TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, March 3, 2026, 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.

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 "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 2550 217 0270** 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 25502170270#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.*

Date Posted: February 26, 2026

- *Comments for the "Consent Calendar," "Items from the Audience/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 persons with disabilities to participate in Council meetings. Persons requiring assistance or auxiliary aids should submit a request to the City Clerk's Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 24 hours prior to the meeting.

Requests for Language Interpretation and Translation – Requests for language interpretation and translation may be arranged by submitting a request to the City Clerk's Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 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: February 26, 2026

CALL TO ORDER

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

ROLL CALL AND DECLARATION OF CONFLICTS

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENTATIONS

1. Employee of the Month

2. Proclamation: Women's History Month and International Women's Day

3. Certificates of Recognition for Enlistments to the United States Army, Air Force, and Marine Corps

ORDER OF BUSINESS

1. CONSENT CALENDAR

1.A. Adoption of Minutes of the February 17, 2026 Special Meeting - Closed Session and February 17, 2026 Regular Meeting.

1.A - 02-17-2026 - Closed Session Meeting Minutes.pdf
1.A - 02-17-2026 - Regular Meeting Minutes.pdf

1.B. Staff recommends that the City Council adopt a Resolution authorizing the following amendments to the City's Classification and Compensation Plan and Master Salary Schedule:

(1) Establish the classification and salary range for Assistant City Clerk

(2) Amend the position control roster to add one (1) Assistant City Clerk

1.B - Staff Report - Assistant City Clerk.pdf
1.B - Resolution - Assistant City Clerk.pdf

1.C. Staff recommends that the City Council adopt a resolution approving a Memorandum of Understanding (MOU) between the City of Tracy and the Tracy Unified School District for the funding of supplies for the Drug Abuse Resistance Education (DARE) program for fiscal year 2025-2026.

1.C - Staff Report - TUSD DARE MOU.pdf
1.C - Resolution - TUSD DARE MOU.pdf

1.D. Staff recommends that the City Council adopt a resolution (1) approving a Professional Services Agreement with the Tracy Unified School District for School Resource Officer Services for the utilization of three (3) Tracy Police Officers to serve as School Resource Officers for a term of four years, July 1, 2025, to June 30, 2029, and a not-to-exceed amount of $2,200,000; and (2) approving the agreement retroactively to July 1, 2025.

1.D - Staff Report - TUSD SRO.pdf
1.D - Resolution - TUSD SRO.pdf

1.E. Staff recommends that the City Council adopt a resolution approving Amendment No. 2 to the Professional Services Agreement with Harris & Associates, Inc., a California Corporation, for additional design-related services for the Pavement Rehabilitation Project Fiscal Year 2022-2023, Pavement Management Program, Phase 1(A), Capital Improvement Project 73186, increasing the compensation by $38,700 for a total revised contract not-to-exceed amount of $406,978.

1.E - Staff Report - Amend No.2 PSA Harris and Associates.pdf
1.E - Resolution - Amend No.2 PSA Harris and Associates.pdf

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

1. Waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; and

2. Authorizing the acceptance of a grant award from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) allocation in the amount of $18,650 to partially fund operations costs to purchase furnishings for Phase II-Sprung Structure at the Temporary Emergency Housing Facility Project, CIP 71112, at 370 W. Arbor Avenue; and

3. Appropriating $18,650 of the total grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division.

1.F - Staff Report - CDBG County Grant Acceptance.pdf
1.F - Resolution - CDBG County Grant Acceptance.pdf

1.G. Staff recommends that the City Council adopt two resolutions related to the International Parkway Bridge Replacement and Expansion Project, Capital Improvement Project 73148 by: (1) approving Amendment No. 1 to the Professional Services Agreement with WIN Structural Consulting Group, Inc., a California Corporation, for Construction Administration Structural Services, increasing the total not-to-exceed amount to $97,600; and (2) approving Amendment No. 1 to the Professional Services Agreement with Kier+Wright, a California Corporation, for Construction Administration and Design Support Services, increasing the total not-to-exceed amount to $175,000.

1.G - Staff Report - Amendment No. 1 to both PSAs with WIN Structural KierWright.pdf
1.G - Resolution 1 - Amendment No. 1 to PSAs with WIN Structural.pdf
1.G - Resolution 2 - Amendment No. 1 to PSA with KierWright.pdf

1.H. Staff recommends that the City Council adopt a Resolution approving permits under Tracy Municipal Code Chapter 4.40, to allow the consumption of alcoholic beverages on City streets for the following special events of community-wide interest occurring in 2026: (1) Downtown Block Parties (May 1, June 5, July 10, August 7, and September 11); (2) Brews and BBQ (October 3); (3) Girls Night Out – Witches and Broomsticks (October 23); (4) Tracy City Center Association Events (Taps on Tenth on May 2, 4th of July Celebration on July 4, Street Dreams Car Show on August 29, and Downtown Tracy Wine Stroll on September 19); (5) Better World Rescue (Wine & Whiskers Event on May 30); (6) Tracy Police Activities League (Donut Dash 5K Run on June 6); (7) Tracy African American Association (Juneteenth on June 6); and (8) South Side Community Organization Event (September 12).

1.H - Staff Report - Alcohol Consumption on City Streets Parks.pdf
1.H - Resolution - Alcohol Consumption on City Streets Parks.pdf

1.I. Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 3 to the Professional Services Agreement between the City of Tracy and Tracy City Center Association and 2) approving the increase of the original not to exceed amount from $12,000 to $24,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

1.I - Staff Report - Amendment No.3 w TCCA.pdf
1.I - Resolution - Amendment No.3 w TCCA.pdf

1.J. Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 4 to the Professional Services Agreement between the City of Tracy and Tracy Chamber of Commerce; and 2) approving the increase of the original not to exceed amount from $40,000 to $56,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

1.J - Staff Report -Tracy Chamber Amendment No. 4.pdf
1.J - Resolution - Tracy Chamber Amendment No. 4.pdf

1.K. Staff recommends that the City Council receive the 2025 Annual Progress Report for the General Plan and Housing Element.

1.K - Staff Report - 2025 Annual Progress Report.pdf

1.L. Staff recommends that the City Council adopt a resolution 1) amending the Cooperative Agreement with the California Department of Transportation for the Project Initiation Document Phase of the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, increasing the total not-to-exceed amount to $480,000, 2) authorizing the appropriation of $63,033 from the Ellis Program Area Traffic Fee (F331) and $887,678 from the Core Traffic Fee (F375) to the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, and 3) granting authority to the City Manager to execute future ancillary Amendments to the Cooperative Agreement within the approved Capital Improvement Project budget.

1.L - Staff Report - Amend CALTRANS COOP AGREEMENT 73198.pdf
1.L - Resolution - Amend CALTRANS COOP AGREEMENT 73198.pdf

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

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

1. Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

2. Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code.

3.A - Staff Report - Housing Element Implementation Phase 3.pdf
3.A - Resolution - Housing Element Implementation Phase 3.pdf
3.A - Presentation - Housing Element Implementation Phase 3 .pdf

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

1. Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

2. Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements – Exceptions and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code.

3.B - Staff Report - Housing Element Implementation Phase 4.pdf
3.B - Resolution - Housing Element Implementation Phase 4.pdf
3.B - Presentation - Housing Element Implementation Phase 4.pdf

3.C. Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending Title 9 - Building Regulations, Chapter 9.24 - Vacant, Neglected and Dangerous Buildings, sections 9.24.010 through 9.24.040 and adding sections 9.24.050 through 9.24.260 of the Tracy Municipal Code to add and define standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings.

3.C - Staff Report - Vacant Neglected Building.pdf

3.D. Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending and updating Chapter 3.04-Fireworks of Title 3- Public Safety of the Tracy Municipal Code.

3.D - Staff Report - Fireworks.pdf

4. REGULAR AGENDA

4.A. Receive an informational report regarding the City's participation in the Bloomberg Harvard City Leadership Initiative's Innovation Track.

4.A - Staff Report - BHCLI Innovation Track.pdf
4.A - Presentation - BHCLI Innovation Track.pdf

4.B. Staff recommends that the City Council receive an informational report regarding the City of Tracy Police Department's Annual Report for 2025.

4.B - Staff Report - 2025 PD Annual Report.pdf
4.B - Presentation - 2025 PD Annual Report.pdf

4.C. Receive an informational Status Update from the South San Joaquin County Fire Authority (SSJCFA), Fire Chief Regarding – CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services Contract in Ambulance Zones X and Y.

4.C - Staff Report - SSJCFA - Cencal.pdf

4.D. Staff recommends that the City Council, by motion, (1) revise the 2026 appointments of representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions to appoint Voting Representatives for the California League of Cities, Central Valley Division General Membership Meetings; (2) remove the 2026 appointed alternate for the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link), as the Valley Link Board Bylaws do not permit an alternate; and (3) authorize all 2026 appointments to continue in effect until either (a) the 2026 appointments are revised following the general election in November 2026, or (b) the City Council appoints representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2027.

4.D - Staff Report - City Council Committees Assignments for 2026.pdf

4.E. Staff recommends that the City Council (1) adopt a Resolution adopting revisions to the Council Meeting Protocols and Rules of Procedure consistent with majority consensus provided by the City Council at its February 17, 2026 Special City Council meeting concerning: i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar; and (2) discuss and provide direction to staff on how to proceed with revising the Council Meeting Protocols and Rules of Procedure and other Council-related protocols concerning: i) end of the meeting Items from the Audience, ii) locations to post the agenda, iii) a meeting decorum policy, iv) public hearing policy, v) Council/Commission vacancy and appointments (in light of the transition to by-district elections), vi) motion and a second for future items versus City Council majority/consensus, and vii) a review of Rosenberg's Rules.

