ATTACHMENT A

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Develop partnership with the community and engage residents in addressing public safety concerns (cont.)	1c. Increase community volunteer opportunities to maximize engagement.	1.c.1 Assign a volunteer coordinator to recruit, retain and train public safety volunteers.	O. Lopez V. Mendoza	1/31/14	On schedule	Neighborhood Watch Volunteer Coordinator in place.
		1.c.2 Recruit members from Citizen's Academy & Neighborhood Watch Programs.	O. Lopez V. Mendoza	7/15/14	On schedule	Recruited 3 volunteers from Spring 2014 Academy. Recruitment scheduled at upcoming community events.
		1.c.3 Implement semi-annual training for volunteers.	O. Lopez V. Mendoza	12/31/14	On schedule	Monthly trainings have been established for VIPs.
		1.c.4 Re-establish and Kick-off an Adopt a Park Program through the Parks Commission's current FY 13/14 Goals.	K.Scarlata	7/31/15	On schedule	On schedule.
2. Promote public health, safety, & community welfare by responding & addressing unsafe, unhealthy or blighted conditions in homes, neighborhoods & the entire community	2a. Reduce the number of blighted property conditions.	2.a.1 Schedule monthly inspections of recidivist violators.	A. Contreras J. Decker J. Couturier	7/1/14	On schedule	Implemented.
		2.a.2 Proactively inspect vacant, boarded buildings to ensure compliance with city codes.	A. Contreras J. Decker J. Couturier	7/1/14	On schedule	Implemented.
		2.a.3 Deliver general code enforcement presentations to grades K-8 about common violations.	A. Contreras J. Decker J. Couturier	3/31/14	On schedule	On schedule. Two school presentations were conducted in Spring 2014. Upcoming presentations are planned for the 2014/2015 school year. An additional presentation was conducted at Kimball High for the Social Awareness class.
		2.a.4 Establish an awareness and education campaign about "How to identify the most common code violations." and FAQs using all media channels.	A. Contreras J. Couturier	6/15/15	On schedule	On schedule. Due to workload demands, this task is proposed to be implemented after 1/1/15.
	2b. Streamline enforcement processes regarding citywide violations that cross departments.	2.b.1 Develop and implement a cross training program to City Departments regarding prevalent Code violations.	A. Contreras J. Decker	6/31/14	On schedule	Implemented.
		.b.2 Meet quarterly with public safety staff members to address reoccurring code violations.	A. Contreras J. Decker	10/31/13	Behind schedule or exceeding Budget	Not met due to workload demands. IDEA Team meeting has been rescheduled for the later part of November 2014.

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




ATTACHMENT A

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Enhance citywide disaster preparedness	3a. Develop and implement a community education program for internal and external customers to better prepare and respond to man-made and natural disasters.	3.a.1 Identify disaster preparedness point of contacts.	B.Bagley A.Kellogg	2/28/14		Completed.
		3.a.2 Write disaster preparedness educational curriculum and/or presentations.	B.Bagley A.Kellogg	4/30/14		C.E.R.T. and Coordinator in place. Will be done 10-31-14.
		3.a.4 Recruit community volunteers for C.E.R.T. specifically PD citizen academy graduates.	B.Bagley	7/15/14		Completed.
		3.a.4 Establish a round-table exercise to include surrounding agencies relative to City wide Emergency Preparedness procedures.	A. Kellogg L. Mejia	11/30/14		Department Heads participate in disaster roundtable exercise 10-21-14.
	3b. Develop a City-wide emergency safety and evacuation plan in the event of power outage, technological failure or natural or man-made disasters to as not to impact public safety.	3.b.1 Update and implement emergency response plans with Tracy Unified and Jefferson School Districts.	D.Sant A.Kellogg	1/31/15		Tracy Unified completed 9-1-13. School Resource Officer to reach out to Jefferson School District.
		3.b.2 Update and implement City's Comprehensive Emergency Response Plan.	A. Kellogg L. Mejia	7/1/15		Draft completed. Participating citywide in Great California ShakeOut 10-16-14.
		4a. Increase public awareness of traffic safety issues specific to Tracy.	4.a.1 Implement student traffic safety awareness.	O. Lopez L. Infante	7/15/2015	
4. Reduce the number of major injury collisions	4a. Increase public awareness of traffic safety issues specific to Tracy.	4.a.2 Social media announcements, at community events, and to schools through the School Resource Officers.	O. Lopez L. Infante	6/15/14		PSA program established.
		4.a.3 Distribute traffic safety awareness literature at Tracy Bean Festival, Safety Fair & Juneteenth celebration.	O. Lopez L. Infante	9/30/13		Completed. This will be a re-occurring goal each year.

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

ATTACHMENT A

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Reduce the number of major injury collisions (cont.)	4b. Increase traffic related enforcement by 5%.	4.b.1 Solicit cooperation from patrol officers and seek grants through the Office of Traffic Safety (OTS) to provide funding for staff costs.	O. Lopez M.Duxbury	12/31/14		
		4.b.2 ID locations of most frequent and serious collisions and deploy resources accordingly.	O. Lopez K.Ysit	2/28/14		Locations have been identified by Crime Analysis. On-going.

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

ATTACHMENT B



QUALITY OF LIFE STRATEGY

FY 13/15 BUSINESS PLAN




Purpose: The purpose of the Quality of Life Strategy is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1.Improve current recreation and entertainment programming & services to reflect the community and match trending demands.	1a. Analyze current programming participation trends and submitted evaluations.	1.a.1 Collect program evaluations from Fall 2011, Spring 2012 and summer 2012 and December to use as an evaluation baseline.	J. Correl	8/30/13		Completed
		1.a.2 Develop new participant evaluation forms geared towards ascertaining outputs, programming effectiveness and participant demographics	M. Gutierrez	10/31/13		Completed
		1.a.3 Develop quarterly reports on arts education and recreation participant trends using ActiveNet software.	L. Rocha/ L. Johnston	12/31/13		Ongoing/quarterly
	1b. Interpret city and school district demographic shifts and recommend service improvements accordingly.	1.b.1 Review and prepare annual reports on demographic changes and present to city staff.	M. Gutierrez	6/30/14		Ongoing
		1.b.2 Research cities with comparable demographics for programming trends and service improvements.	J. Correl/ E. Sayre	4/30/14		Completed
		1.b.3 Create and recommend a list of alternative programming based on social and culturally relevant demographic trends.	E.Sayre/ J.Correl	8/30/14		Completed/ongoing

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

ATTACHMENT B

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	1c. Align recreation and cultural arts services & programs to match demographics, evaluation feedback and trends.	1.c.1 Use evaluation data and research to determine target markets	J. Correl	2/28/14		Complete/ongoing
		1.c.2 Remove and add recreation and cultural arts programs or classes per season.	J. Correl	3/30/14		Ongoing
		1.c.3 Streamline recreation and cultural arts programs and services.	K.Scarlata	1/30/15		Completed
		1.c.4 Propose any consequential budget changes or impacts to recreation and cultural arts programs and services.	K.Scarlata	3/15/14		Completed
2. Address city amenities and facility usage with an emphasis on accessibility and streamlined services.	2a. Update facility use policies to protect and preserve our current inventory of amenities	2.a.1 Research and compare industry standards for facility usage and amenity policies, procedures and language use.	D.Scholl/ B. MacDonald	2/28/14		Completed
		2.a.2 Plan and facilitate user group meetings to discuss industry standards, proposed changes and gain feedback from users.	L. Serrano/ B. MacDonald	5/31/14		Ongoing
		2.a.3 Update field reservation policy handbook, and the facilities rental and event permit policy handbook and forms.	B. V. Carrera	1/30/15		Completed

