



## TRACY CITY COUNCIL

### REGULAR MEETING AGENDA

**Tuesday, September 2, 2025, 7:00 P.M.**

Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy CA, 95376  
Web Site: [www.cityoftracy.org](http://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](http://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 **2559 634 1453** 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](mailto:Anonymous@example.com) when prompted to provide an email address.
  - **Join by phone by dialing** **+1-408-418-9388**, enter **25596341453#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](http://www.cityoftracy.org)

Date Posted: August 28, 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. Proclamation: Tracy Connects Day
2. Certificates of Recognition for Youth Athletes' Attendance at the Amateur Athletic Union of the United States, Inc. (AAU) Junior Olympics in Houston, Texas
3. Certificates of Recognition for Youth Athletes' Qualifying for the AAU Junior Olympics in Houston, Texas
4. Certificate of Recognition for United States Army Command Sergeant Major Lorenzo Souza
5. Certificates of Recognition for Enlistments to the United States Army, Air Force, and Marines

## ORDER OF BUSINESS

## 1. CONSENT CALENDAR

- 1.A. Adoption of Minutes of the August 19, 2025, Special and Regular Meetings.
  - 1.A - 08-19-2025 - 5 PM Special Meeting Minutes.pdf
  - 1.A - 08-19-2025 - 7 PM Regular Meeting Minutes.pdf
  - 1.A - 08-19-2025 - 8 PM Closed Session Meeting Minutes.pdf
- 1.B. Authorize the retroactive submission of an application for the Land and Water Conservation Fund (LWCF) grant for the city of Tracy's Nature Park Phase 1 Project and authorize the city manager, or designee, to accept the grant, if awarded.
  - 1.B - Staff Report - LWCF Grant for Tracy Nature Park.pdf
  - 1.B - Resolution - LWCF Grant for Tracy Nature Park.pdf
- 1.C. Staff recommends that the City Council adopt a Resolution:
  1. Determining that compliance with standard procurement processes is not in the best interests of the City pursuant to Tracy Municipal Code 2.20.180 (b) (4) and dispensing such requirement for the actions herein, and;
  2. Approving a General Services Agreement with Yosso Group, Inc. (dba SPEC Play), for the replacement of playground netting/equipment at Lincoln Park for a total not-to-exceed amount of \$74,045.70.
    - 1.C - Staff Report - GSA w Yasso Group for the Lincoln Park Equipment.pdf
    - 1.C - Resolution - GSA w Yasso Group for the Lincoln Park Equipment.pdf

1.D. Staff recommends that the City Council adopt a Resolution approving a General Services Agreement with Central Control Systems, Ltd., for on -call irrigation controller troubleshooting, repair, and replacement services as well as master valve troubleshooting and the provision and sale of master valves to the City for a not -to-exceed amount of \$350,000 per fiscal year and authorizing the City Manager to grant up to four, one-year extensions.

[1.D - Staff Report - GSA Central Control Systems.pdf](#)  
[1.D - Resolution - GSA Central Control Systems.pdf](#)

1.E. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for Tracy Boulevard Sidewalk Gap Closure Improvements Project, Capital Improvement Project 73175, constructed by Franco Engineering, Inc., as complete, and (2) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (3) authorizing the City Engineer to release the Improvement Security and Retention payment in accordance with the Project Contract and Tracy Municipal Code Section 12.36.080, and (4) authorizing the Finance Department to close the Project.

[1.E - Staff Report - Accept CIP 73175 Tracy Blvd. Sidewalk Gap Closure.pdf](#)  
[1.E - Resolution - Accept CIP 73175 Tracy Blvd. Sidewalk Gap Closure.pdf](#)

1.F. Staff recommends that the City Council, by resolution, (1) accept public improvements for Tract 3957, Tracy Hills Village 8A as complete, and assume responsibility for the future maintenance and repairs, (2) accept public improvements for Tract 3958, Tracy Hills Village 8B as complete, and assume responsibility for the future maintenance and repairs, (3) authorize the City Engineer to release the Developer furnished bonds in accordance with the Subdivision Improvement Agreements, and (4) authorize the City Clerk to file Notices of Completions with the San Joaquin County Recorder's Office.

[1.F - Staff Report - Acceptance Tracy Hills Villages 8A and 8B.pdf](#)  
[1.F - Resolution - Acceptance Tracy Hills Villages 8A and 8B.pdf](#)

1.G. Staff recommends that the City Council adopt a Resolution (1) accepting the Federal Aviation Administration's (FAA) Airport Improvement Project Grant, in the amount of \$307,148; (2) appropriating the full grant amount to Capital Improvement Project 77603 – Upgrade Airfield Guidance Signs and Taxiway Designations; and (3) appropriating an additional \$16,165 to CIP 77603 to meet the grant's requisite 5% match requirement.