4.E - Staff Report - Council Meeting Protocols.pdf
4.E - Resolution - Council Meeting Protocols.pdf
4.E - Presentation - Council Meeting Protocols.pdf

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS AND COMMENTS

8. ADJOURNMENT

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

February 17, 2026, 5:30 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy, CA

1. Mayor Arriola called the Meeting to order at 5:33 p.m.

2. There were no disclosures of participation by teleconference pursuant to Government Code Section 54953.8.3.

3. Roll Call and Declaration of Conflicts – Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola were present in Council Chambers. Council Member Bedolla was present via teleconference, and he indicated that he was participating remotely from the location that was included on the agenda and that there were no individuals eighteen years of age present in the room with him. The City Council had no declarations of conflict.

4. Items from the Audience – There were no items from the audience.

5. Request to Conduct Closed Session at 5:34 p.m.

    5.A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

    Case Name: Tracy CHP Partners LLC et al. v. City of Tracy et al.

    Case No.: STK-CV-UBC-2025-0000757 (County of San Joaquin, Superior Court)

    Government Code Section: 54956.9(d)(1)

    [The City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.]

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to recess to closed session. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

6. Reconvene to Open Session – Time: 5:53 p.m.

7. Report of Final Action, If Any – The Council unanimously gave direction for the City Attorney's Office to move forward.

8. Council Items and Comments – Council Member Bedolla requested support for the following item go directly to the March 3, 2026 Regular City Council Meeting and bypass the February 19, 2026 Tracy Homelessness Advisory Committee (THAC) Meeting: acceptance of a grant award from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) Grant allocation in the amount of $18,650, to partially fund the purchase of furniture for the

Sprung Structure at the Tracy Emergency Homelessness Facility. Mayor Pro Tem Abercrombie expressed support for the request.

9. Adjournment: Time: 5:54 p.m.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adjourn. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on February 13, 2026. The above are action minutes. A recording is available at the office of the City Clerk.

_____
Mayor

ATTEST:

_____
City Clerk

TRACY CITY COUNCIL REGULAR MEETING MINUTES

February 17, 2026, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy, CA *Website:* *www.cityoftracy.org*

Mayor Arriola called the Meeting to order at 7:08 p.m.

There were no disclosures of participation by teleconference pursuant to Government Code Section 54953.8.3.

Roll Call and Declaration of Conflicts – Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola were present. Council Member Bedolla was present via teleconference, and he indicated that he was participating remotely from the location that was included on the agenda and that there were no individuals present in the room with him. The City Council had no declarations of conflict.

Mayor Arriola led the Pledge of Allegiance.

Pastor Kal Waetzig, St. Paul's Lutheran Church, offered the invocation.

Mayor Arriola presented the Random Acts of Kindness Day Proclamation to Kevin Tobeck, Project Specialist II, City Manager's Office.

Mayor Arriola presented Certificates of Achievement for Drug Abuse Resistance Education (D.A.R.E.) Program Community Service Award Winners to the following students:

1000+ Point Recipients

Alexa Maberry
Vrishank Kondoju
Jack Fisher
Rishi Emmani
Emma Smith
Cadence O'Neil

500+ Point Recipients

Ryan Gordon
Noah Bahar
Shaurya Kondakindi
Paige Dias
Gavin Alexandre
Yuzuki Shimada
Chetana Guvvala
Alina Sanchez
Xavier Padilla
Hunter Orr
Alina Zuniga

Mayor Arriola presented Certificates of Recognition for Enlistments to the United States Arm and Air Force to the following individuals: Marion Williams (Army), Payton Graham (Air Force), and Aiden Bryant (Air Force).

Mayor Arriola presented a Certificate of Appointment to Parks and Community Services Commissioner Todd Lieberg.

1. CONSENT CALENDAR – Chuck Dubie requested that Item 1.M be removed from the "Consent Calendar." Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt the Consent Calendar, excluding Item 1.M. Roll call found Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered. Council Member Bedolla was absent from roll call.

   1.A. Adoption of Minutes of January 13, 2026, Special Meeting, January 20, 2026 Regular Meeting, February 3, 2026, Special Meeting - Closed Session, February 3, 2026, Special Meeting, and February 3, 2026, Regular Meeting. **– Minutes were adopted**

   1.B. Staff recommends that the City Council approve a leave of absence for Parks and Community Services Commissioner Linda Jimenez for March and April 2026. **– Resolution 2026-028**

   1.C. Staff recommends that City Council adopt a resolution approving and authorizing recordation of a Subdivision Improvement Agreement and a Final Subdivision Map Tract 3855 for the Rocking Horse Residential Development Project. **– Resolution 2026-029**

   1.D. Staff recommends that the City Council adopt a Resolution authorizing the following amendments to the City's Classification and Compensation Plan and Master Salary Schedule:
   (1) Establish the classifications and salary ranges for Animal Services Assistant and Cross Connection Control Specialist
   (2) Reallocate the classification of Animal Services Aide to Animal Services Assistant and reclassify the incumbents. **– Resolution 2026-030**

   1.E. Staff recommends that the City Council adopt a resolution approving (1) the execution of a Master Professional Services Agreement for On-Call Roadway and Utility Design Services with CSG Consultants, Inc., a California Corporation, for an initial term of three years, with a retroactive effective date as of January 6, 2026, for a total not-to-exceed amount of $600,000 per fiscal year, and (2) authorizing two administrative options to extend for a one-year term each. **– Resolution 2026-031**

   1.F. Staff recommends that the City Council adopt a resolution 1) approving a Professional Services Agreement with Wood Rodgers, Inc., of Oakland, California, to provide engineering design services for the Citywide Trash Full Capture Systems, Capital Improvement Project 76088, in the amount of $851,695 with a term ending January 25, 2028, 2) authorizing the City Manager to extend the agreement term, if required, to comply with State Water Resources Control Board compliance timelines, 3) authorizing the City Manager to execute any documents or agreements required for compliance and permitting related to the State Water Resources Control Board for the project, and 4) authorizing the City Manager to approve

change orders to the agreement up to $85,170, if needed. **– Resolution 2026-032**

1.G. Staff recommends that City Council receive an informational update regarding the six (6) Capital Improvement Projects for the Corral Hollow Corridor widening from Parkside Drive to Interstate 580.

1.H. Staff recommends that the City Council adopt a resolution approving Amendment No. 1 to the Master Professional Services Agreement with Mark Thomas & Company, Inc., a California Corporation, to provide Roadway Design Services, increasing the not-to-exceed amount to $1,000,000 per fiscal year. **– Resolution 2026-033**

1.I. Staff recommends that the City Council adopt an Ordinance authorizing an amendment to the contract between the City of Tracy and the California Public Employees' Retirement System Plan to end employee cost sharing of 3% for local Police members in the Tracy Police Officers Association, pursuant to Government Code section 20516. **– Ordinance 1382**

1.J. 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 Section 2.20.180 (b)(4) and dispensing such requirement for the actions herein, and;
(2) approving a Customer License Agreement with Cellebrite, Inc. for licensed digital forensics products for a total not to exceed amount of $70,000 and for the term of three (3) years, from February 27, 2026 to February 26, 2029. – **Resolution 2026-034**

1.K. Staff recommends that the City Council adopt a Resolution:
1) Approving the execution of a General Services Agreement with M.E. Simpson Company, Inc., an Indiana Corporation, for the large water meter testing, repair, and calibration services with an initial term of three (3) years and a total not-to-exceed amount of $300,000 per fiscal year; and
2) Authorizing an administrative extension by the City Manager for up to two (2) additional years, contingent upon satisfactory performance and budget availability. **– Resolution 2026-035**

1.L. Staff recommends that the City Council adopt a resolution approving a service agreement with Thirkettle Corporation dba Aqua-Metric Sales Company, as a sole source vendor per Tracy Municipal Code Section 2.20.180(b)(c), for a total not-to-exceed amount of $200,000 per fiscal year with an initial five-year term and automatic renewal for an additional five (5) years, for a total not-to-exceed amount of $2,000,000 for the agreement, to provide services for: a) Sensus Regional Network Interface ("RNI") and Sensus Analytics Software-as-a-Service (collectively the "SaaS Services") hosted services required for the daily operation of the

FlexNet System; and b) Aqua-Metric Value-Added Reseller Support services (the "Support Services") for infrastructure and software. – **Resolution 2026-036**

1.M. Staff recommends that the City Council adopt a Resolution receiving, adopting, and issuing the report required by Elections Code Section 21130(f), regarding the City of Tracy's 2025-2026 districting process.

April B. A. Quintanilla, City Clerk, provided the staff report.

Chuck Dubie requested that the City Council delay approval of the report until the inaccuracies of the boundaries are addressed, specifically Grant Line Road to Lowell Avenue and Corral Hollow to Lincoln. Chuck Dubie shared that this area was fragmented during the districting process and his objections are based on historic inaccuracies' the residential subdivision year build dates are incorrect and incompatible with district three. Chuck Dubie also asked that the data be corrected and boundaries be redrawn for accurate representation.

City Clerk Quintanilla provided clarification that this item was a report covering the process on the adopted maps and not reanalyzing the maps that were already adopted.

Council Members offered comments and questions.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2026-037**, receiving, adopting, and issuing the report required by Elections Code Section 21130(f), regarding the City of Tracy's 2025-2026 districting process, with the updated information and dates as requested. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered

2. ITEMS FROM THE AUDIENCE – Alice English expressed frustration regarding the lack of amenities in Tracy; compared the City's amenities to those that are being built and offered in Manteca; shared that the aquatic park needs to be built; and urged the City Council to address the needs of the people.

3. PUBLIC HEARINGS – There were no Public Hearings.

4. REGULAR ITEMS –

4.A. Staff recommends that the City Council receive an informational update regarding the construction progress and proposed programming for the Tracy Recreation Activity Center (TRAC) and El Pescadero Park.