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

ATTACHMENT B

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	2b. Explore public-private facility initiatives geared towards a multi-use facility.	2.b.1 Inventory current facility partnerships throughout the city.	B. MacDonald	12/31/14		In progress
		2.b.2 Determine additional needs and demands based on trends, parks masterplan, programming and surveys.	B. MacDonald	7/30/14		In progress
		2.b.3 Solicit partnerships for naming rights of Legacy Fields	B. MacDonald	2/28/15		In progress
		2.b.4 Research funding opportunities for facility usage improvements and partnerships.	K. Baydoun/ B. Nguyen	1/30/15		In progress. CDBG funding is being used for ADA improvements at City Hall and the support services building.
	2c. Implement facility and class software improvement recommendations to sync, facility rentals, class enrollments and cultural arts needs.	2.c.1 Schedule software demonstrations with the industry predominate vendors.	L. Serrano	8/30/13		Completed
		2.c.2 Prepare and open an RFP for new class software in accordance with all programming needs.	V. Carrera	12/31/13		Completed
		2.c.3 Finalize purchase agreement; maintenance expectations and software installation schedule with website integration.	B. MacDonald	3/30/14		Completed
		2.c.4 Coordinate staff trainings on new software and community friendly options.	B. MacDonald	8/30/14		In progress

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

ATTACHMENT B

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3.Cultivate community engagement through digital and traditional means	3a. Develop a value based marketing and communications plan that bridges the gap between residents, businesses and the city.	3.a.1 Identify three target audiences and match two values per audience.	V. Carrera	5/30/14		In progress
		3.a.2 Develop consistent city messages highlighting value.	V. Carrera	6/30/14		Ongoing
		3.a.3 Create marketing visuals for each target audience using tech tools and direct marketing.	L. Johnston	7/31/14		Ongoing
		3.a.4 Write a communications plan for distributing marketing materials to each target audience.	V. Carrera	1/30/15		In progress
	3b. Implement an on-line citizen engagement plug-in to the website that allows residents to share ideas, and digitally interact with City Council.	3.b.1 Schedule software demonstrations with the citizen engagement vendors; granicus, peak democracy, mindmixer, civicplus.	M. Gutierrez	7/31/13		Completed
		3.b.2 Distribute survey to current users of engagement software and compile results in a SWOT matrix.	M. Gutierrez	7/31/13		Completed
		3.b.3 Perform a cost benefit analysis and management recommendation of citizen engagement tool.	M. Engen	2/28/14		Completed
		3.b.4 Finalize agreement with vendor and intergrate software into web site.	M. Engen	3/30/14		On Hold. Staff is combining the use of existing systems to achieve Goal 3, which is to cultivate community engagement through digital and traditional means.

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

ATTACHMENT B

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	3c. Explore media partnerships with local news agencies to feature or provide column space for city news, editorials and information.	3.c.1 Create a digital press kit with: general city overview, bios, FAQs, annual themes, pictures, highlight, news coverage, contact info.	J. Correl	2/28/14		In progress
		3.c.2 Identify media partners and general company info: circulation, publication frequency, press deadlines, editorial staff, journalist for Tracy.	L. Smith	2/28/14		Completed
		3.c.3 Coordinate and host media receptions.	V. Carrera	11/30/14		In progress
4. Coordinate community outreach with all strategic priority teams	4a. Implementation of an electronic communication strategy to enhance communication, transparency and engagement.	4.a.1 Identify department representatives and potential uses of an e-subscription service.	M. Spade	5/30/13		Completed
		4.a.2 Create design templates and language use guide for all e-subscription outputs.	M. Gutierrez L. Johnston	7/30/13		Completed
		4.a.3 Facilitate user trainings and open labs for consistent communication.	M. Spade	8/30/13		Completed
		4.a.4 Launch e-subscription service.	M. Spade	3/30/14		Completed
	4b. Assist Public Safety strategy team with goal 1, objective 2, and the Economic Development team with goal 2, objective 2	4.b.1 Gather current printed and electronic material used for public education and information.	V. Mendoza	3/30/14		Completed
		4.b.2 Review and recommend changes to material.	V. Carrera	6/30/14		Completed
		4.b.3 Calendar opportunities and promote social media presence of material and events.	V. Carrera	7/31/13		Ongoing
		4.b.4 Develop communications plan for promoting public safety and special events.	L. Mejia K. Scarlata	4/30/14		In progress

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

ATTACHMENT C



ECONOMIC DEVELOPMENT STRATEGY

FY 13/15 BUSINESS PLAN

Purpose: Enhance the competitiveness of the City while further developing a strong and diverse economic base.

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force.	1a. Focus business recruitment efforts on our identified Target Industries, including: <i>Medical Equipment & Supplies, Food Processing, Renewable Resources & Technology, Manufacturing, Backroom Office & Information Technology</i>	1.a.1 Develop a short list of companies within target industries to focus business attraction efforts.	A. Malik Consultant	12/2013		
		1.a.2 Develop and implement a marketing and outreach plan to include quarterly newsletters, broker tours, co-op advertising, site visits, etc.	A. Mendes	6/2014		
		1.a.3 Attend 4 tradeshows annually focused on outreach and recruitment of businesses within target industries.	A. Mendes	6/2015		
		1.a.4 Work with the San Joaquin Partnership to leverage regional economic development efforts (i.e. tradeshows, CCC meetings, recruitment efforts, etc.).	A. Mendes	6/2015		

