



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, August 19, 2025, 7:00 P.M.

Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy CA, 95376
Web Site: www.cityoftracy.org

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

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

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

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

Remote Public Comment:

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

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following Event Number **2558 176 9534** and Event Password: TracyCC
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing** +1-408-418-9388, enter 25581769534#8722922# Press *3 to raise the Hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar," "Items from the Audience/Public Comment," or "Regular Agenda" portions of the agenda:*
 - 1) *Listen for the Mayor to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - 2) *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "Consent Calendar," "Items from the Agenda/Public Comment," or "Regular Agenda" portions of the agenda will be accepted until the public comment for that item is closed.*
 - *Comments received on Webex outside of the comment periods outlined above will not be included in the record.*

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

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

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

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

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

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

Date Posted: August 14, 2025

CALL TO ORDER

ACTIONS, BY MOTION, OF CITY COUNCIL PURSUANT TO AB 2449, IF ANY

ROLL CALL AND DECLARATION OF CONFLICTS

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENTATIONS

1. Employee of the Month

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption of Revised Minutes of the June 8, 2025 Special Meeting.

[**1.A - 06-08-2025 Special Meeting Minutes - Revised.pdf**](#)

- 1.B. Adoption of Minutes of the July 1, 2025 Special Meetings, July 1, 2025 Regular Meeting, and August 4, 2025 Special Meeting.

[**1.B - 07-01-2025 - Closed Session Meeting Minutes.pdf**](#)

[**1.B - 07-01-2025 - Special Meeting Minutes.pdf**](#)

[**1.B - 07-01-2025 - Regular Meeting Minutes.pdf**](#)

[**1.B - 08-04-2025 - Closed Session Meeting Minutes.pdf**](#)

- 1.C. Staff recommends that the City Council adopt a Resolution:

1) Approving the execution of a General Services Agreement with Anchor Transfer Service, Inc., a California corporation for the supply and delivery services of base road rocks, loams, pipe beddings, and washed rocks with an initial term of three (3) years and a total not-to-exceed amount of \$125,000 per fiscal year; and

2) Authorizing an administrative extension of up to two (2) additional years, contingent upon satisfactory performance and budget availability.

[**1.C - Staff Report - Anchor Transfer Service.pdf**](#)

[**1.C - Resolution - Anchor Transfer Service.pdf**](#)

- 1.D. Staff recommends that the City Council adopt a resolution declaring the parcel located at 516 E. 11th Street (APN 235-190-11) as exempt surplus land under Government Code Section 54221(f), and direct staff to transmit a copy of the resolution and written justification to the California Department of Housing and Community Development for review, in accordance with Surplus Land Act procedures.

[**1.D - Staff Report - Surplus Land 516 E 11th Street.pdf**](#)

[**1.D - Resolution - Surplus Land 516 E 11th Street.pdf**](#)

1.E. Staff recommends that the City Council adopt an Ordinance;

(1) Approving an amendment to the Tracy Hills Specific Plan related to maximum building height in the Light Industrial Zone and the addition of Appendix E – Design Guidelines for the Tracy Hills Commerce Center (Application Number SPA21-0004); and

(2) Reflecting the City Council's determination on July 1, 2025 that based on the Environmental Impact Report that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and the Consistency Analysis and Environmental Checklist prepared by the City for the Tracy Hills Commerce Center Project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, no further environmental document is required, Pursuant to CEQA Guidelines Sections 15162 and 15168(C)(2).

[1.E - Staff Report - Ordinance 2nd Read -Tracy Hills Commerce Center Project.pdf](#)
[1.E - Ordinance - Tracy Hills Commerce Center Project.pdf](#)

1.F. Staff recommends that the City Council adopt a resolution 1) authorizing an increase in spend authority with Microsoft to the annual not-to-exceed amount from \$194,225 to \$314,000 per fiscal year until 2030 through SoftwareONE, Inc, to accommodate additional licensing required for an increase in permanent and temporary employees and purchase licenses for new productivity tools, and 2) determine that execution of this agreement, without conducting a competitive selection process, is in the best interest of the City pursuant to Tracy Municipal Code section 2.20.140(b)(6).