Brian MacDonald, Director of Parks, Recreation, and Community Services; Richard Joaquin, Parks Planning & Development Manager; and Jolene Jauregui-Correll, Recreation Manager, Parks, Recreation, and Community Services, provided the staff report.

Council Members offered comments and questions.

Todd Lieberg thanked the City Council for allowing staff to build this project; expressed that he has no concerns about the delays; and encouraged staff to continue discussions with the contractor.

Alice English thanked staff for the presentation; asked for information regarding the square footage of the teen lounge; and expressed excitement for the completion of this project.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to receive an informational update regarding the construction progress and proposed programming for the Tracy Recreation Activity Center (TRAC) and El Pescadero Park. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4.B. Staff recommends that the City Council receive a presentation on draft water utility financial planning scenarios, discuss and:
1. Provide staff the financial plan scenario to use in development of the proposed water rate plan to include:
    a. Direction regarding reserve targets; and
    b. Direction regarding use of General Fund loan; and
2. Request that staff (i) return with a draft water rate plan, (ii) request that City Council set a public hearing date, and (iii) proceed with the rate setting process.

Sara Castro, Director of Finance, and Stephanie Reyna-Hiestand, Assistant Director of Utilities, provided the staff report.

Council Members offered comments and questions.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to receive a presentation on the draft water utility financial planning scenarios, request that staff return with a draft water rate plan using scenario one (1), request that City Council set a public hearing date, proceed with the rate setting process, and direct staff to return to the City Council with a way to memorialize the process and include reserve targets and general fund loan. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4.C. Staff recommends that the City Council adopt a resolution (1) waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; (2) approving a Professional Services Agreement with Ruby's Place, Inc. (Restorative Pathways) to serve as the City's shelter operator for the Temporary Emergency Housing Facility, with an initial term from May 1, 2026 through June 30, 2027, for a not-to-exceed amount of $3.9 million per fiscal year; and (3) authorizing the City Manager to approve up to four (4) additional one-year extensions upon written recommendation from the Director of Parks, Recreation, and Community Services that the Proposer has satisfactorily met all requirements of the Agreement. If all extensions are applied, the Agreement will expire on June 30, 2031.

Virginia Carney, Homeless Services Manager, provided the staff report.

Council Members offered comments and questions.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans adopt **Resolution 2026-038**, (1) Waiving the review of the Tracy Homelessness Advisory Committee per section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; (2) Approving a Professional Services Agreement with Ruby's Place, Inc. (Restorative Pathways) to serve as the City's Shelter Operator for the Temporary Emergency Housing Facility, with an initial term from May 1, 2026 through June 30, 2027, for a not-to-exceed amount of $3.9 million per Fiscal Year; and (3) Authorizing the City Manager to approve up to four (4) Additional one-year extensions upon written recommendation from the Director of Parks, Recreation, and Community Services that the proposer has satisfactorily met all requirements of the agreement. If all extensions are applied, the agreement will expire on June 30, 2031. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4.D. Discuss and evaluate the utility of the City/Schools Liaison Committee and Tracy Homelessness Advisory Committee and provide direction to staff on how to proceed with dissolving, maintaining, or modifying these committees, as applicable.

April B. A. Quintanilla, City Clerk, provided the staff report.

Council Members offered comments and questions.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to direct staff to return to the City Council with an item to convert the City/Schools Liaison Committee to a staff committee without Council Members on the Committee with regular reports to the City Council, and to sunset the Tracy Homelessness Advisory Committee effective July 1, 2026. Roll call found Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; Council Member Bedolla opposed. Motion passed and so ordered.

4.E. Adopt a Resolution Approving an Amendment to the Property Transfer Option Contract and Sale Agreement with Joint Escrow Instructions with the Tri-Valley San Joaquin Regional Rail Authority and Authorizing the Mayor to Execute the Amendment, and the City Manager to Execute Any Related Documents regarding APN 209-230-29, 15580 W. Schulte Road, Tracy, California 95337 (Approximately fifty (50) acres).

L. David Nefouse, City Attorney, and Midori Lichtwardt, City Manager, provided the staff report.

Council Members offered comments and questions.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Resolution 2026-039**, Approve an amendment to the Property Transfer Option Contract and Sale Agreement with Joint Escrow instructions with the Tri-Valley San Joaquin Regional Rail Authority, and authorizing the Mayor to execute the amendment, and the City Manager to execute any related documents regarding APN 209-230-29, 15580 W. Schulte Road, Tracy, California 95337 (Approximately Fifty (50) Acres). Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4.F. Discuss whether the City Council would like to adopt a Council Resolution restating and re-affirming the City of Tracy's support for Valley Link as a megaregion project and transit priority and, if so, adopt a Resolution of the City of Tracy reaffirming the City of Tracy's support for the Tri-Valley - San Joaquin Valley megaregion and the Valley Link project.

Arturo M. Sanchez, Assistant City Manager, provided the staff report.

Council Members offered comments and questions.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Resolution 2026-040**, A Resolution of the City of

Tracy Reaffirming the City of Tracy's Support for the Tri-Valley - San Joaquin Valley Megaregion and the Valley Link Project. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4.G. Adopt a resolution 1) amending the at-will Employment Agreement between Midori Lichtwardt and the City of Tracy, effective December 14, 2025, to reflect a merit increase of 5% for a bi-weekly increase from $13,015.63 to $13,666.41; and 2) amending the Master Salary Schedule to reflect the salary increase for the City Manager, effective December 14, 2025

Kimberly Murdaugh, Director of Human Resources, provided the staff report.

Council Members offered comments.

There were no comments offered by the public.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2026-041**, 1) Amending the At-Will Employment Agreement Between Midori Lichtwardt and the City of Tracy, Effective December 14, 2025, to Reflect a Merit Increase of 5% for a Bi-Weekly Increase from $13,015.63 to $13,666.41; and 2) Amending the Master Salary Schedule to Reflect the Salary Increase for the City Manager, Effective December 14, 2025. Roll call found Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; Council Member Bedolla opposed. Motion passed and so ordered.

5. ITEMS FROM THE AUDIENCE – There were no items of the audience.

6. STAFF ITEMS – Midori Lichtwardt, City Manager, expressed appreciation to the City Council for their trust, time to conduct the evaluation, and feedback. City Manager Lichtwardt provided the following announcements:

- The San Joaquin Council of Governments (SJCOG) has secured $250,000 in federal funding for the I-205 Managed Lanes project through U.S. Representative Josh Harder's community project funding request in the recent appropriations bill.
- The 2026 State of the City, at which we reflect on our progress and look ahead at what's next for Tracy, will be held at the Grand Theatre Center for the Arts on March 11, 2026; doors open at 9:00 a.m. and this event is free.

7. COUNCIL ITEMS – Mayor Pro Tem Abercrombie requested support for the staff report regarding the potential naming of the Tracy Sports Complex include the opportunity to name the ball parks after Mr. Brent Ives, depending on the discussion that occurs. Mayor Arriola expressed support for the request and asked L. David Nefouse, City Attorney, for clarification. City Attorney Nefouse shared that this can come back as a separate item.

Council Member Nygard shared that, along with Mayor Arriola and City staff, she attended a meeting with Sutter Health regarding their plans to build a new hospital; noted that there was an article written by *The Islands*, an online publication (https://www.islands.com/2098356/tracy-california-charming-city-between-san-francisco-modesto-walkable-downtown-artsy-vibes/), that highlighted Tracy; and requested that staff share the article on the City's website.

Mayor Arriola shared that part of the update for Senate Bill (SB) 707 includes the translation of agendas into Spanish and requested support to consider the opportunity to have an on-call translator service if someone wants to submit public comment in another language. Mayor Pro Tem Abercrombie expressed support for the request. Mayor Arriola wished the community a Happy Ramadan, Happy Chinese New Year, Happy Purim, and a Happy Lenten Season, starting with Ash Wednesday on February 18, 2026.

8. ADJOURNMENT: 10:12 p.m.

ACTION: Motion was made by Mayor Pro Tem Abercombie and seconded by Council Member Nygard to adjourn. Roll call found Council Members Bedolla, Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

The above agenda was posted at Tracy City Hall on February 13, 2026. The above are action minutes. A recording is available at the office of the City Clerk

_____
Mayor

ATTEST:

_____
City Clerk

March 3, 2026

Agenda Item 1.B

RECOMMENDATION

Staff recommends that the City Council adopt a Resolution authorizing the following amendments to the City's Classification and Compensation Plan and Master Salary Schedule:

(1) Establish the classification and salary range for Assistant City Clerk
(2) Amend the position control roster to add one (1) Assistant City Clerk

EXECUTIVE SUMMARY

The City's Classification and Compensation Plans and Master Salary Schedule contain the job descriptions and classifications of all City personnel, as well as salary ranges. Periodically, the Human Resources Department receives requests to review existing classification specifications or to develop new classification specifications to allow for changes that have occurred in areas such as job responsibilities, organizational structure, education, experience, and/or service needs. Following the review of organizational needs within the City Clerk's Office, staff is recommending updates to align with departmental priorities.

This proposed action is to 1) Establish the classification and salary range for Assistant City Clerk and 2) Amend the position control roster to add one (1) Assistant City Clerk.

BACKGROUND AND LEGISLATIVE HISTORY

Periodically, the Human Resources Department receives requests to review existing classification specifications or to develop new classification specifications to allow for changes that have occurred in areas such as job responsibilities, organizational structure, education, experience, and/or service needs. Following the review of organizational needs within the City Clerk's Office, staff is recommending updates to align with departmental priorities.