On schedule and within Budget

Behind schedule or exceeding Budget

Stopped - No Progress

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	1b. Foster relationships with the existing business community to support the overall upgrade and expansion of employment opportunities.	1.b.1 Develop a Business System to formally recognize companies in Tracy (i.e. top employers, top sales tax, expansions, etc.).	B. Harb	08/2014		
1. Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force. (continued)	1b. Foster relationships with the existing business community to support the overall upgrade and expansion of employment opportunities. (cont. from previous page)	1.b.2 Utilize the Executive Pulse business retention and expansion database to profile Tracy companies and use the information to effectively communicate with the business community - events, news, updates, available resources, etc.	B. Harb	8/2014		
		1.b.3 Develop and market a Business Visitation Program to encourage a collaborative relationship between the business community and the City, while marketing available resources such as the Enterprise Zone Program and Grow Tracy Fund.	B. Harb	8/2014		
		1.b.4 Coordinate with the Chamber of Commerce to host a series of workshops and events aimed at educating small business owners in areas such as marketing, financial management, social media, etc.	B. Harb	9/2013		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	1c. Continuously review and improve the streamline permit process and ensure quality infrastructure to meet future development needs.	1.c.1 Review all development areas to determine if streamlined development review is warranted in an effort to expedite the permit process (i.e. I-205).	V. Lombardo	6/2014		
1. Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force. (continued from previous page)	1c. Continuously review and improve the streamline permit process and ensure quality infrastructure to meet future development needs. (continued)	1.c.2 Develop and adopt Finance Implementation Plans in accordance with City Council's adopted policies related to residential and non-residential growth, ensuring adequate infrastructure is available to facilitate development.	K. Sharma	6/2015		
		1.c.3 Expand the biweekly Development Review Team (DRT) meetings to include representatives of each department (PD, Fire, Finance, PW, etc.) in an effort to prepare staff for the increase in development activity.	V. Lombardo	9/2013		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
2. Attract retail and entertainment uses that offer residents quality dining, shopping and entertainment experiences.	2a. Focus retail recruitment efforts on quality retailers and restaurants that meet the desires of the community.	2.a.1 Coordinate with IS to develop an online survey instrument in an effort to understand the community's desires related to retail and other amenities.	A. Mendes/ Consultant	9/2013		
		2.a.2 Identify current retail vacancies and proposed new retail areas and develop a tenant mix for both long and short term positioning, including a list of "Tier 1 - Stretch Retailers" and "Tier 2 Retailers" based upon the City's community/demographic profile, space available, desired tenants (those identified in 2.a.1.), and competitive supply.	A. Mendes/ Consultant	12/2013		
		2.a.3 Utilize the retail positioning information identified in 2.a.2. and work directly with property owners and managers, real estate brokers, and retailers to recruit them to specific projects through letter writing campaigns, emails and direct meetings.	A. Mendes/ Consultant	6/2014		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
		2.a.4 Re-evaluate the existing Retail Incentive Program to determine if the program is sufficient to attract the types of retailers and entertainment uses identified in 2.a.1, and amend if necessary.	A. Mendes Consultant	6/2014		
2. Attract retail and entertainment uses that offer residents quality dining, shopping and entertainment experiences. (continued)	2b. Increase the entertainment and recreational opportunities and events that draw people into Tracy.	2.b.1 Negotiate with private developer(s) for the development of recreational and/or entertainment uses on the City-owned Holly Sugar property.	A. Malik	6/2015		
		2.b.2 Outreach to developers and/or operators to determine if a market exists for the private development and operation of a regional waterpark in Tracy.	R. Buchanan	12/2013		
	2c. Collaborate with and support the Tracy City Center Association (TCCA) in an effort to increase the drawing power of the downtown.	2.c.1 Secure CDBG funding from FY13-14 to fund a Downtown Façade Improvement Program. Target marketing efforts to property owners, business owners, and brokers.	S. Claar	1/2014		
		2.c.2 Partner with the Tracy Chamber of Commerce and TCCA to launch a Shop Local Campaign for the holiday season(s).	A. Mendes	12/2013		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
		2.c.3 Secure successful development partner/tenant(s) for the Westside Market building.	S. Claar	6/2014		
3. Support a higher education presence in Tracy.	3a. Research and collect supportive data to demonstrate the regional demand for higher education.	3.a.1 Collect and analyze Common Data Elements from colleges and universities that surround Tracy, including: enrollment data; programs offered; community college transfer patterns; pricing, etc.	B. Harb/ Consultant	12/2013		
		3.a.2 Collect and analyze local (and surrounding) school district information and performance statistics, including: enrollment data; college trends; demographics of graduation rates, etc.	B. Harb Consultant	12/2013		
		3.a.3 Outreach to businesses in the region to determine: employers with more than 100 employees (with map); employer educational reimbursement policies; and internship opportunities.	A. Mendes	12/2013		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	3b. Identify potential higher education partners and begin marketing and outreach efforts to encourage the development of programming in Tracy.	3.b.1 Develop a comprehensive marketing package that incorporates the data identified in 3a and highlights the quality of life aspects and future development of Tracy.	A. Mendes ED Staff	3/2014		The City has identified and is actively engaged with a private university.
3. Support a higher education presence in Tracy. (continued)	3b. Identify potential higher education partners and begin marketing and outreach efforts to encourage the development of programming in Tracy. (continued)	3.b.2 Assemble a list of higher education institutions (including trade schools, vocational schools, and traditional higher education institutions) to target for outreach efforts and distribute marketing packages accordingly. Follow-up with invite for community tour and presentation.	B. Harb	6/2014		The City has identified and is actively engaged with a private university with the goal of having an actual physical location in Tracy.
	3c. Partner with the current university recruitment group in educating the Tracy community on the assessment and possible benefits of higher education in Tracy.	3.c.1 Coordinate educational meetings to review and discuss the consultants capacity analysis.	V. Carrera	2/2014		
		3.c.2 Develop and implement a communication and outreach strategy to promote the importance and benefits associated with higher education in the community.	V. Carrera	9/2014		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Position Tracy as the preferred location for start-up companies and entrepreneurial investment.	4a. Explore opportunities for the development of existing incubator and entrepreneur programs in the region, including: San Joaquin Angel Network, Altamont Cowork, Tracy Chamber Entrepreneurs Group, etc.	4.a.1 Partner with the San Joaquin Angel Network (local Venture Capital group) to identify and grow start-up companies.	A. Malik	6/2015		
		4.a.2 Attend the Tracy Chamber Entrepreneurs Group meetings, and Altamont Cowork events to gain a better understanding of local entrepreneurs' needs.	A. Mendes	6/2015		

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

ATTACHMENT C

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
4. Position Tracy as the preferred location for start-up companies and entrepreneurial investment. (continued from previous page)	4b. Attract start-up companies and entrepreneurs from the Silicon Valley and Bay Area region.	4.b.1 Secure partnership with i-GATE and other bay area entrepreneurial organizations to identify and support company's for Tracy's entrepreneur program.	A. Malik Consultant	12/2013		
		4.b.2 Develop an incentive program that encourages high-technology companies to locate in Tracy. Locate potential office building(s)/space(s) for Tracy's entrepreneur program and work with property owner(s) to negotiate favorable lease terms.	A. Malik Consultant	12/2013		High-Tech Incentive Program adopted by City Council on November 5, 2013.
		4.b.3 Attend two (2) industry trade shows focused on outreach and recruitment of entrepreneurs and start-up companies.	A. Malik	6/2015		

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

ATTACHMENT D



GOVERNANCE STRATEGY FY 13/15 BUSINESS PLAN




Purpose: *To retain and attract new talent, enhance fiscal stability, improve the use of technology, and enhance transparency for the betterment of the community of Tracy.*

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
1. Further develop an organization that attracts, motivates, develops and retains a high quality, engaged, informed and high performing workforce.	1a. Identify outreach opportunities to promote Tracy as a desirable place to work.	1.a.1 Contact each department to obtain their current outreach information.	Courtney Bell	8/31/2013	On schedule and within Budget	Completed
		1.a.2 Compile outreach information into 2 documents: Email list and hard copy mailing list.	Courtney Bell	9/30/2013	On schedule and within Budget	Completed
		1.a.3 Identify costs associated with each outreach opportunity.	Courtney Bell	10/31/2013	On schedule and within Budget	Completed
		1.a.4 Post document Citywide on the intranet.	Courtney Bell	10/31/2013	On schedule and within Budget	Completed
		1.a.5 Assign a department to maintain the list annually.	Courtney Bell	10/31/2013	On schedule and within Budget	Completed/Ongoing
	1b. Affirm organizational values.	1.b.1 Create a survey to assess employee perception of City values.	Ed Lovell Dave Bramell	9/30/2013	On schedule and within Budget	Completed
		1.b.2 Determine method to collect responses.	Ed Lovell Dave Bramell	10/31/2013	On schedule and within Budget	Completed
		1.b.3 Collect and analyze data.	Ed Lovell Dave Bramell	11/30/2013	Behind schedule or exceeding Budget	In Process/Initial data collected Finalizing Analysis
		1.b.4 Provide results and recommendations.	Ed Lovell Dave Bramell	12/31/2013	Behind schedule or exceeding Budget	In Process