[1.G - Staff Report - Airport Airfield Guidance Signs Grant.pdf](#)  
[1.G - Resolution - Airport Airfield Guidance Signs Grant.pdf](#)

1.H. Staff recommends that the City Council adopt a resolution (1) awarding a construction contract to One Diversified, LLC, of Plano, Texas, in the amount of \$627,958 for the Grand Theatre Audio Visual Upgrades, Phase 1, Capital Improvement Project 71119, and (2) authorizing the City Manager to approve change orders up to the contingency amount of \$31,400; with an overall project not-to-exceed budget of \$681,258.

[1.H - Staff Report - Award Construction Contract One Diversified.pdf](#)

[1.H - Resolution - Award Construction Contract One Diversified.pdf](#)

1.I. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for the 370 and 384 W. Arbor Road Power Supply Project, included as part of Capital Improvement Project 71112, constructed by Bockmon and Woody Electric Company, Inc. as complete, and (2) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (3) authorizing the City Engineer to release the Improvement Security and Retention payment in accordance with the Project Contract and Tracy Municipal Code Section 12.36.080.

[1.I - Staff Report - Acceptance of CIP 71112 Arbor Rd Power Supply.pdf](#)

[1.I - Resolution - Acceptance of CIP 71112 Arbor Rd Power Supply.pdf](#)

1.J. Staff recommends that the City Council adopt a resolution (1) accepting public improvements for Tract 4157 Tracy Village Neighborhood 2A, Tract 4158 Tracy Village Neighborhood 2B, Tract 4159 Tracy Village Neighborhood 2C, Tract 4160 Tracy Village Neighborhood 3, and Tract 4161 Tracy Village Neighborhood 4 as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release improvement security in accordance with the Subdivision Improvement Agreements, and (3) authorizing the City Clerk to file Notices of Completion for Tracts 4157, 4158, 4159, 4160, and 4161 with the San Joaquin County Recorder's Office.

[1.J - Staff Report - Tracy Village Acceptance 4157 - 4158 - 4159 - 4160 - 4161.pdf](#)

[1.J - Resolution - Tracy Village Acceptance 4157 - 4158 - 4159 - 4160 - 4161.pdf](#)

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

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

1.L. Staff recommends that the City Council adopt an Ordinance:

- 1) Approving the pre-zoning of that certain 20.92-acre property located at 16286 West Schulte Road bearing Assessor's Parcel Number 209-230-25 and that certain 1.0-acre property located at 16310 West Schulte Road bearing Assessor's Parcel Number 209-230-26 to Light Industrial (M-1); and
- 2) Determining that the actions authorized by this Ordinance were adequately evaluated by that certain Environmental Impact Report and Statement of Overriding Considerations certified and adopted by the City Council on September 2, 2025, in full compliance with the California Environmental Quality Act.

[1.L - Staff Report - Ordinance 2nd Read -Schulte Warehouse.pdf](#)

[1.L - Ordinance - Schulte Warehouse.pdf](#)

1.M. Staff recommends that the City Council adopt two (2) Ordinances:

Ordinance 1: 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.

Ordinance 2: Rezoning the Triway Project site from Light Industrial to Small Lot Residential for four parcels totaling Approximately 22.6 Acres in size.

[1.M - Staff Report - Ordinances 2nd Read -Triway Project.pdf](#)

[1.M - Ordinance 1 - The Triway Project.pdf](#)

[1.M - Ordinance 2 - The Triway Project.pdf](#)

1.N. Staff recommends that the City Council adopt a Resolution approving a Purchase Agreement for Goods, Commodities and Ancillary Services with NWN Corporation, utilizing State of California Department of General Services (DGS), California Department of Technology (CDT) and the National Association of State Procurement Officials (NASPO) Cooperative Purchasing Agreements in a not to exceed amount of \$680,000 per calendar year and the term ending on September 30, 2029.

[1.N - Staff Report - NWN Agreement.pdf](#)

[1.N - Resolution - NWN Agreement.pdf](#)

1.O. Staff recommends that the City Council adopt a resolution (1) appropriating up to \$343,000 from the South San Joaquin County Fire Authority into the Project budget for the Fire Training Facility at the NEI Reservoir, Capital Improvement Project 71109, and (2) authorizing the City Manager to execute a Funding Agreement with South San Joaquin County Fire Authority for supplemental funding for the project, and (3) amending the construction contingency amount from the existing not-to-exceed amount of \$172,083 to a revised not-to-exceed amount of \$515,083, and (4) authorizing the City Manager to approve change orders up to the revised contingency amount, if needed, and (5) approving a total not-to-exceed Project budget of \$4,486,170.