The Public Employees' Retirement Law governs the California Public Employees Retirement System (CalPERS) codified in Title 2 of the California Code of Regulations. Section 570.5 of the California Code of Regulations requires City Council to approve the rate of pay for classification titles in a publicly available pay schedule for employees who are members of CalPERS. Under the City's Personnel Rules (Section 3.1.6), the City Council must approve the Classification and Compensation Plans and any amendments to said plans. State law requires that Council approve a Master Salary Schedule reflecting the salaries of all personnel. Under California Government Code § 37206, in general-law cities, the city council prescribes the time and method of payment of salaries and wages

of officers and employees by ordinance or resolution.

ANALYSIS

Staff recommends modifying the City's Classification and Compensation Plan to address the increased workload and staffing needs of the City Clerk's Office. Human Resources conducted a review of existing positions and additional duties assigned to the office. Recent responsibilities include redistricting updates, implementation of a new software system, and providing clerk support for multiple commission meetings. These added functions have increased operational demands without a corresponding increase in staffing or management support.

The analysis identified the need for an additional management position to oversee projects and supervise technical and clerical staff. This addition will allow the City Clerk to focus on strategic planning and long-term operational needs. This approach reflects best practices among comparable agencies by incorporating additional management support for clerk operations. While other City departments have expanded to meet growing demands, the City Clerk's Office has remained at three employees for over ten years. The recommended modification will align staffing with current service requirements.

Staff further recommends establishing the salary range for the Assistant City Clerk at $105,103 – $127,754 annually. This recommendation is based on a survey of comparable agencies and consideration of internal equity among similar classifications.

The proposed changes were provided to bargaining units and they are in agreement with the recommendations.

The Master Salary Schedule effective March 8, 2026 (Attachment A) incorporates the updates contained in this report.

FISCAL IMPACT

Funding for the Assistant City Clerk position will be requested through the FY2026-27 annual operating budget process and would be allocated from the City's General Fund.

STRATEGIC PLAN

This agenda item supports the City's Councils Strategic Priorities FY 2025-2027 as follows:

Priority: Government Accountability

Goal 3: Enhance Civic and Workplace Culture at City Hall.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that City Council adopt a Resolution authorizing the following amendments to the City's Classification and Compensation Plan and Master Salary Schedule:

(1) Establish the classification and salary range for Assistant City Clerk
(2) Amend the position control roster to add one (1) Assistant City Clerk

Prepared by: JoAnn Weberg, Human Resources Manager

Reviewed by: Kimberly Murdaugh, Director of Human Resources
Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

Attachments:

A. Master Salary Schedule Effective 03/08/2026
B. Assistant City Clerk Job Description

Attachment A

CITY OF TRACY

City of Tracy
Master Salary Schedule

Effective 03/08/2026

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4112	ACCOUNT CLERK		TTSSEA	A	2,448.21	5,304.46	63,653.46	30.6026
				B	2,570.63	5,569.70	66,836.38	32.1329
				C	2,699.15	5,848.16	70,177.90	33.7394
				D	2,834.12	6,140.59	73,687.12	35.4265
				E	2,975.83	6,447.63	77,371.58	37.1979
3106	ACCOUNTANT	Y	TMMBU	A	3,849.17	8,339.87	100,078.42	48.1146
				B	4,041.64	8,756.89	105,082.64	50.5205
				C	4,243.71	9,194.71	110,336.46	53.0464
				D	4,455.89	9,654.43	115,853.14	55.6986
				E	4,678.68	10,137.14	121,645.68	58.4835
2520	ACCOUNTING MANAGER	Y	CONF	A	5,564.59	12,056.61	144,679.34	69.5574
				B	5,842.82	12,659.44	151,913.32	73.0353
				C	6,134.97	13,292.44	159,509.22	76.6871
				D	6,441.73	13,957.08	167,484.98	80.5216
				E	6,763.84	14,654.99	175,859.84	84.5480
4201	ACCOUNTING TECHNICIAN		TTSSEA	A	3,010.82	6,523.44	78,281.32	37.6353
				B	3,161.38	6,849.66	82,195.88	39.5173
				C	3,319.44	7,192.12	86,305.44	41.4930
				D	3,485.42	7,551.74	90,620.92	43.5678
				E	3,659.71	7,929.37	95,152.46	45.7464
4102	ADMINISTRATIVE ASSISTANT		TTSSEA	A	2,437.39	5,281.01	63,372.14	30.4674
				B	2,559.24	5,545.02	66,540.24	31.9905
				C	2,687.21	5,822.29	69,867.46	33.5901
				D	2,821.56	6,113.38	73,360.56	35.2695
				E	2,962.63	6,419.03	77,028.38	37.0329
8102	ADMINISTRATIVE ASSISTANT-CONF		CONF Non-Mgmt	A	2,497.82	5,411.94	64,943.32	31.2228
				B	2,622.70	5,682.52	68,190.20	32.7838
				C	2,753.84	5,966.65	71,599.84	34.4230
				D	2,891.55	6,265.03	75,180.30	36.1444
				E	3,036.11	6,578.24	78,938.86	37.9514
4107	ADMINISTRATIVE TECHNICIAN		TTSSEA	A	3,010.82	6,523.44	78,281.32	37.6353
				B	3,161.38	6,849.66	82,195.88	39.5173
				C	3,319.44	7,192.12	86,305.44	41.4930
				D	3,485.42	7,551.74	90,620.92	43.5678
				E	3,659.71	7,929.37	95,152.46	45.7464
3510	AIRPORT MANAGER	Y	TMMBU	A	3,907.22	8,465.64	101,587.72	48.8403
				B	4,102.56	8,888.88	106,666.56	51.2820
				C	4,307.68	9,333.31	111,999.68	53.8460
				D	4,523.05	9,799.94	117,599.30	56.5381
				E	4,749.20	10,289.93	123,479.20	59.3650
5522	ANIMAL SERVICES AIDE		TEAMSTERS	A	1,670.71	3,619.87	43,438.46	20.8839
				B	1,754.25	3,800.88	45,610.50	21.9281
				C	1,841.97	3,990.94	47,891.22	23.0246
				D	1,934.06	4,190.46	50,285.56	24.1758
				E	2,030.75	4,399.96	52,799.50	25.3844
5524	ANIMAL SERVICES ASSISTANT		TEAMSTERS	A	1,937.73	4,198.42	50,380.98	24.2216
				B	2,034.62	4,408.34	52,900.12	25.4328
				C	2,136.35	4,628.76	55,545.10	26.7044
				D	2,243.17	4,860.20	58,322.42	28.0396
				E	2,355.33	5,103.22	61,238.58	29.4416
3620	ANIMAL SERVICES MANAGER	Y	TMMBU	A	4,197.18	9,093.89	109,126.68	52.4648
				B	4,407.04	9,548.59	114,583.04	55.0880
				C	4,627.40	10,026.03	120,312.40	57.8425

CITY OF TRACY

City of Tracy
Master Salary Schedule

Effective 03/08/2026

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	4,858.76	10,527.31	126,327.76	60.7345
				E	5,101.71	11,053.71	132,644.46	63.7714
5521	ANIMAL SERVICES OFFICER I		TEAMSTERS	A	2,325.30	5,038.15	60,457.80	29.0663
				B	2,441.52	5,289.96	63,479.52	30.5190
				C	2,563.59	5,554.45	66,653.34	32.0449
				D	2,691.77	5,832.17	69,986.02	33.6471
				E	2,826.39	6,123.85	73,486.14	35.3299
5523	ANIMAL SERVICES OFFICER II		TEAMSTERS	A	2,558.34	5,543.07	66,516.84	31.9793
				B	2,686.24	5,820.19	69,842.24	33.5780
				C	2,820.58	6,111.26	73,335.08	35.2573
				D	2,961.60	6,416.80	77,001.60	37.0200
				E	3,109.69	6,737.66	80,851.94	38.8711
3621	ANIMAL SERVICES SUPERVISOR		TMMBU Non-Exempt	A	3,110.00	6,738.33	80,860.00	38.8750
				B	3,265.50	7,075.25	84,903.00	40.8188
				C	3,428.76	7,428.98	89,147.76	42.8595
				D	3,600.21	7,800.46	93,605.46	45.0026
				E	3,780.22	8,190.48	98,285.72	47.2528
2573	ASSISTANT CITY ATTORNEY	Y	CONF	A	7,083.99	15,348.65	184,183.74	88.5499
				B	7,438.17	16,116.04	193,392.42	92.9771
				C	7,810.09	16,921.86	203,062.34	97.6261
				D	8,200.59	17,767.95	213,215.34	102.5074
				E	8,610.61	18,656.32	223,875.86	107.6326
XXXX	ASSISTANT CITY CLERK	Y	TMMBU	A	4,042.45	8,758.65	105,103.80	50.5307
				B	4,244.58	9,196.58	110,358.99	53.0572
				C	4,456.81	9,656.41	115,876.94	55.7101
				D	4,679.65	10,139.23	121,670.79	58.4956
				E	4,913.63	10,646.19	127,754.33	61.4203
3338	ASSISTANT CITY ENGINEER	Y	TMMBU	A	5,964.97	12,924.10	155,089.22	74.5621
				B	6,278.92	13,604.33	163,251.92	78.4865
				C	6,609.38	14,320.32	171,843.88	82.6173
				D	6,957.26	15,074.06	180,888.76	86.9658
				E	7,323.41	15,867.39	190,408.66	91.5426
1502	ASSISTANT CITY MANAGER	Y	DEPT HEAD	MIN	10,318.65	22,357.09	268,285.02	128.9831
				MAX	11,066.61	23,977.66	287,731.96	138.3326
2682	ASSISTANT DIRECTOR DS	Y	CONF	A	6,765.65	14,658.91	175,906.90	84.5706
				B	7,103.92	15,391.83	184,701.92	88.7990
				C	7,459.12	16,161.43	193,937.12	93.2390
				D	7,832.06	16,969.46	203,633.56	97.9008
				E	8,223.66	17,817.93	213,815.16	102.7958
2635	ASSISTANT DIRECTOR-OPERATIONS	Y	CONF	A	6,765.65	14,658.91	175,906.90	84.5706
				B	7,103.92	15,391.83	184,701.92	88.7990
				C	7,459.12	16,161.43	193,937.12	93.2390
				D	7,832.06	16,969.46	203,633.56	97.9008
				E	8,223.66	17,817.93	213,815.16	102.7958
2640	ASSISTANT DIRECTOR-PARKS	Y	CONF	A	6,765.65	14,658.91	175,906.90	84.5706
				B	7,103.92	15,391.83	184,701.92	88.7990
				C	7,459.12	16,161.43	193,937.12	93.2390
				D	7,832.06	16,969.46	203,633.56	97.9008
				E	8,223.66	17,817.93	213,815.16	102.7958
2636	ASSISTANT DIRECTOR-UTILITIES	Y	CONF	A	6,765.65	14,658.91	175,906.90	84.5706
				B	7,103.92	15,391.83	184,701.92	88.7990
				C	7,459.12	16,161.43	193,937.12	93.2390