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




ATTACHMENT D

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
	1c. Evaluate and promote Tracy W.I.N.S.	1.c.1 Develop performance measures for Tracy W.I.N.S. program to measure its success.	Ed Lovell	7/31/2013		Completed
		1.c.2 Analyze Tracy Performance Academy participant surveys and report findings.	Ed Lovell	Quarterly		Completed/Ongoing
		1.c.3 Work with Leadership Development Team to ensure continued promotion and enrollment in the Tracy Performance Academy.	Ed Lovell	Ongoing		Ongoing
2. Ensure continued fiscal sustainability through financial and budgetary stewardship.	2a. Update General Fund reserve policy.	2.a.1 Survey other cities about reserve policies.	Robert Harmon	7/31/2013		Completed
		2.a.2 Hold a Council workshop to present findings and outline current status of Tracy.	Jenny Haruyama	9/15/2013		Completed
		2.a.3 Develop a policy based on Council input.	Jenny Haruyama	10/15/2013		Completed
		2.a.4 Implement City Council direction.	Jenny Haruyama	11/15/2013		Completed Approved by Council 8/19/14
	2b. Development of revenue growth and expenditure reduction strategies.	2.b.1 Review, analyze and present to council recommendations for development impact fees.	Anne Belle	3/31/2014 Ongoing		Completed/Ongoing Approved by Council 1/7/14
		2.b.2 Review all upcoming contracts for opportunities to reduce expenditures and rebid when beneficial.	Jenny Haruyama	6/30/2015 Ongoing		Ongoing
		2.b.3 Use a sales tax consultant to audit all fulfillment centers in Tracy.	Jenny Haruyama	6/30/2015		In Process
	2c. Enhance fiscal transparency.	2.c.1 Update budget docs on website to be more user friendly in conjunction with the purchase of new finance software.	Carlo Fanto	6/30/2015		In Process

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

ATTACHMENT D

Goal	Objective	Action/Tasks	Lead Staff	Due Date	Status	Comments
3. Identify technological resources to promote communication, enhance city services, and promote organizational productivity.	3a. Develop IT policy guidelines to coordinate and streamline the implementation of new software/hardware.	3.a.1 Survey other cities for IT purchasing and implementation policies.	Courtney Bell	10/15/2013	On schedule and within Budget	Completed
		3.a.2 Develop a final policy based on Tracy's needs.	Carlo	1/31/2014	Behind schedule or exceeding Budget	In Process
		3.a.3 Establish system purchasing controls.	Carlo	1/31/2014	Behind schedule or exceeding Budget	In Process
		3.a.4 IT policy distributed to all departments.	Courtney Bell	1/31/2014	Behind schedule or exceeding Budget	In Process
	3b. Implement productivity initiatives to improve organizational effectiveness.	3.b.1 Make contact with each department and assign a technology liaison.	Carlo Fanto	8/31/2013	On schedule and within Budget	Completed
		3.b.2 Meet with each liaison to provide a scope of the task.	Carlo Fanto	9/30/2013	On schedule and within Budget	Completed
		3.b.3 Liaisons meet with their department to discuss technology improvements.	Carlo Fanto	11/30/2013	On schedule and within Budget	Completed
		3.b.4 Compile list of ideas from each department and analyze.	Carlo Fanto	1/31/2014	On schedule and within Budget	Completed
		3.b.5 Prioritize list and provide recommendations.	Carlo Fanto	1/31/2014	On schedule and within Budget	Completed
	3c. Begin implementation of Enterprise Resource Planning software.	3.c.1 Determine the minimum requirements for the system and issue RFI to vendors.	Robert Harmon	7/31/2013	On schedule and within Budget	Completed
		3.c.2 Select up to 3 qualified vendors and do an analysis utilizing employees from all levels of the organization who will be using the system.	Robert Harmon	9/30/2013	On schedule and within Budget	Completed
		3.c.3 Selection of vendor and on-site reference visits.	Robert Harmon	10/31/2013	On schedule and within Budget	Completed
		3.c.3 Contract negotiations with the preferred vendor and begin implementation.	Robert Harmon	11/30/2013	On schedule and within Budget	Completed Contract approved 5/20/14 Implementation underway

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



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

MEMORANDUM

DATE: December 3, 2014
TO: Community Coordination Committee Members
FROM: Shelley Burcham, VP Client Services
RE: San Joaquin County Land and Building Survey Results

The San Joaquin Partnership recently conducted a survey to assess the available inventory of buildings and land sites for developer investment and/or attraction of new or expanding companies to the San Joaquin County region.

With the downturn of the economy, industrial and commercial office inventory was abundant and new construction was severely depressed. However, the region is beginning to recover with businesses absorbing available building space and the return of new construction of industrial development.

This study provides a snapshot comparison of San Joaquin County and its incorporated cities' existing, planned and future real estate capabilities to grow, retain and attract commercial and industrial users. It is not meant to dictate growth percentages, but to encourage discussion amongst community leaders to assess their city's ability to compete for job developing projects.

This information was presented at the November meeting of the San Joaquin Partnership Board of Directors. Several board members expressed interest in having the findings of this survey presented to their respective City Councils and/or Planning Commissions. If you would like the Partnership to present this vital topic to your community leaders, please contact Jan Klevan at 209-956-3380 to schedule a date.

Attachments

Available Building Survey – San Joaquin County

Total Existing Building Available Square Footage by Community

AVAILABLE BUILDING SURVEY - SAN JOAQUIN COUNTY



SAN JOAQUIN PARTNERSHIP
A Private Non-Profit Economic Development Corporation

Sorted By Total Existing Building Square Footage Available

November 20, 2014

Existing Building Square Footage Available					Largest Available Buildings
	<u>Industrial</u>	<u>Commercial</u>	<u>Total</u>	<u>% of Total</u>	
Stockton	6,828,719	1,144,684	7,973,403	62.7%	750,560 sf - NorCal Logistics Center
Lathrop	1,906,361	40,126	1,946,487	15.3%	1,000,000 sf - Pilkington
County (Un_Inc.)	1,224,951	-	1,224,951	9.6%	143,960 sf - Brandt Road
Tracy	1,001,378	49,560	1,050,938	8.3%	386,289 sf - Stonebridge Ind. Park
Manteca	393,260	18,818	412,078	3.2%	166,417 sf - Spreckels Ave.
Lodi	114,674	-	114,674	0.9%	57,400 sf - 1300 E. Victor Road
Ripon	-	-	-	0.0%	
Escalon	-	-	-	0.0%	
	11,469,343	1,253,188	12,722,531		

Note: Includes only buildings with 5,000 square feet available or higher.

Source: San Joaquin Partnership Real Estate Database

Though information is from reliable sources and deemed accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to conduct your own analysis.