[1.O - Staff Report - Funding Agreement SSJCFA.pdf](#)

[1.O - Resolution - Funding Agreement SSJCFA.pdf](#)

## 2. ITEMS FROM THE AUDIENCE

## 3. REGULAR AGENDA

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

1. Adopt a Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the I-205 Corridor Specific Plan Amendment and Development Review Permit for the construction of an approximately 52,000 square foot, 4-story, 107 room hotel, and an approximately 47,000 square foot, 4-story, 70 room hotel, and site improvements, located at 3055, 3095, 3125 N. Corral Hollow Road, Assessor's Parcel Numbers 212-260-07, -08, and -09 (Project) in accordance with the California Environmental Quality Act, based on the findings, pursuant to Public Resources Code sections § 21064.5 and 21080(c);
2. Introduce an Ordinance approving an amendment to the I-205 Corridor Specific Plan that (A) amends the Specific Plan boundary to include a 0.46-acre parcel located at 3055 N. Corral Hollow Road, Assessor's Parcel Number 212-260-09, (B) designates 3055 N. Corral Hollow Road, Assessor's Parcel Number 212-260-09 as General Commercial, and (C) increases the maximum floor area ratio requirement for hotels and motels from 0.6 to 1.0; and
3. Adopt a Resolution (A) approving a Development Review Permit for the construction of the project; and (B) approving a determination for a parking reduction of 20 percent pursuant to Tracy Municipal Code section 10.08.3470(e).

[3.A - Staff Report - Avid Candlewood and Hilton Hotels.pdf](#)

[3.A - Resolution 1 - Avid Candlewood and Hilton Hotels.pdf](#)

[3.A - Resolution 2 - Avid Candlewood and Hilton Hotels.pdf](#)

[3.A - Presentation - Avid Candlewood and Hilton Hotels.pdf](#)

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

1. Introduce an Ordinance (a) approving an amendment to the Tracy Hills Specific Plan related to the Tracy Hills Phase 1C project, including the addition of Appendix F – design guidelines for Tracy Hills Phase 1C project, modifications to Section 2 residential zoning standards, and an addition to Appendix D for public art and project branding, Application Number SPA22-0001; and (b) determining that the Tracy Hills Phase 1C project is consistent with the environmental impact report (EIR) that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan and therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168, no further environmental review is necessary; and
2. Adopt a resolution (a) approving a vesting tentative subdivision map for Tracy Hills Phase 1C to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located north of I-580, south of the California Aqueduct, Assessor's Parcel Numbers 251-040-08 and 251-040-19, Application

Number TSM22-0001; and (b) determining that the Tracy Hills Phase 1C project is consistent with the EIR that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan and therefore, pursuant to CEQA Guidelines Sections 15162 and 15168, no further environmental review is necessary.

[3.B - Staff Report - Tracy Hills 1C.pdf](#)  
[3.B - Resolution - Tracy Hills 1C.pdf](#)  
[3.B - Presentation - Tracy Hills 1C.pdf](#)

3.C. Staff recommends that the City Council receive the annual report by the Measure V Residents' Oversight Committee presenting its findings regarding the use of Measure V funds.

[3.C - Staff Report - Measure V Update.pdf](#)  
[3.C - Presentation - Measure V Update.pdf](#)

3.D. Staff recommends that City Council receive a presentation on the Tracy General Plan and provide direction to proceed with a comprehensive update of the General Plan.

[3.D - Staff Report - General Plan Update.pdf](#)  
[3.D - Presentation - General Plan Update.pdf](#)

3.E. Discuss and consider whether the City Council would like to form an Ad-Hoc Sustainability Committee and consider the appointment of two (2) City Council members to form the committee.

[3.E - Staff Report - Council Request for Ad-Hoc Committee.pdf](#)

3.F. Adopt a resolution authorizing an appropriation of \$780,134 from the General Fund to fund the City of Tracy's remaining 62.5% share of the revised \$1,998,214 project cost for the South San Joaquin County Fire Authority's (SSJCFA) regional radio system upgrade.

[3.F - Staff Report - Fire Radios.pdf](#)  
[3.F - Resolution - Fire Radios.pdf](#)

4. ITEMS FROM THE AUDIENCE

5. STAFF ITEMS

6. COUNCIL ITEMS

7. ADJOURNMENT