CITY OF TRACY

City of Tracy
Master Salary Schedule

Effective 03/08/2026

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	7,832.06	16,969.46	203,633.56	97.9008
				E	8,223.66	17,817.93	213,815.16	102.7958
3302	ASSISTANT ENGINEER	Y	TMMBU	A	4,095.20	8,872.93	106,475.20	51.1900
				B	4,299.93	9,316.52	111,798.18	53.7491
				C	4,514.94	9,782.37	117,388.44	56.4368
				D	4,740.69	10,271.50	123,257.94	59.2586
				E	4,977.72	10,785.06	129,420.72	62.2215
5232	ASSISTANT PLANNER		TEAMSTERS	A	3,340.38	7,237.49	86,849.88	41.7548
				B	3,507.40	7,599.37	91,192.40	43.8425
				C	3,682.77	7,979.34	95,752.02	46.0346
				D	3,866.91	8,378.31	100,539.66	48.3364
				E	4,060.25	8,797.21	105,566.50	50.7531
2580	ASSISTANT TO CITY MANAGER	Y	CONF	A	5,564.59	12,056.61	144,679.34	69.5574
				B	5,842.82	12,659.44	151,913.32	73.0353
				C	6,134.97	13,292.44	159,509.22	76.6871
				D	6,441.73	13,957.08	167,484.98	80.5216
				E	6,763.84	14,654.99	175,859.84	84.5480
3303	ASSOCIATE CIVIL ENGINEER	Y	TMMBU	A	4,520.53	9,794.48	117,533.78	56.5066
				B	4,746.54	10,284.17	123,410.04	59.3318
				C	4,983.88	10,798.41	129,580.88	62.2985
				D	5,233.06	11,338.30	136,059.56	65.4133
				E	5,494.70	11,905.18	142,862.20	68.6838
3333	ASSOCIATE ENGINEER	Y	TMMBU	A	4,520.53	9,794.48	117,533.78	56.5066
				B	4,746.54	10,284.17	123,410.04	59.3318
				C	4,983.88	10,798.41	129,580.88	62.2985
				D	5,233.06	11,338.30	136,059.56	65.4133
				E	5,494.70	11,905.18	142,862.20	68.6838
3202	ASSOCIATE PLANNER	Y	TMMBU	A	3,825.62	8,288.84	99,466.12	47.8203
				B	4,016.90	8,703.28	104,439.40	50.2113
				C	4,217.75	9,138.46	109,661.50	52.7219
				D	4,428.64	9,595.39	115,144.64	55.3580
				E	4,650.08	10,075.17	120,902.08	58.1260
4451	BOX OFFICE ASSISTANT		TTSSEA	A	2,195.34	4,756.57	57,078.84	27.4418
				B	2,305.13	4,994.45	59,933.38	28.8141
				C	2,420.39	5,244.18	62,930.14	30.2549
				D	2,541.39	5,506.35	66,076.14	31.7674
				E	2,668.49	5,781.73	69,380.74	33.3561
4455	BOX OFFICE COORDINATOR		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
3104	BUDGET OFFICER	Y	CONF	A	5,140.23	11,137.17	133,645.98	64.2529
				B	5,397.23	11,694.00	140,327.98	67.4654
				C	5,667.08	12,278.67	147,344.08	70.8385
				D	5,950.46	12,892.66	154,711.96	74.3808
				E	6,247.98	13,537.29	162,447.48	78.0998
5211	BUILDING INSPECTOR I		TEAMSTERS	A	2,997.65	6,494.91	77,938.90	37.4706
				B	3,147.52	6,819.63	81,835.52	39.3440
				C	3,304.91	7,160.64	85,927.66	41.3114
				D	3,470.16	7,518.68	90,224.16	43.3770
				E	3,643.66	7,894.60	94,735.16	45.5458

CITY OF TRACY

City of Tracy
Master Salary Schedule

Effective 03/08/2026

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5212	BUILDING INSPECTOR II		TEAMSTERS	A	3,828.49	8,295.06	99,540.74	47.8561
				B	4,019.94	8,709.87	104,518.44	50.2493
				C	4,220.91	9,145.31	109,743.66	52.7614
				D	4,431.97	9,602.60	115,231.22	55.3996
				E	4,653.53	10,082.65	120,991.78	58.1691
5320	BUILDING MAINTENANCE WORKER I		TEAMSTERS	A	2,544.23	5,512.50	66,149.98	31.8029
				B	2,671.46	5,788.16	69,457.96	33.3933
				C	2,805.03	6,077.57	72,930.78	35.0629
				D	2,945.29	6,381.46	76,577.54	36.8161
				E	3,092.55	6,700.53	80,406.30	38.6569
5321	BUILDING MAINTENANCE WORKER II		TEAMSTERS	A	2,805.10	6,077.72	72,932.60	35.0638
				B	2,945.36	6,381.61	76,579.36	36.8170
				C	3,092.62	6,700.68	80,408.12	38.6578
				D	3,247.24	7,035.69	84,428.24	40.5905
				E	3,409.62	7,387.51	88,650.12	42.6203
3341	BUILDING OFFICIAL	Y	TMMBU	A	5,798.78	12,564.02	150,768.28	72.4848
				B	6,088.70	13,192.18	158,306.20	76.1088
				C	6,393.16	13,851.85	166,222.16	79.9145
				D	6,712.80	14,544.40	174,532.80	83.9100
				E	7,048.45	15,271.64	183,259.70	88.1056
4501	BUILDING PERMIT TECHNICIAN I		TTSSEA	A	2,779.95	6,023.23	72,278.70	34.7494
				B	2,918.97	6,324.44	75,893.22	36.4871
				C	3,064.90	6,640.62	79,687.40	38.3113
				D	3,218.15	6,972.66	83,671.90	40.2269
				E	3,379.07	7,321.32	87,855.82	42.2384
4502	BUILDING PERMIT TECHNICIAN II		TTSSEA	A	3,064.97	6,640.77	79,689.22	38.3121
				B	3,218.23	6,972.83	83,673.98	40.2279
				C	3,379.14	7,321.47	87,857.64	42.2393
				D	3,548.11	7,687.57	92,250.86	44.3514
				E	3,725.51	8,071.94	96,863.26	46.5689
1530	CHIEF INNOVATION OFFICER	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.63	243,895.54	117.2575
1506	CITY ATTORNEY	Y	CONTRACT		11,695.39	25,340.02	304,080.22	146.1924
3110	CITY CLERK	Y	TMMBU	A	5,260.38	11,397.49	136,769.88	65.7548
				B	5,523.41	11,967.39	143,608.66	69.0426
				C	5,799.57	12,565.74	150,788.82	72.4946
				D	6,089.54	13,194.00	158,328.04	76.1193
				E	6,394.02	13,853.71	166,244.52	79.9253
1102	CITY COUNCIL MEMBER		ELECTED		876.93	1,900.02	22,800.18	
2681	CITY ENGINEER	Y	CONF	A	7,088.20	15,357.77	184,293.20	88.6025
				B	7,442.62	16,125.68	193,508.12	93.0328
				C	7,814.75	16,931.96	203,183.50	97.6844
				D	8,205.49	17,778.56	213,342.74	102.5686
				E	8,615.79	18,667.55	224,010.54	107.6974
1501	CITY MANAGER	Y	CONTRACT		13,666.41	29,610.56	355,326.66	170.8301
1112	CITY TREASURER		ELECTED		876.93	1,900.02	22,800.18	
9107	CLERICAL AIDE (H)		LIMITED SERVICE	A				17.0191
				B				17.8701
				C				18.7637
				D				19.7017