Available Building Survey – San Joaquin County

Largest Five Buildings by Community

Five Largest Buildings Per Jurisdiction

Stockton

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
750560	4650		Newcastle Road	NorCal Logistics Center
500000			Rough & Ready Island Estimate	Port of Stockton - West Complex
443640	1030		Runway Drive	Airport Gateway Center
275660	3200	E.	Eight Mile Road	Cannery Business Park
211680	340		Port Road 22	Port of Stockton - East Complex

Tracy

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
386289	1820	N.	MacArthur Dr.	Stonebridge Industrial Park
173262	2020	N.	MacArthur Drive	Stonebridge Industrial Park
151852	2000	N.	Chabot Court - Bldg #1	Northeast Industrial Area - Phase I
113715	1830	N.	MacArthur Drive	Stonebridge Industrial Park
89990	1050	E.	Grant Line Rd.	Stonebridge Industrial Park

Lathrop

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
1000000	500	E.	Louise Ave	Pilkington North Amercia
271075	401		Nestle Way	Crossroads Commerce Center
145229	11960		Harlan Road	California Logistics Centre
131200	11900		Harlan Road, Bldg. B	California Logistics Centre
129333	619		Nestle Way	Crossroads Commerce Center

Unincorp

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
143960	12101	E.	Brandt Road	No Park Listed
113450	20500		Holly Drive	Holly Commerce Center
100000	1195	N.	Gertrude Avenue	No Park Listed
97470	1641	E.	Citation Street	Air Metro Business Park
75328	3001	N.	Navone Road	Fairchild Industrial Park

Manteca

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
166417	900		Spreckels Avenue	Spreckels Park
57329	555		Industrial Park Drive	Manteca Industrial Park
43397	2301	W.	Louise Ave. Bldg. D	Pacific Business Park
42988	1475		Moffat Blvd., Bdg A	No Park Listed
35400	1192		Vanderbilt Circle	Manteca Industrial Park

Five Largest Buildings Per Jurisdiction

Lodi

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev
57400	1300	E.	Victor Road	Beckman Industrial Area
24200	880	S.	Beckman Road	Beckman Industrial Area
21040	248	E.	Kettleman Lane	No Park Listed
7034	730	S.	Beckman Road - Suite A	Beckman Industrial Area
5000	1355	E.	Lodi Ave.	No Park Listed

Ripon

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev

None

Escalon

INDUSTRIAL

avail_sf	street_no	street_dir	street_name	park_dev

None

Available Land Survey – San Joaquin County

Total Acreage Available by Community

Sorted by: Existing, Planned & Future

AVAILABLE LAND SURVEY - SAN JOAQUIN COUNTY

SAN JOAQUIN PARTNERSHIP
A Private Non-Profit Economic Development Corporation

Sorted By Total Acreage Available

November 20, 2014

	<u>Population</u>	<u>% of Total</u>	Acreage Available				<u>Total</u>	<u>% of Total</u>
			<u>Existing</u>	<u>Planned</u>	<u>Future</u>			
Stockton	300,899	42.3%	1,738	1,277	2,626	5,641	34.9%	
Tracy	85,146	12.0%	2,380	335	1,115	3,830	23.7%	
Lathrop	19,831	2.8%	449	1,139	381	1,969	12.2%	
Ripon	14,855	2.1%	257	74	976	1,307	8.1%	
County (Un_inc)	146,146	20.6%	1,042	121	50	1,213	7.5%	
Lodi	63,651	9.0%	161	-	1,024	1,185	7.3%	
Manteca	72,880	10.3%	830	14	-	844	5.2%	
Escalon	7,323	1.0%	-	187	-	187	1.2%	
	<u>710,731</u>		<u>6,857</u>	<u>3,147</u>	<u>6,172</u>	<u>16,176</u>		

Source: State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2013 and 2014. Sacramento, California, May 2014

Source: San Joaquin Partnership Real Estate Database

Though information is from reliable sources and deemed accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to conduct your own analysis.

AVAILABLE LAND SURVEY - SAN JOAQUIN COUNTY



SAN JOAQUIN PARTNERSHIP
A Private Non-Profit Economic Development Corporation

Sorted By Existing Acreage Available

November 20, 2014

			Acreage Available				
	<u>Population</u>	<u>% of Total</u>	<u>Existing</u>	<u>Planned</u>	<u>Future</u>	<u>Total</u>	<u>% of Total</u>
Tracy	85,146	12.0%	2380	335	1115	3,830	23.7%
Stockton	300,899	42.3%	1738	1277	2626	5,641	34.9%
County (Un_inc)	146,146	20.6%	1042	121	50	1,213	7.5%
Manteca	72,880	10.3%	830	14	0	844	5.2%
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	710,731		6,857	3,147	6,172	16,176	

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AVAILABLE LAND SURVEY - SAN JOAQUIN COUNTY

SAN JOAQUIN PARTNERSHIP
A Private Non-Profit Economic Development Corporation

Sorted By Planned Acreage Available

November 20, 2014

	<u>Population</u>	<u>% of Total</u>	Acreage Available				<u>Total</u>	<u>% of Total</u>
			<u>Existing</u>	<u>Planned</u>	<u>Future</u>			
Stockton	300,899	42.3%	1738	1277	2626	5,641	34.9%	
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	<u>710,731</u>		<u>6,857</u>	<u>3,147</u>	<u>6,172</u>	<u>16,176</u>		

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Source: San Joaquin Partnership Real Estate Database

Though information is from reliable sources and deemed accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to conduct your own analysis.

AVAILABLE LAND SURVEY - SAN JOAQUIN COUNTY

SAN JOAQUIN PARTNERSHIP
A Private Non-Profit Economic Development Corporation

Sorted By Future Acreage Available

November 20, 2014

Availability of Land Acreage**Acreage Available**

	<u>Population</u>	<u>% of Total</u>	<u>Existing</u>	<u>Planned</u>	<u>Future</u>	<u>Total</u>	<u>% of Total</u>
Stockton	300,899	42.3%	1738	1277	2626	5,641	34.9%
Tracy	85,146	12.0%	2380	335	1115	3,830	23.7%
Lodi	63,651	9.0%	161	0	1024	1,185	7.3%
Ripon	14,855	2.1%	257	74	976	1,307	8.1%
Lathrop	19,831	2.8%	449	1139	381	1,969	12.2%
County (Un_inc)	146,146	20.6%	1042	121	50	1,213	7.5%
Escalon	7,323	1.0%	0	187	0	187	1.2%
Manteca	72,880	10.3%	830	14	0	844	5.2%
	<u>710,731</u>		<u>6,857</u>	<u>3,147</u>	<u>6,172</u>	<u>16,176</u>	

Source: State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2013 and 2014. Sacramento, California, May 2014

Source: San Joaquin Partnership Real Estate Database

Though information is from reliable sources and deemed accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to conduct your own analysis.

AGENDA ITEM 5

REQUEST

**APPOINT AN APPLICANT TO THE PARKS AND COMMUNITY SERVICES
COMMISSION FROM THE COMMISSION'S ELIGIBILITY LIST**

EXECUTIVE SUMMARY

There is a vacancy on the Parks and Community Services Commission due to Commissioner Alexander Holguin's resignation. An eligibility list was created during the last Parks and Community Services Commission recruitment. The Council subcommittee recommended Leslie Douglas for placement on the eligibility list. Council confirmation of the appointment of Ms. Douglas to the Parks and Community Services Commission is requested.

DISCUSSION

There is one vacancy on the Parks and Community Services Commission due to Commissioner Holguin's resigning from the Commission on December 3, 2014. The last time appointments were made to the Parks and Community Services Commission was January 21, 2014. At that time the subcommittee consisting of Mayor Pro Tem Maciel and Council Member Manne nominated three applicants to fill vacancies on the Parks and Community Services Commission and recommended three applicants be placed on an eligibility list in order of preference. Ms. Douglas was listed first and is willing to serve the remainder of Mr. Holguin's term. Resolution 2004-152 (Attachment A), includes direction on the "Selections Process for Appointee Bodies," and also states if there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that might occur in the following 12 months. Council confirmed the subcommittee's nomination and the creation of an eligibility list.

At this time, Council can either appoint Ms. Douglas to the Parks and Community Services Commission to serve the remainder of a term commencing on December 17, 2014, and expiring on January 1, 2018, or direct staff to open a new recruitment. If a new recruitment is opened, Council would need to determine how to proceed with regard to Ms. Douglas's status.

STRATEGIC PLAN

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

FISCAL IMPACT

None.