[1.F - Staff Report - Microsoft.pdf](#)
[1.F - Resolution - Microsoft.pdf](#)

1.G. Staff recommends that the City Council adopt a resolution: (1) Authorizing the acceptance of the State of California Office, California Highway Patrol, Cannabis grant award in the amount of \$267,000 to conduct extra patrols and traffic enforcement, and to purchase one prisoner transportation van, two electronic message boards, and two scene light kits; and (2) Appropriating the full grant funds to the Police Department Operational Budget for fiscal year 2025/2026.

[1.G - Staff Report - Cannabis Tax Fund Grant Program.pdf](#)
[1.G - Resolution - Cannabis Tax Fund Grant Program.pdf](#)

1.H. Staff recommends that the City Council adopt a resolution:(1) Authorizing the acceptance of the State of California Office of Traffic Safety grant award in the amount of \$60,000 to conduct extra patrols and traffic enforcement; and (2) Appropriating the full grant funds to the Police Department Operational Budget for fiscal year 2025/2026.

[1.H - Staff Report - Office of Traffic Safety Grant Award.pdf](#)
[1.H - Resolution - Office of Traffic Safety Grant Award.pdf](#)

1.I. Staff recommend that the City Council adopt a resolution to approve the submission of a claim to the San Joaquin Council of Governments for Transportation Development Act funds in the amount of \$ 7,944,101 for Fiscal Year 2024-2025 and authorize the City Manager or designee to execute the claim.

[1.I - Staff Report - Transportation Development Act Claim.pdf](#)

[1.I - Resolution - Transportation Development Act Claim.pdf](#)

1.J. Staff recommends that the City Council adopt a resolution (1) approving a Professional Services Agreement with Mark Thomas & Company, Inc., a California Corporation, for the Interstate 580 and Corral Hollow Road Interchange, Capital Improvement Project 73198, for an initial term of three years and a total not-to-exceed amount of \$418,305, and (2) authorizing the City Manager to execute an administrative extension of the agreement limited to two (2) one-year terms upon demonstrated need.

[1.J - Staff Report - PSA with Mark Thomas for CIP 73198.pdf](#)

[1.J - Resolution - PSA with Mark Thomas for CIP 73198.pdf](#)

1.K. Adopt a resolution authorizing a Professional Service Agreement with IMEG Consultant Corp, Domestic Business Corporation, to provide a one-time professional service for assessing the City's public water system related to Section 2013 of the America's Water Infrastructure Act of 2018 (AWIA) requiring the completion of a five-year review of the City's Risk and Resilience Assessment for a total not-to-exceed amount of \$57,500 and a term ending February 26, 2026.

[1.K - Staff Report - PSA IMEG Consultant Group.pdf](#)

[1.K - Resolution - PSA IMEG Consultant Group.pdf](#)

1.L. Staff recommends that the City Council adopt a resolution:

1. Approving a general service agreement with Thirkettle Corporation dba Aqua-Metric Sales Company, as a sole source vendor per Tracy Municipal Code 2.20.180(b)(c), to purchase meters, Flexnets, and other accessory items for a total not-to-exceed amount of \$1,000,000 per fiscal year with an initial two-year term; and

2. Authorizing an administrative extension by the City Manager of up to three (3) additional years following a written determination that Contractor has satisfactorily met all the requirements of this Agreement and budget availability.

[1.L - Staff Report - GSA with Aqua Metric.pdf](#)

[1.L - Resolution - GSA with Aqua Metric.pdf](#)

1.M. Staff recommends that the Mayor appoint, and the City Council approve through adoption of a resolution, the appointments of ten youth Commissioners to the Youth Advisory Commission (YAC), as recommended by the interview and selection panel, pursuant to the YAC Bylaws.

[1.M -Staff Report - Youth Advisory Commission Appointment \(Youth\).pdf](#)
[1.M -Resolution - Youth Advisory Commission Appointment \(Youth\).pdf](#)

1.N. Staff recommends that the City Council adopt a resolution approving the execution of a General Services Agreement with Pioneer Americas LLC for the supply and delivery of chemicals necessary for the treatment and disinfection of water and wastewater with a not- to-exceed total amount of \$2,100,000 for a retroactive term beginning March 1, 2025, and ending on December 31, 2025.