CITY OF TRACY

City of Tracy
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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				E				20.6868
3155	CODE COMPLIANCE ANALYST	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
5202	CODE ENFORCEMENT OFFICER		TEAMSTERS	A	3,096.52	6,709.13	80,509.52	38.7065
				B	3,251.34	7,044.57	84,534.84	40.6418
				C	3,413.92	7,396.83	88,761.92	42.6740
				D	3,584.61	7,766.66	93,199.86	44.8076
				E	3,763.84	8,154.99	97,859.84	47.0480
4465	COMMUNICATIONS COORDINATOR		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
3315	COMMUNITY PRESERVATION MANAGER	Y	TMMBU	A	4,520.53	9,794.48	117,533.78	56.5066
				B	4,746.54	10,284.17	123,410.04	59.3318
				C	4,983.88	10,798.41	129,580.88	62.2985
				D	5,233.06	11,338.30	136,059.56	65.4133
				E	5,494.70	11,905.18	142,862.20	68.6838
5513	COMMUNITY SERVICES OFFICER		TEAMSTERS	A	2,703.87	5,858.39	70,300.62	33.7984
				B	2,839.06	6,151.30	73,815.56	35.4883
				C	2,980.98	6,458.79	77,505.48	37.2623
				D	3,130.05	6,781.78	81,381.30	39.1256
				E	3,286.57	7,120.90	85,450.82	41.0821
5222	CONSTRUCTION INSPECTOR I		TEAMSTERS	A	3,474.84	7,528.82	90,345.84	43.4355
				B	3,648.60	7,905.30	94,863.60	45.6075
				C	3,831.01	8,300.52	99,606.26	47.8876
				D	4,022.56	8,715.55	104,586.56	50.2820
				E	4,223.72	9,151.39	109,816.72	52.7965
5223	CONSTRUCTION INSPECTOR II		TEAMSTERS	A	3,831.17	8,300.87	99,610.42	47.8896
				B	4,022.73	8,715.92	104,590.98	50.2841
				C	4,223.85	9,151.68	109,820.10	52.7981
				D	4,435.08	9,609.34	115,312.08	55.4385
				E	4,656.82	10,089.78	121,077.32	58.2103
3347	CONSTRUCTION PROJECT MANAGER	Y	TMMBU	A	5,112.10	11,076.22	132,914.60	63.9013
				B	5,367.71	11,630.04	139,560.46	67.0964
				C	5,636.10	12,211.55	146,538.60	70.4513
				D	5,917.88	12,822.07	153,864.88	73.9735
				E	6,213.78	13,463.19	161,558.28	77.6723
4605	CRIME ANALYST		TTSSEA	A	3,284.86	7,117.20	85,406.36	41.0608
				B	3,449.10	7,473.05	89,676.60	43.1138
				C	3,621.58	7,846.76	94,161.08	45.2698
				D	3,802.66	8,239.10	98,869.16	47.5333
				E	3,992.76	8,650.98	103,811.76	49.9095
5514	CRIME PREVENTION SPECIALIST		TEAMSTERS	A	2,800.78	6,068.36	72,820.28	35.0098
				B	2,940.85	6,371.84	76,462.10	36.7606
				C	3,087.90	6,690.45	80,285.40	38.5988
				D	3,242.26	7,024.90	84,298.76	40.5283
				E	3,404.37	7,376.14	88,513.62	42.5546
3622	CRIME SCENE PROP UNIT SUPER		TMMBU Non-	A	3,344.25	7,245.88	86,950.50	41.8031

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
			Exempt	B	3,511.45	7,608.14	91,297.70	43.8931
				C	3,686.99	7,988.48	95,861.74	46.0874
				D	3,871.34	8,387.90	100,654.84	48.3918
				E	4,064.92	8,807.33	105,687.92	50.8115
5517	CRIME SCENE TECHNICIAN		TEAMSTERS	A	3,033.25	6,572.04	78,864.50	37.9156
				B	3,184.87	6,900.55	82,806.62	39.8109
				C	3,344.13	7,245.62	86,947.38	41.8016
				D	3,511.35	7,607.93	91,295.10	43.8919
				E	3,686.92	7,988.33	95,859.92	46.0865
3407	CROSS CONCT CONTROL SPECIALIST	Y	TMMBU	A	3,344.25	7,245.88	86,950.50	41.8031
				B	3,511.45	7,608.14	91,297.70	43.8931
				C	3,686.99	7,988.48	95,861.74	46.0874
				D	3,871.34	8,387.90	100,654.84	48.3918
				E	4,064.92	8,807.33	105,687.92	50.8115
1108	CULTURAL ARTS COMMISSIONER				Stipend of $50.00 per meeting.			
3162	CULTURAL ARTS DIVISION MGR	Y	TMMBU	A	5,429.95	11,764.89	141,178.70	67.8744
				B	5,701.45	12,353.14	148,237.70	71.2681
				C	5,986.52	12,970.79	155,649.52	74.8315
				D	6,285.84	13,619.32	163,431.84	78.5730
				E	6,600.12	14,300.26	171,603.12	82.5015
4459	CULTURAL ARTS PROGRAM COORD		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
3524	CULTURAL ARTS SUPERVISOR	Y	TMMBU	A	4,197.18	9,093.89	109,126.68	52.4648
				B	4,407.04	9,548.59	114,583.04	55.0880
				C	4,627.40	10,026.03	120,312.40	57.8425
				D	4,858.76	10,527.31	126,327.76	60.7345
				E	5,101.71	11,053.71	132,644.46	63.7714
4461	CULTURAL ARTS TECHNICAL COORD		TTSSEA	A	2,437.39	5,281.01	63,372.14	30.4674
				B	2,559.24	5,545.02	66,540.24	31.9905
				C	2,687.21	5,822.29	69,867.46	33.5901
				D	2,821.56	6,113.38	73,360.56	35.2695
				E	2,962.63	6,419.03	77,028.38	37.0329
3523	CULTURAL ARTS TECHNICAL SUPV	Y	TMMBU	A	3,484.30	7,549.32	90,591.80	43.5538
				B	3,658.53	7,926.82	95,121.78	45.7316
				C	3,841.44	8,323.12	99,877.44	48.0180
				D	4,033.51	8,739.27	104,871.26	50.4189
				E	4,235.21	9,176.29	110,115.46	52.9401
3113	CYBER SECURITY OFFICER	Y	TMMBU	A	5,058.74	10,960.60	131,527.24	63.2343
				B	5,311.69	11,508.66	138,103.94	66.3961
				C	5,577.26	12,084.06	145,008.76	69.7158
				D	5,856.13	12,688.28	152,259.38	73.2016
				E	6,148.94	13,322.70	159,872.44	76.8618
9552	D.A.R.E. OFFICER		LIMITED SERVICE	A				39.9345
				B				41.9329
				C				44.0300
				D				46.2261
				E				48.5429
2571	DEPUTY CITY ATTORNEY I	Y	CONF	A	5,561.82	12,050.61	144,607.32	69.5228
				B	5,839.91	12,653.14	151,837.66	72.9989

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				C	6,131.93	13,285.85	159,430.18	76.6491
				D	6,438.52	13,950.13	167,401.52	80.4815
				E	6,760.43	14,647.60	175,771.18	84.5054
2572	DEPUTY CITY ATTORNEY II	Y	CONF	A	6,118.01	13,255.69	159,068.26	76.4751
				B	6,423.92	13,918.49	167,021.92	80.2990
				C	6,745.12	14,614.43	175,373.12	84.3140
				D	7,082.39	15,345.18	184,142.14	88.5299
				E	7,436.49	16,112.40	193,348.74	92.9561
4116	DEPUTY CITY CLERK		TTSSEA	A	3,233.97	7,006.94	84,083.22	40.4246
				B	3,395.68	7,357.31	88,287.68	42.4460
				C	3,565.46	7,725.16	92,701.96	44.5683
				D	3,743.74	8,111.44	97,337.24	46.7968
				E	3,930.93	8,517.02	102,204.18	49.1366
2711	DEPUTY POLICE CHIEF	Y	CONF	A	7,523.46	16,300.83	195,609.96	94.0433
				B	7,899.64	17,115.89	205,390.64	98.7455
				C	8,294.62	17,971.68	215,660.12	103.6828
				D	8,709.34	18,870.24	226,442.84	108.8668
				E	9,144.82	19,813.78	237,765.32	114.3103
1528	DIRECTOR OF COMM. & ECON DEV.	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.62	243,895.49	117.2575
1522	DIRECTOR OF FINANCE	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.62	243,895.49	117.2575
1518	DIRECTOR OF HUMAN RESOURCES	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.62	243,895.49	117.2575
1527	DIRECTOR OF MOBILITY & HOUSING	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.62	243,895.49	117.2575
1524	DIRECTOR OF PUBLIC WORKS	Y	DEPT HEAD	MIN	8,278.29	17,936.30	215,235.56	103.4786
				MAX	10,060.56	21,797.88	261,574.51	125.7570
1516	DIRECTOR PARKS & RECREATION	Y	DEPT HEAD	MIN	7,723.66	16,734.60	200,815.20	96.5458
				MAX	9,380.60	20,324.62	243,895.49	117.2575
3208	ECONOMIC DEVELOPMENT ANALYST I	Y	TMMBU	A	3,528.65	7,645.41	91,744.90	44.1081
				B	3,705.08	8,027.67	96,332.08	46.3135
				C	3,890.34	8,429.07	101,148.84	48.6293
				D	4,084.86	8,850.53	106,206.36	51.0608
				E	4,289.10	9,293.05	111,516.60	53.6138
3209	ECONOMIC DEVELOPMNT ANALYST II	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
3207	ECONOMIC DEVELOPMENT MANAGER	Y	TMMBU	A	5,517.44	11,954.45	143,453.44	68.9680
				B	5,793.29	12,552.13	150,625.54	72.4161
				C	6,082.97	13,179.77	158,157.22	76.0371
				D	6,387.11	13,838.74	166,064.86	79.8389
				E	6,706.47	14,530.69	174,368.22	83.8309
5325	ELECTRICIAN		TEAMSTERS	A	3,843.28	8,327.11	99,925.28	48.0410
				B	4,035.47	8,743.52	104,922.22	50.4434
				C	4,237.25	9,180.71	110,168.50	52.9656
				D	4,449.09	9,639.70	115,676.34	55.6136
				E	4,671.54	10,121.67	121,460.04	58.3943