RECOMMENDATION

That Council approves the subcommittee's recommendation to appoint Ms. Douglas to the Parks and Community Services Commission to serve the remainder of a term, which will commence on December 17, 2014, and expire on January 1, 2018.

Prepared by: Adrienne Richardson, Deputy City Clerk

Reviewed by: Carole Fleischman, Interim City Clerk
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

Attachment A – Resolution 2004-152

RESOLUTION 2004-152

REVISING RESOLUTION NO. 2004-089 ESTABLISHING THE COUNCIL SELECTION PROCESS, AND DEFINING RESIDENCY REQUIREMENTS, FOR APPOINTEE BODIES (GOVERNMENT CODE §54970 ET SEQ. LOCAL APPOINTEE OFFICERS)

WHEREAS, Council Policy D-5 was adopted by Resolution 2002-434 on October 15, 2002, which established a selection process for appointee bodies, and

WHEREAS, A variety of terms are used to define residency for the purposes of eligibility for appointment to various Appointee bodies and a method to verify residency has not been established, and

WHEREAS, Council wishes to define the terms and identify methods by which to verify residency and to incorporate those definitions into the selection process, and

WHEREAS, The definitions established herein shall apply to all boards and commissions to which the City Council appoints members unless the Bylaws of the board or commission specifically define otherwise, and

WHEREAS, Revisions to Resolution No. 2004-089 were considered and approved by the City Council on May 18, 2004 as set forth below.

NOW, THEREFORE, the Tracy City Council hereby resolves as follows:

A. SELECTION PROCESS FOR APPOINTEE BODIES:

1. On or before December 31st of each year, the clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:
 - a. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.
 - b. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.
 - c. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.
2. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final

appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.

3. Appointments shall be made for the remainder of the term created by the vacancy except as follows:
 - a. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.
 - b. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 3.
4. The council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:
 - a. Mayor (or designee) and a selected Council member will review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.
 - b. If the interview subcommittee determines there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that occur in the following twelve (12) months.
 - c. At the interview subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.
5. In the event there are not two or more applicants than vacancies on any board, commission or committee, the filing deadline may be extended by staff.
6. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

B. DEFINITION OF RESIDENCY REQUIREMENTS:

1. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:
 - a. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.
 - b. City of Tracy means within the city limits of the City of Tracy.

- c. Citizen means a resident of the City of Tracy.
 - d. Tracy School District means the geographical area served by the Tracy Unified School District.
 - e. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.
2. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:
- a. Voter registration,
 - b. Current California Driver's License or Identification,
 - c. Utility bill information (phone, water, cable, etc.),
 - d. Federal or State tax returns.
3. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.


The foregoing Resolution 2004-152 was passed and adopted by the Tracy City Council on the 18th day of May, 2004, by the following vote:

AYES: COUNCIL MEMBERS: HUFFMAN, IVES, TOLBERT, TUCKER, BILBREY
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE



Mayor

ATTEST:



City Clerk

AGENDA ITEM 6

REQUEST

APPOINT AN APPLICANT TO THE PLANNING COMMISSION FROM THE COMMISSION'S ELIGIBILITY LIST

EXECUTIVE SUMMARY

There is a vacancy on the Planning Commission due to Commissioner Veronica Vargas's resignation. An eligibility list was created during the last Planning Commission recruitment. The Council subcommittee recommended Robert Tanner for placement on the eligibility list. Council confirmation of the appointment of Mr. Tanner to the Planning Commission is requested.

DISCUSSION

There is one vacancy on the Planning Commission due to Commissioner Vargas resigning from the Commission on December 2, 2014. The last time appointments were made to the Planning Commission was April 1, 2014. At that time the subcommittee consisting of Mayor Pro Tem Maciel and Council Member Manne nominated three applicants to fill vacancies on the Planning Commission and recommended three applicants be placed on an eligibility list in order of preference. Mr. Tanner was listed first and is willing to serve the remainder of Ms. Vargas's term. Resolution 2004-152 (Attachment A), includes direction on the "Selections Process for Appointee Bodies," and also states if there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that might occur in the following 12 months. Council confirmed the subcommittee's nomination and the creation of an eligibility list.

At this time, Council can either appoint Mr. Tanner to the Planning Commission to serve the remainder of a term commencing on December 17, 2014, and expiring on March 31, 2018, or direct staff to open a new recruitment. If a new recruitment is opened, Council would need to determine how to proceed with regard to Mr. Tanner's status.

STRATEGIC PLAN

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

FISCAL IMPACT

None.

RECOMMENDATION

That Council approves the subcommittee's recommendation to appoint Mr. Tanner to the Planning Commission to serve the remainder of a term, which will commence on December 17, 2014, and expire on March 31, 2018.

Prepared by: Adrienne Richardson, Deputy City Clerk

Reviewed by: Carole Fleischman, Interim City Clerk
Maria A. Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

ATTACHMENTS

Attachment A – Resolution 2004-152

RESOLUTION 2004-152

REVISING RESOLUTION NO. 2004-089 ESTABLISHING THE COUNCIL SELECTION PROCESS, AND DEFINING RESIDENCY REQUIREMENTS, FOR APPOINTEE BODIES (GOVERNMENT CODE §54970 ET SEQ. LOCAL APPOINTEE OFFICERS)

WHEREAS, Council Policy D-5 was adopted by Resolution 2002-434 on October 15, 2002, which established a selection process for appointee bodies, and

WHEREAS, A variety of terms are used to define residency for the purposes of eligibility for appointment to various Appointee bodies and a method to verify residency has not been established, and

WHEREAS, Council wishes to define the terms and identify methods by which to verify residency and to incorporate those definitions into the selection process, and

WHEREAS, The definitions established herein shall apply to all boards and commissions to which the City Council appoints members unless the Bylaws of the board or commission specifically define otherwise, and

WHEREAS, Revisions to Resolution No. 2004-089 were considered and approved by the City Council on May 18, 2004 as set forth below.

NOW, THEREFORE, the Tracy City Council hereby resolves as follows:

A. SELECTION PROCESS FOR APPOINTEE BODIES:

1. On or before December 31st of each year, the clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:
 - a. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.
 - b. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.
 - c. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.
2. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final

appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.

3. Appointments shall be made for the remainder of the term created by the vacancy except as follows:
 - a. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.
 - b. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 3.
4. The council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:
 - a. Mayor (or designee) and a selected Council member will review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.
 - b. If the interview subcommittee determines there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that occur in the following twelve (12) months.
 - c. At the interview subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.
5. In the event there are not two or more applicants than vacancies on any board, commission or committee, the filing deadline may be extended by staff.
6. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

B. DEFINITION OF RESIDENCY REQUIREMENTS:

1. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:
 - a. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.
 - b. City of Tracy means within the city limits of the City of Tracy.

- c. Citizen means a resident of the City of Tracy.
 - d. Tracy School District means the geographical area served by the Tracy Unified School District.
 - e. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.
2. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:
- a. Voter registration,
 - b. Current California Driver's License or Identification,
 - c. Utility bill information (phone, water, cable, etc.),
 - d. Federal or State tax returns.
3. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.


The foregoing Resolution 2004-152 was passed and adopted by the Tracy City Council on the 18th day of May, 2004, by the following vote:

AYES: COUNCIL MEMBERS: HUFFMAN, IVES, TOLBERT, TUCKER, BILBREY
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE



Mayor

ATTEST:



City Clerk

AGENDA ITEM 8.A

REQUEST

DISCUSS AND APPROVE INTERVIEW QUESTIONS TO BE USED DURING INTERVIEWS TO FILL CITY COUNCIL VACANCY AND OTHER DETAILS OF THE INTERVIEW AND APPOINTMENT PROCESS

EXECUTIVE SUMMARY

This agenda item is to allow the City Council to review and discuss the Council's subcommittee recommended draft questions and finalize the questions to be used during interviews to fill the City Council vacancy and other details related to the interview and appointment process.