[1.N - Staff Report - GSA with Pioneer Americas LLC.pdf](#)
[1.N - Resolution - GSA with Pioneer Americas LLC.pdf](#)

1.O. Staff recommends that the City Council adopt a resolution 1) Amending the fiscal year 2024-2025 allocation amounts approved in Resolution No. 2024-032, as follows: A) increase the Community Development Block Grant awards from \$506,211 to \$527,994, and B) reduce the Home Investment Partnership Program awards from \$181,610 to \$143,836 with adjustments to the subrecipient awards of both programs to reflect the final allocations determined by the United States Department of Housing and Urban Development; 2) authorizing the City Manager, or their designee to execute funding agreements with subrecipients for both programs; and 3) appropriating the full allocation to the Community Development Block Grant (CDBG) fund budget for fiscal year 2025-26.

[1.O - Staff Report - CDBG 24-25 Allocation Amendments.pdf](#)
[1.O - Resolution - CDBG 24-25 Allocation Amendments.pdf](#)
[1.O - Presentation - CDBG 24-25 Allocation Amendments.pdf](#)

1.P. Staff recommends that the City Council adopt a Resolution (1) rescinding Resolution No. 2007-228; (2) adopting the attached updated records retention schedule; and (3) authorizing the destruction of certain City records as provided by Section 34090 et seq. of the Government Code of the State of California and in accordance with the provisions of said schedule, upon the request of the Department Director and with the consent, in writing, of the Department Director, City Clerk, and City Attorney.

[1.P - Staff Report - Retention Policy.pdf](#)
[1.P - Resolution - Retention Policy .pdf](#)

1.Q. Staff recommends that the City Council adopt a Resolution authorizing amendments to the previously adopted Master Salary Schedule effective June 29, 2025 to reflect an increase to the bi-weekly salary range for the Construction Project Manager from \$4,554.42 - \$5,535.91 to \$4,868.67 - \$5,917.89 bi -weekly and the Master Salary Schedule effective July 13, 2025 from \$4,868.67 - \$5,917.89 to \$5,112.10 to \$6,213.78 bi-weekly.

[1.Q - Staff Report - Construction Project Manager.pdf](#)

[1.Q - Resolution - Construction Project Manager.pdf](#)

1.R. Staff recommends that the City Council adopt a resolution approving the Offsite Improvement Agreement between the City and Prologis, L.P. for offsite improvements on Bud Lyons Way and Hopkins Road.

[1.R - Staff Report - IPC 20 Frontage Imp Hopkins Bud Lyons OIA.pdf](#)

[1.R - Resolution - IPC 20 Frontage Imp Hopkins Bud Lyons OIA.pdf](#)

1.S. Staff recommends that the City Council adopt a Resolution approving the amended Joint Powers Authority Agreement of the Central San Joaquin Valley Risk Management Authority.

[1.S - Staff Report - Amendment to Joint Powers Agreement.pdf](#)

[1.S - Resolution - Amendment to Joint Powers Agreement.pdf](#)

1.T. Staff recommends that the City Council adopt a resolution to approve and authorize the recordation of a Final Subdivision Maps for Tract 4181, Tract 4182, and Tract 4183 located within the Tracy Hills Specific Plan Area.

[1.T - Staff Report - Tract 4181 Tract 4182 Tract 4183.pdf](#)

[1.T - Resolution - Tract 4181 Tract 4182 Tract 4183.pdf](#)

1.U. Staff recommends that the City Council adopt a resolution authorizing the purchase of one (1) 24' x 54' commercial coach from Mobile Modular in the amount of \$100,197.

[1.U - Staff Report - Purchase of Building Inspector Trailer.pdf](#)

[1.U - Resolution - Purchase of Building Inspector Trailer.pdf](#)

1.V. Staff recommends that the City Council adopt a resolution 1) Amending the fiscal year 2025-2026 allocation amounts approved in Resolution No. 2025-095, as follows: A) decrease the Community Development Block Grant awards from \$527,994.10 to \$520,570 and B) decrease the Home Investment Partnership Program awards from \$143,836 to \$137,920 with adjustments to the subrecipient award of both programs to reflect the final allocations determined by the United States Department of Housing and Urban Development, 2) authorizing the City Manager, or their designee to execute funding agreements with subrecipients for both programs, and 3) appropriating the full allocation to the Community Development Block Grant fund fiscal year 2025-26 budget.