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9105	ENGINEERING INTERN		LIMITED SERVICE	A				22.5640
				B				23.6949
				C				24.8809
				D				26.1216
				E				27.4282
5221	ENGINEERING TECHNICIAN I		TEAMSTERS	A	3,058.88	6,627.57	79,530.88	38.2360
				B	3,211.82	6,958.94	83,507.32	40.1478
				C	3,372.41	7,306.89	87,682.66	42.1551
				D	3,541.03	7,672.23	92,066.78	44.2629
				E	3,718.11	8,055.91	96,670.86	46.4764
5225	ENGINEERING TECHNICIAN II		TEAMSTERS	A	3,372.43	7,306.93	87,683.18	42.1554
				B	3,541.05	7,672.28	92,067.30	44.2631
				C	3,718.12	8,055.93	96,671.12	46.4765
				D	3,904.04	8,458.75	101,505.04	48.8005
				E	4,099.19	8,881.58	106,578.94	51.2399
3412	ENVIRONMENTAL COMPLIANCE ANLST	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
5424	ENVIRONMENTAL COMPLIANCE TECH		TEAMSTERS	A	2,900.00	6,283.33	75,400.00	36.2500
				B	3,044.98	6,597.46	79,169.48	38.0623
				C	3,197.25	6,927.38	83,128.50	39.9656
				D	3,357.09	7,273.70	87,284.34	41.9636
				E	3,524.93	7,637.35	91,648.18	44.0616
5313	EQUIPMENT MECHANIC I		TEAMSTERS	A	2,811.22	6,090.98	73,091.72	35.1403
				B	2,951.76	6,395.48	76,745.76	36.8970
				C	3,099.35	6,715.26	80,583.10	38.7419
				D	3,254.31	7,051.01	84,612.06	40.6789
				E	3,417.03	7,403.57	88,842.78	42.7129
5314	EQUIPMENT MECHANIC II		TEAMSTERS	A	3,099.34	6,715.24	80,582.84	38.7418
				B	3,254.32	7,051.03	84,612.32	40.6790
				C	3,417.02	7,403.54	88,842.52	42.7128
				D	3,587.87	7,773.72	93,284.62	44.8484
				E	3,767.26	8,162.40	97,948.76	47.0908
4108	EXECUTIVE ASSISTANT		TTSSEA	A	2,964.97	6,424.10	77,089.22	37.0621
				B	3,113.21	6,745.29	80,943.46	38.9151
				C	3,268.88	7,082.57	84,990.88	40.8610
				D	3,432.32	7,436.69	89,240.32	42.9040
				E	3,603.94	7,808.54	93,702.44	45.0493
2581	EXECUTIVE ASSISTANT TO CM		CONF Non-Mgmt	A	3,480.59	7,541.28	90,495.34	43.5074
				B	3,654.60	7,918.30	95,019.60	45.6825
				C	3,837.33	8,314.22	99,770.58	47.9666
				D	4,029.21	8,729.96	104,759.46	50.3651
				E	4,230.65	9,166.41	109,996.90	52.8831
8108	EXECUTIVE ASSISTANT-CONF		CONF Non-Mgmt	A	3,038.50	6,583.42	79,001.00	37.9813
				B	3,190.44	6,912.62	82,951.44	39.8805
				C	3,349.95	7,258.23	87,098.70	41.8744
				D	3,517.43	7,621.10	91,453.18	43.9679
				E	3,693.32	8,002.19	96,026.32	46.1665
9635	FACILITY ATTENDANT		LIMITED SERVICE	A				21.7406
				B				22.8276

CITY OF TRACY

City of Tracy
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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				C				23.9695
				D				25.1663
				E				26.4290
3107	FINANCIAL ANALYST I	Y	TMMBU	A	3,528.65	7,645.41	91,744.90	44.1081
				B	3,705.08	8,027.67	96,332.08	46.3135
				C	3,890.34	8,429.07	101,148.84	48.6293
				D	4,084.86	8,850.53	106,206.36	51.0608
				E	4,289.10	9,293.05	111,516.60	53.6138
3108	FINANCIAL ANALYST II	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
3404	FLEET SUPERVISOR	Y	TMMBU	A	4,067.42	8,812.74	105,752.92	50.8428
				B	4,270.75	9,253.29	111,039.50	53.3844
				C	4,484.30	9,715.98	116,591.80	56.0538
				D	4,708.49	10,201.73	122,420.74	58.8561
				E	4,943.93	10,711.85	128,542.18	61.7991
3120	GIS ANALYST	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
4206	GIS TECHNICIAN		TTSSEA	A	3,284.86	7,117.20	85,406.36	41.0608
				B	3,449.10	7,473.05	89,676.60	43.1138
				C	3,621.58	7,846.76	94,161.08	45.2698
				D	3,802.66	8,239.10	98,869.16	47.5333
				E	3,992.76	8,650.98	103,811.76	49.9095
3215	HOMELESS SERVICES MANAGER	Y	TMMBU	A	5,015.84	10,867.65	130,411.84	62.6980
				B	5,266.63	11,411.03	136,932.38	65.8329
				C	5,529.97	11,981.60	143,779.22	69.1246
				D	5,806.46	12,580.66	150,967.96	72.5808
				E	6,096.77	13,209.67	158,516.02	76.2096
2511	HUMAN RESOURCES ANALYST I	Y	CONF	A	3,616.17	7,835.04	94,020.42	45.2021
				B	3,796.99	8,226.81	98,721.74	47.4624
				C	3,986.82	8,638.11	103,657.32	49.8353
				D	4,186.16	9,070.01	108,840.16	52.3270
				E	4,395.47	9,523.52	114,282.22	54.9434
2512	HUMAN RESOURCES ANALYST II	Y	CONF	A	4,158.48	9,010.04	108,120.48	51.9810
				B	4,366.41	9,460.56	113,526.66	54.5801
				C	4,584.72	9,933.56	119,202.72	57.3090
				D	4,813.98	10,430.29	125,163.48	60.1748
				E	5,054.68	10,951.81	131,421.68	63.1835
2562	HUMAN RESOURCES MANAGER	Y	CONF	A	5,564.59	12,056.61	144,679.34	69.5574
				B	5,842.82	12,659.44	151,913.32	73.0353
				C	6,134.97	13,292.44	159,509.22	76.6871
				D	6,441.73	13,957.08	167,484.98	80.5216
				E	6,763.84	14,654.99	175,859.84	84.5480
4301	HUMAN RESOURCES TECHNICIAN		CONF Non-Mgmt	A	3,085.50	6,685.25	80,223.00	38.5688
				B	3,239.78	7,019.52	84,234.28	40.4973
				C	3,401.77	7,370.50	88,446.02	42.5221
				D	3,571.87	7,739.05	92,868.62	44.6484
				E	3,750.45	8,125.98	97,511.70	46.8806

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
4204	INFO SYSTEMS TECHNICIAN I		TTSSEA	A	2,856.41	6,188.89	74,266.66	35.7051
				B	2,999.23	6,498.33	77,979.98	37.4904
				C	3,149.20	6,823.27	81,879.20	39.3650
				D	3,306.66	7,164.43	85,973.16	41.3333
				E	3,472.00	7,522.67	90,272.00	43.4000
4205	INFO SYSTEMS TECHNICIAN II		TTSSEA	A	3,284.86	7,117.20	85,406.36	41.0608
				B	3,449.10	7,473.05	89,676.60	43.1138
				C	3,621.58	7,846.76	94,161.08	45.2698
				D	3,802.66	8,239.10	98,869.16	47.5333
				E	3,992.76	8,650.98	103,811.76	49.9095
2553	INFO TECHNOLOGY MANAGER	Y	CONF	A	5,564.59	12,056.61	144,679.34	69.5574
				B	5,842.82	12,659.44	151,913.32	73.0353
				C	6,134.97	13,292.44	159,509.22	76.6871
				D	6,441.73	13,957.08	167,484.98	80.5216
				E	6,763.84	14,654.99	175,859.84	84.5480
3111	INFO TECHNOLOGY SPECIALIST	Y	TMMBU	A	3,941.85	8,540.68	102,488.10	49.2731
				B	4,138.96	8,967.75	107,612.96	51.7370
				C	4,345.90	9,416.12	112,993.40	54.3238
				D	4,563.17	9,886.87	118,642.42	57.0396
				E	4,791.34	10,381.24	124,574.84	59.8918
5413	INSTRUMENTATION TECHNICIAN		TEAMSTERS	A	3,568.28	7,731.27	92,775.28	44.6035
				B	3,746.70	8,117.85	97,414.20	46.8338
				C	3,934.05	8,523.78	102,285.30	49.1756
				D	4,130.72	8,949.89	107,398.72	51.6340
				E	4,337.27	9,397.42	112,769.02	54.2159
9108	INTERN/GENERAL (H)		LIMITED SERVICE	A				22.5640
				B				23.6949
				C				24.8809
				D				26.1216
				E				27.4282
5224	JUNIOR ENGINEER		TEAMSTERS	A	3,717.97	8,055.60	96,667.22	46.4746
				B	3,903.88	8,458.41	101,500.88	48.7985
				C	4,099.04	8,881.25	106,575.04	51.2380
				D	4,304.01	9,325.36	111,904.26	53.8001
				E	4,519.22	9,791.64	117,499.72	56.4903
5423	LABORATORY QA OFFICER	Y	TMMBU	A	3,372.71	7,307.54	87,690.46	42.1589
				B	3,541.37	7,672.97	92,075.62	44.2671
				C	3,718.43	8,056.60	96,679.18	46.4804
				D	3,904.33	8,459.38	101,512.58	48.8041
				E	4,099.57	8,882.40	106,588.82	51.2446
5421	LABORATORY TECHNICIAN I		TEAMSTERS	A	2,775.82	6,014.28	72,171.32	34.6978
				B	2,914.58	6,314.92	75,779.08	36.4323
				C	3,060.34	6,630.74	79,568.84	38.2543
				D	3,213.35	6,962.26	83,547.10	40.1669
				E	3,374.00	7,310.33	87,724.00	42.1750
5422	LABORATORY TECHNICIAN II		TEAMSTERS	A	3,060.28	6,630.61	79,567.28	38.2535
				B	3,213.29	6,962.13	83,545.54	40.1661
				C	3,373.95	7,310.23	87,722.70	42.1744
				D	3,542.64	7,675.72	92,108.64	44.2830
				E	3,719.77	8,059.50	96,714.02	46.4971
3508	LANDSCAPE ARCHITECT	Y	TMMBU	A	4,463.66	9,671.26	116,055.16	55.7958
				B	4,686.81	10,154.76	121,857.06	58.5851