DISCUSSION

A vacancy has been created on the City Council due to the election of former Council Member Maciel to the Mayor's seat. On December 2, 2014, the City Council decided to fill the vacancy by appointment using the recently adopted City Council Policy on Filling City Council Vacancies (Attachment A). The City Council also solicited possible interview questions from the public. Questions the City received from the public are attached (Attachment B). Finally, the City Council formed a subcommittee consisting of Council Members Rickman and Vargas to draft interview questions for the City Council's consideration. The subcommittee's draft questions are attached (Attachment C). Staff recommends that the City Council review the recommended questions and finalize the interview questions to be asked of applicants during the interviews to fill the City Council vacancy.

Staff also recommends that the City Council determine other details of the interview and appointment process. As for interviews, the City Council Policy on Filling City Council Vacancies provides:

Applicant interviews shall be conducted in a public meeting, which may be televised and recorded. The order of interviews will be based on a random drawing. At the time and date set for applicant interviews, each applicant shall be interviewed separately and shall be given the opportunity to make a brief statement concerning his or her qualifications and to answer any question previously submitted to the applicant by the City Council. Thereafter, each City Council Member may question each applicant on any subject he or she feels is relevant to that applicant's qualifications to sit on the City Council. Based on the time available and the number of candidates, the City Council, by majority vote, may require a time limit on interviews, limit the number of questions to be asked, and limit the time to receive answers from each applicant.

Other details the City Council may wish to consider include whether:

1. Applicants should have an opportunity for a closing statement;
2. Council should establish an overall time limit for each question or the interview as a whole;
3. Follow-up questions should be allowed and, if so, should there be time limits;
4. The Mayor should ask all of the questions or whether the Council should divide the questions among each Council Members.

STRATEGIC PLAN

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

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Staff recommends that City Council discuss and approve the interview questions to be used during Interviews to fill the City Council vacancy and other details of the interview and appointment process.

Prepared by: Carole Fleischmann, Interim City Clerk
Reviewed by: Maria A. Hurtado, Assistant City Manager
Approved by: Troy Brown, City Manager

ATTACHMENTS

Attachment A: City Council Policy on Filling City Council Vacancies
Attachment B: Questions from the Public
Attachment C: Questions Recommended by the City Council's subcommittee

RESOLUTION 2014-180

ADOPTING A CITY COUNCIL POLICY FOR FILLING CITY COUNCIL VACANCIES

WHEREAS, state law provides that, if a vacancy occurs in the City Council, the Council shall, within 60 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy, and


WHEREAS, state law does not prescribe any procedure for selection of appointees. Therefore, the City Council may choose any selection method it desires; and


WHEREAS, the City Council wishes to adopt a policy regarding filling City Council vacancies.

NOW, THEREFORE BE IT RESOLVED, that the attached policy regarding filling City Council vacancies is adopted.

The foregoing Resolution 2014-180, was passed and adopted by the Tracy City Council on the 21st day of October, 2014, by the following vote:

- AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES
- NOES: COUNCIL MEMBERS: NONE
- ABSENT: COUNCIL MEMBERS: NONE
- ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

INTERIM CITY CLERK

CITY COUNCIL POLICY ON FILLING CITY COUNCIL VACANCIES

I BACKGROUND

The process for filling City Council vacancies (other than for an elective Mayor) is set forth in Government Code section 36512(b), which provides that:

If a vacancy occurs in an elective office provided for in this chapter, the City Council shall, within 60 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy. The special election shall be held on the next regularly established election date not less than 114 days from the call of the special election. A person appointed or elected to fill a vacancy holds office for the unexpired term of the former incumbent.

State law does not prescribe any procedure for selection of appointees. Therefore, the City Council may choose any selection method it desires.

II. POLICY

The following procedures will be used by the City Council to fill a City Council vacancy if the City Council chooses to fill such a vacancy by appointment rather than by special election:

A. Schedule

At the earliest possible time after a vacancy occurs, the City Council shall adopt a time schedule:

1. Setting a time and date by which any qualified person interested in being appointed shall submit an application;
2. Setting a time and date by which questions for the applicants may be submitted by the public; and
3. Setting a date or dates on which applicants will be interviewed by the City Council at a public meeting.

B. Applications

The application of a person interested in being appointed to the City Council shall state background, qualifications and why he or she wishes to be appointed. In addition to completing an application any person applying for the vacancy shall be required to file with the City Clerk the following additional documents:

1. A Nomination Form containing valid signatures of at least 20 registered voters of the City of Tracy. The fact that a voter has signed nomination papers for more than one applicant shall not invalidate the signature; and

2. A completed Statement of Economic Interests (Form 700) provided by the Fair Political Practices Commission.

C. Disclosure of Applications

Following the deadline set by the City Council for the submittal of applications, copies of all applications and the names of the applicants shall be filed in the City Clerk's office and made public. No information shall be disclosed prior to the close of the application deadline.

D. Questions from the Public

Questions for or concerning applicants may be submitted in writing by the public to the City Clerk. Following the deadline set by the City Council for the submittal of questions, all such questions shall be forwarded to City Council Members, who may use them in the applicant interviews.

E. Advance Questions for Applicants

The City Council, by motion, may choose to present questions in advance of the interviews to the applicants and may choose to require applicants to either answer all such questions at the interviews or provide written responses to all such questions prior to the interviews. Proposed advance questions may be suggested by individual City Council Members or may be drafted by an ad hoc committee of the City Council appointed by the Mayor for that purpose.

F. City Council Interviews

Applicant interviews shall be conducted in a public meeting, which may be televised and recorded. The order of interviews will be based on a random drawing. At the time and date set for applicant interviews, each applicant shall be interviewed separately and shall be given the opportunity to make a brief statement concerning his or her qualifications and to answer any question previously submitted to the applicant by the City Council. Thereafter, each City Council Member may question each applicant on any subject he or she feels is relevant to that applicant's qualifications to sit on the City Council. Based on the time available and the number of candidates, the City Council, by majority vote, may require a time limit on interviews, limit the number of questions to be asked, and limit the time to receive answers from each applicant.

G. Voting Procedure

The person to fill the City Council vacancy shall be selected from all applicants by the following process of elimination:

1. If one or two applicants exist:
 - a. each City Council Member shall vote for one applicant; and
 - b. the applicant who receives a majority vote shall be appointed to fill the vacancy.
2. If three or more applicants exist:
 - a. each City Council Member shall vote for two applicants; and
 - b. all applicants receiving the least number of votes (including no votes) shall be eliminated; and
 - c. subsequent votes shall be taken with each City Council Member voting for two applicants until one or two applicants remain; and
 - d. each City Council Member shall then vote for one applicant and the applicant who receives a majority vote shall be appointed to fill the vacancy.
3. If no applicant receives a majority vote, the City Council may adopt such other procedures to fill the vacancy as it deems appropriate.
4. Notwithstanding the voting procedure described above, at any time during the appointment process, the City Council in its discretion may abandon the process and call a special election to fill the vacancy.
5. If no applicant receives a majority vote within 60 days of the commencement of the vacancy, the City Council shall call a special election to fill the vacancy.