[1.V - Staff Report - CDBG 25-26 Amendment.pdf](#)

[1.V - Resolution - CDBG 25-26 Amendment.pdf](#)

1.W. Staff recommends that the City Council adopt a resolution, 1) approving Amendment No. 1 to the partially executed Freeway Agreement with the California Department of Transportation for the Interstate 580/Lammers Road Undercrossing Project, 2) Granting Authority to the City Manager to Execute Future Amendments to the Freeway Agreement and Freeway Maintenance Agreement.

[1.W - Staff Report - Amendment 1 to Caltrans I580 Undercrossing Agreement.pdf](#)
[1.W - Resolution - Amendment 1 to Caltrans I580 Undercrossing Agreement.pdf](#)

1.X. Staff recommends that the City Council receive an informational update on the Information Technology Strategic Plan prepared by Client First Technology Consulting.

[1.X - Staff Report - Tracy IT Strategic Plan.pdf](#)

1.Y. Staff recommends that the City Council by resolution ratify the City Manager's emergency approval of Amendment No. 1 to the agreement with Carbon Activated Corporation, a California corporation, for the removal, disposal, and replacement of the iron sponge media at the City of Tracy Wastewater Treatment Plant, in an amount not-to-exceed \$66,100 with a term ending December 31, 2025.

[1.Y - Staff Report - Ratify Amendment 1 to GSA Carbon Activated.pdf](#)
[1.Y - Resolution - Ratify Amendment 1 to GSA Carbon Activated.pdf](#)

1.Z. Staff recommends that the City Council by resolution:

1) Rescind Resolution No. 2024-198, previously approving a Purchase Agreement with Holland Pump Company for the purchase of an Atlas Copco PAS F88 mobile dewatering pump in the not-to-exceed amount of \$103,443 through the Sourcewell Cooperative Purchasing Program; and

2) Approve a new Purchase Agreement with Holland Pump Company for the purchase of an Atlas Copco PAS F88 mobile dewatering pump in the not-to-exceed amount of \$132,000 utilizing the Sourcewell Cooperative Purchasing Program.

[1.Z - Staff Report - Holland Pump Dewatering Pump Purchase.pdf](#)
[1.Z - Resolution - Holland Pump Dewatering Pump Purchase.pdf](#)

1.AA. Staff recommends that the City Council adopt a Resolution to (1) approve a one-time exception to the City's Donation Policy; (2) approve the Tracy Arts Commission's recommendation to accept the concept design for the Tracy Hills Art Sculpture provided by Integral Communities, Inc. for donation to the City Art Collection; (3) authorize the placement of the sculpture in the city's future right-of-way located in the Sierra View Drive and Corral Hollow Roundabout; and (4) approve Amendment No. 1 to Offsite Improvement Agreement for Tracy Hills Corral Hollow Road Widening Phase 2 Frontage.

[1.AA - Staff Report - Amendment Tracy Hills Phase 2A Frontage Donation Policy Sculpture.pdf](#)

[1.AA - Resolution - Amendment Tracy Hills Phase 2A Frontage Donation Policy Sculpture.pdf](#)

1.AB. Staff recommends that the City Council adopt a resolution approving and authorizing recordation of three (3) Final Subdivision Maps, one (1) Conditional Subdivision Improvement Agreement, one (1) Offsite Improvement Agreement, one (1) Deferred Improvement Agreement, and one (1) Quit Claim Deed for The Avenues Residential Development Project.

[1.AB - Resolution - The Avenues Tract Final Maps.pdf](#)

[1.AB - Staff Report - The Avenues Tract Final Maps.pdf](#)

1.AC. Staff recommends that the City Council adopt a Resolution: 1) approving the Memorandum of Understanding (MOU) between the City of Tracy the Tracy Police Officer's Association (TPOA), and 2) authorizing an amendment to the City's Master Salary Schedule to reflect the terms of the agreement.

[1.AC - Staff Report - Labor Agreement MOU.pdf](#)

[1.AC - Resolution - Labor Agreement MOU.pdf](#)

1.AD. Staff recommends that the City Council adopt a resolution to 1) approve an Offsite Improvement Agreement for frontage and utility improvements on Schulte Road and offsite sewer improvements on Lammers Road; 2) approve an Offsite Improvement Agreement for LW11; 3) approve a Grant Deed for a Right-of-Way Dedication; and 4) approve a Grant Deed for a Public Utility Easement dedication.

[1.AD - Staff Report - Approve OIAs Costco Offsite and LW11.pdf](#)

[1.AD - Resolution - Approve OIAs Costco Offsite and LW11.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. REGULAR AGENDA

3.A. The City of Tracy Planning Commission recommends the City Council hold a public hearing, and upon its conclusion, take the following actions:

1. Introduce an Ordinance (a) Approving a zoning text amendment adding Article 9.5, Small Lot Residential Zone, to Chapter 10.08 of Title 10 of the Tracy Municipal Code, Sections 10.08.1471 through 10.08.1479; and (b) Determining the zoning text amendment creating the Small Lot Residential (SLR) Zone is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(B)(3) pertaining to projects that do not have the potential for causing a significant effect on the environment;
2. Introduce an Ordinance (a) Approving a rezone from Light Industrial to Small Lot Residential Zone for the Triway Project site, consisting of four parcels totaling approximately 22.6 acres located at 200 Valpico Road, Assessor's Parcel Numbers 246-130-03, 04, 05, and 06; and (b) Determining the proposed rezone is exempt from CEQA pursuant to CEQA Guidelines Section 15183 pertaining to projects consistent with the General Plan Environmental Impact Report (EIR); and
3. Adopt a resolution (a) Approving a Vesting Tentative Subdivision Map for the Triway Project site to create 275 residential lots and several common area parcels; (b) Approving a development review permit for the architectural design of the Triway Project consisting of 324 homes of mixed housing types; and (c) Determining the proposed Triway Project Vesting Tentative Subdivision Map and Development Review Permit are exempt from CEQA pursuant to CEQA guidelines Section 15183 pertaining to projects consistent with the General Plan EIR.

[3.A - Staff Report - The Triway Project.pdf](#)
[3.A - Staff Report Attachments - The Triway Project.pdf](#)
[3.A - Resolution - Triway Project.pdf](#)
[3.A - Resolution Attachments - Triway Project.pdf](#)
[3.A - Presentation - The Triway Project.pdf](#)

3.B. Staff recommends that the City Council 1) conduct a Public Hearing and receive testimony regarding the renewal of the Downtown Tracy Community Benefit District, and 2) adopt a Resolution of Formation.

[3.B - Staff Report - Downtown Tracy Community Benefit District Resolution of Formation.pdf](#)
[3.B - Resolution - Downtown Tracy Community Benefit District Resolution of Formation.pdf](#)
[3.B - Presentation - Downtown Tracy Community Benefit District Resolution of Formation.pdf](#)

3.C. The City of Tracy Planning Commission recommends the City Council conduct a public hearing, and upon its conclusion, take the following actions:

1. Adopt a resolution that (A) certifies an Environmental Impact Report (EIR) and adopts a mitigation monitoring and reporting program (MMRP), findings of fact and a statement of overriding considerations for the annexation and development of the Schulte Warehouse project, which consists of approximately 20.92 acres located at 16286 West Schulte Road and annexation, but not development, of an adjacent one acre parcel located at 16310 West Schulte Road, (B) approves a Development Review Permit for 16286 West Schulte Road Property for construction of a 217,466 square foot industrial warehouse building, provided that the Development Review Permit will not be effective until the first day following the effective date of Local Agency Formation Commission's (LAFCo) approval of the annexation of the Property to the City, and (C) authorizes the City Manager to submit a petition to the San Joaquin County LAFCo to annex that certain 21.92 acres located at 16286 and 16310 West Schulte Road bearing Assessor's Parcel Numbers 209-230-25 and 209-230-26 (Combined Property) to the City of Tracy; and
2. Introduce and adopt an ordinance that approves the pre-zoning of the Combined Property to Light Industrial (M1).

[3.C - Staff Report - Schulte Warehouse.pdf](#)

[3.C - Resolution - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 1 - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 2 - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 3 - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 4 - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 5 - Schulte Warehouse.pdf](#)

[3.C - Resolution Exhibit 6 - Schulte Warehouse.pdf](#)

3.D. Staff recommends that the City Council provide direction on opposing the City Managers Sales Tax Working Group's proposed recommendations to change the allocation of the Bradley-Burns 1% sales tax on e-commerce transactions.

[3.D - Staff Report - Ecommerce Sales Tax.pdf](#)

[3.D - Presentation - Ecommerce Sales Tax.pdf](#)

4. ITEMS FROM THE AUDIENCE

5. STAFF ITEMS

6. COUNCIL ITEMS

7. ADJOURNMENT