H. Appointment by the City Council

The appointment to fill the vacancy shall be made by resolution of the City Council.

**COUNCIL VACANCY: INTERVIEW QUESTIONS
RECEIVED FROM PUBLIC
DECEMBER 16, 2014**

1. Name two major economic issues in the city of Tracy and explain why you think they are important?
2. Tell us about a time when you did not agree with someone (colleague, workgroup, and supervisor) on how to solve a problem. How did you approach this and what strategy did you use to influence that person(s)?
3. What are your accomplishments in providing community service to the residents of Tracy?
4. What positions have you held that have benefited the City?
5. What are your experiences that would qualify you to be considered for appointment to the city council?
6. How have your experiences or education prepared you to serve on Council?
7. What do you think are/is the biggest concern for the City?
8. What are your thoughts about Measure E and its expiration?
9. What have you done to contribute to the City?

Questions for Candidate Interviews 2014

1. What are your accomplishments in providing community service to the residents of Tracy?
2. How would you promote transparency and accountability as a member of the City Council?
3. What do you consider to be the most significant issues in our City right now?
4. What do you think should be changed in city government?
5. What is your awareness and understanding of the City's General Plan?
6. Are you familiar with the growth management ordinance...can you name it? (GMO)
7. What are your feelings regarding development agreements and where do you think the monies collected from a Development Agreement should go.
8. What is your perception or understanding of the levels of service regarding public safety in Tracy?
9. When Measure E expires what should be done if annual expenses continue to exceed revenues?
10. In regards to capital improvement projects also known as CIP, how do you feel CIP priorities should be determined?

AGENDA ITEM 8.B

REQUEST

CONSIDER AN ITEM FOR DISCUSSION ON A FUTURE CITY COUNCIL AGENDA RELATED TO WAIVING THE POLICY NAMING PUBLIC BUILDINGS, PARKS AND FACILITIES AND NAMING THE DOWNTOWN PLAZA BRENT H. IVES PLAZA

EXECUTIVE SUMMARY

Determine whether an item should be placed on a future Council agenda to discuss naming the Downtown Plaza.

DISCUSSION

At the City Council meeting held on December 2, 2014, Mayor Maciel requested Council consider placing an item on a future Council agenda to discuss naming the Downtown Plaza Brent H. Ives Plaza.

The purpose of this agenda item is to provide an opportunity for Council to discuss whether staff time and City resources should be devoted to research and outreach, and to determine whether a discussion item related to naming the Downtown Plaza should be placed on a future agenda. An item placed on a future agenda would enable the City Council to discuss the item in detail.

On April 6, 2004, Council adopted Resolution 2004-096 which approved a policy for naming public buildings, parks and facilities. A copy of the policy is attached for your reference (Attachment A). Under the policy for public buildings, a process exists that allows a City Council subcommittee 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. However, because the Plaza does not fit squarely within the definition of a park and recreation facility, or a public building, and because this is currently the only proposal before the City Council, Council has discretion on the process it wishes to follow in naming the Plaza.

STRATEGIC PLAN

This item does not relate to the Council's Strategic Plans.

FISCAL IMPACT

None.

Agenda Item 8.B
December 16, 2014
Page Two

RECOMMENDATION

Staff recommends that the City Council discuss and determine whether an item related to waiving the policy Naming Public Buildings, Parks and Facilities and naming the Downtown Plaza Brent Ives Plaza should be placed on a future City Council agenda for discussion.

Prepared by: Carole Fleischmann, Interim City Clerk

Reviewed by: Maria Hurtado, Assistant City Manager

Approved by: Troy Brown, City Manager

Attachment A: Policy Naming Public Buildings, Parks and Facilities

RESOLUTION 2004-096

APPROVING THE POLICY FOR NAMING PUBLIC BUILDINGS, PARKS AND FACILITIES

WHEREAS, The City Council directed staff to prepare a report regarding the naming of public buildings, parks and facilities, and

WHEREAS, A detailed report was presented to the City Council on April 6, 2004 for their review and approval, and

WHEREAS, The following policy was adopted for the naming of all future public buildings, parks and facilities:

1. When named for an individual family or person, strong consideration should be given to:
 - a. The level of involvement and commitment to the Tracy community over a span of years that are sufficient for accomplishments and contributions to have taken place;
 - b. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multi-cultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary);
 - c. The local significance and relationship of this individual or family to the City of Tracy, or to the parks and recreation systems or programs.
2. Public building, park and facility names should reflect both the current and past heritage and historical significance of the community that is now serviced. Strong consideration should be given to:
 - a. Maintaining names that represent the current and past cultural diversity of the community.
 - b. Any relevant California history that is part of the Tracy community, such as the period covered by the Spanish land grants, Indian tribal history, etc.
3. Park names should reflect the geographical significance of the park site's topography or other natural amenities that exist in or near the park property. Strong consideration should be given to:
 - a. Vistas and view corridors.
 - b. Native plants or trees
 - c. Adjacencies to creeks, streams, open space, hills, etc.
4. Public building, park and facility names should incorporate the functionality of the building, park or facility by simply stating its purpose without further description (for example the "John Smith Community Center"), especially, when a specialized facility may be a part of the park such as sports fields, etc. Special features for the park should be considered in the park name.
5. Consideration should also be given to public building, park and facility names that reflect the geographic location or adjacencies to other City facilities or schools in order to avoid confusion about the geographic location of the building.

6. If a public building, park or facility improvement is acquired or constructed by means of a substantial gift, financial contribution or financial donation by an individual, family or corporation, consideration should be given to recognizing the contribution by incorporating the benefactor's name into the facility name.
7. Rooms within public buildings may be named for individuals who have made exceptional contributions to the community such as:
 - a. The individual must have made a significant contribution to the community which resulted in the improved well being of the citizens of Tracy.
 - b. The individual must have been involved in Tracy community affairs over a span of years that are sufficient for accomplishments and contributions to have taken place.
 - c. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multicultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary).

Procedure – Parks and Recreation Facilities:

1. The Parks and Community Services Commission will generally follow a process for naming parks and recreational facilities that includes:
 - a. Review and evaluation of requests submitted by residents and other interested groups such as the West Side Pioneers, Chamber of Commerce, etc., by the standing sub-committee.
 - b. The sub-committee will bring forth screened, evaluated and prioritized selections to the full Commission for authorization to forward to City Council for final approval.
2. Depending on the special nature, size or location of a park, the Commissioner may also consider the following ideas for park naming:
 - a. Development of a community-based naming process such as a contest.
 - b. Receive input from an adjacent homeowner's association; receive input from future facility user group as identified through design process.

Procedure – Public Buildings

1. The City Council will form a sub-committee to review and evaluate requests for naming public buildings from residents, interested groups and staff.
2. The sub-committee will bring forth screened, evaluated and recommended selections for authorization by the full City Council at a regularly scheduled Council meeting.

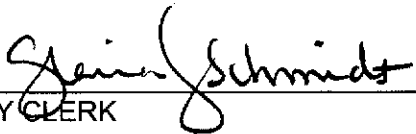
NOW, THEREFORE, BE IT RESOLVED That the City Council hereby adopts the approved Policy for Naming Public Buildings, Parks and Facilities.

The foregoing Resolution 2004-096 was passed and adopted by the Tracy City Council on the 6th day of April, 2004, by the following vote:

AYES:	COUNCIL MEMBERS:	HUFFMAN, TOLBERT, TUCKER, BILBREY
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	IVES
ABSTAIN:	COUNCIL MEMBERS:	NONE


MAYOR

ATTEST:


CITY CLERK

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PW