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				C	4,921.15	10,662.49	127,949.90	61.5144
				D	5,167.22	11,195.64	134,347.72	64.5903
				E	5,425.60	11,755.47	141,065.60	67.8200
4109	LEGAL SECRETARY		CONF Non-Mgmt	A	3,314.19	7,180.75	86,168.94	41.4274
				B	3,479.88	7,539.74	90,476.88	43.4985
				C	3,653.90	7,916.78	95,001.40	45.6738
				D	3,836.58	8,312.59	99,751.08	47.9573
				E	4,028.42	8,728.24	104,738.92	50.3553
3130	LEGISLATIVE ANALYST	Y	TMMBU	A	4,463.64	9,671.22	116,054.64	55.7955
				B	4,686.82	10,154.78	121,857.32	58.5853
				C	4,921.15	10,662.49	127,949.90	61.5144
				D	5,167.23	11,195.67	134,347.98	64.5904
				E	5,425.59	11,755.45	141,065.34	67.8199
9636	LIFEGUARD		LIMITED SERVICE	A				17.0191
				B				17.8701
				C				18.7637
				D				19.7017
				E				20.6868
9303	MAINTENANCE AIDE		LIMITED SERVICE	A				19.1602
				B				20.1154
				C				21.1147
				D				22.1688
				E				23.2778
5301	MAINTENANCE WORKER I		TEAMSTERS	A	2,069.14	4,483.14	53,797.64	25.8643
				B	2,172.61	4,707.32	56,487.86	27.1576
				C	2,281.22	4,942.64	59,311.72	28.5153
				D	2,395.28	5,189.77	62,277.28	29.9410
				E	2,515.05	5,449.28	65,391.30	31.4381
5303	MAINTENANCE WORKER II		TEAMSTERS	A	2,628.19	5,694.41	68,332.94	32.8524
				B	2,759.61	5,979.16	71,749.86	34.4951
				C	2,897.57	6,278.07	75,336.82	36.2196
				D	3,042.45	6,591.98	79,103.70	38.0306
				E	3,194.56	6,921.55	83,058.56	39.9320
3151	MANAGEMENT ANALYST I	Y	TMMBU	A	3,528.65	7,645.41	91,744.90	44.1081
				B	3,705.08	8,027.67	96,332.08	46.3135
				C	3,890.34	8,429.07	101,148.84	48.6293
				D	4,084.86	8,850.53	106,206.36	51.0608
				E	4,289.10	9,293.05	111,516.60	53.6138
3152	MANAGEMENT ANALYST II	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
4463	MARKETING COORDINATOR		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
1101	MAYOR		ELECTED		969.24	2,100.02	25,200.24	
3527	MEDIA SERVICES SUPERVISOR		TMMBU Non-Exempt	A	3,484.30	7,549.32	90,591.80	43.5538
				B	3,658.53	7,926.82	95,121.78	45.7316
				C	3,841.44	8,323.12	99,877.44	48.0180

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	4,033.51	8,739.27	104,871.26	50.4189
				E	4,235.21	9,176.29	110,115.46	52.9401
5531	METER READER		TEAMSTERS	A	1,792.88	3,884.57	46,614.88	22.4110
				B	1,882.51	4,078.77	48,945.26	23.5314
				C	1,976.64	4,282.72	51,392.64	24.7080
				D	2,075.45	4,496.81	53,961.70	25.9431
				E	2,179.23	4,721.67	56,659.98	27.2404
4212	MULTIMEDIA COMMUNICATIONS ASST		TTSSEA	A	2,437.39	5,281.01	63,372.14	30.4674
				B	2,559.24	5,545.02	66,540.24	31.9905
				C	2,687.21	5,822.29	69,867.46	33.5901
				D	2,821.56	6,113.38	73,360.56	35.2695
				E	2,962.63	6,419.03	77,028.38	37.0329
4210	MULTIMEDIA COMMUNICATIONS COOR		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
4105	OFFICE ASSISTANT		TTSSEA	A	1,995.78	4,324.19	51,890.28	24.9473
				B	2,095.55	4,540.36	54,484.30	26.1944
				C	2,200.34	4,767.40	57,208.84	27.5043
				D	2,310.37	5,005.80	60,069.62	28.8796
				E	2,425.89	5,256.10	63,073.14	30.3236
3401	OPERATIONS SUPERINTENDENT	Y	TMMBU	A	4,689.30	10,160.15	121,921.80	58.6163
				B	4,923.78	10,668.19	128,018.28	61.5473
				C	5,169.96	11,201.58	134,418.96	64.6245
				D	5,428.47	11,761.69	141,140.22	67.8559
				E	5,699.87	12,349.72	148,196.62	71.2484
3405	OPERATIONS SUPERVISOR	Y	TMMBU	A	3,907.22	8,465.64	101,587.72	48.8403
				B	4,102.56	8,888.88	106,666.56	51.2820
				C	4,307.68	9,333.31	111,999.68	53.8460
				D	4,523.05	9,799.94	117,599.30	56.5381
				E	4,749.20	10,289.93	123,479.20	59.3650
4110	PARALEGAL		CONF Non-Mgmt	A	3,645.61	7,898.82	94,785.86	45.5701
				B	3,827.89	8,293.76	99,525.14	47.8486
				C	4,019.28	8,708.44	104,501.28	50.2410
				D	4,220.25	9,143.88	109,726.50	52.7531
				E	4,431.26	9,601.06	115,212.76	55.3908
1107	PARKS & REC COMMISSIONER				Stipend of $50.00 per meeting.			
3509	PARKS PLANNING & DEVELOP MGR	Y	TMMBU	A	4,910.00	10,638.33	127,660.00	61.3750
				B	5,155.50	11,170.25	134,043.00	64.4438
				C	5,413.26	11,728.73	140,744.76	67.6658
				D	5,683.94	12,315.20	147,782.44	71.0493
				E	5,968.16	12,931.01	155,172.16	74.6020
3507	PARKS PROJECT COORDINATOR	Y	TMMBU	A	3,880.86	8,408.53	100,902.36	48.5108
				B	4,074.91	8,828.97	105,947.66	50.9364
				C	4,278.67	9,270.45	111,245.42	53.4834
				D	4,492.60	9,733.97	116,807.60	56.1575
				E	4,717.22	10,220.64	122,647.72	58.9653
3306	PLAN CHECK ENGINEER	Y	TMMBU	A	5,434.17	11,774.04	141,288.42	67.9271
				B	5,705.87	12,362.72	148,352.62	71.3234
				C	5,991.17	12,980.87	155,770.42	74.8896
				D	6,290.74	13,629.94	163,559.24	78.6343

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				E	6,605.28	14,311.44	171,737.28	82.5660
5214	PLAN EXAMINER I		TEAMSTERS	A	3,736.61	8,095.99	97,151.86	46.7076
				B	3,923.49	8,500.90	102,010.74	49.0436
				C	4,119.65	8,925.91	107,110.90	51.4956
				D	4,325.61	9,372.16	112,465.86	54.0701
				E	4,541.92	9,840.83	118,089.92	56.7740
5215	PLAN EXAMINER II		TEAMSTERS	A	4,119.72	8,926.06	107,112.72	51.4965
				B	4,325.75	9,372.46	112,469.50	54.0719
				C	4,542.01	9,841.02	118,092.26	56.7751
				D	4,769.10	10,333.05	123,996.60	59.6138
				E	5,007.60	10,849.80	130,197.60	62.5950
1106	PLANNING COMMISSIONER				Stipend of $50.00 per meeting.			
3517	PLANNING MANAGER	Y	TMMBU	A	5,539.09	12,001.36	144,016.34	69.2386
				B	5,816.04	12,601.42	151,217.04	72.7005
				C	6,106.85	13,231.51	158,778.10	76.3356
				D	6,412.19	13,893.08	166,716.94	80.1524
				E	6,732.81	14,587.76	175,053.06	84.1601
4506	PLANNING TECHNICIAN		TTSSEA	A	3,010.82	6,523.44	78,281.32	37.6353
				B	3,161.38	6,849.66	82,195.88	39.5173
				C	3,319.44	7,192.12	86,305.44	41.4930
				D	3,485.42	7,551.74	90,620.92	43.5678
				E	3,659.71	7,929.37	95,152.46	45.7464
9503	POLICE CADET		LIMITED SERVICE	A				21.4111
				B				22.4872
				C				23.6071
				D				24.7820
				E				26.0227
6212	POLICE CAPTAIN		TPMA	A	7,181.44	15,559.79	186,717.44	89.7680
				B	7,540.53	16,337.82	196,053.78	94.2566
				C	7,917.54	17,154.67	205,856.04	98.9693
				D	8,313.42	18,012.41	216,148.92	103.9178
				E	8,729.13	18,913.12	226,957.38	109.1141
1513	POLICE CHIEF	Y	DEPT HEAD	MIN	9,392.47	20,350.35	244,204.21	117.4059
				MAX	11,416.65	24,736.07	296,832.82	142.7081
4603	POLICE COMM RELATIONS COORD		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
6103	POLICE CORPORAL		TPOA	A	4,433.97	9,606.94	115,283.22	55.4246
				B	4,655.68	10,087.31	121,047.68	58.1960
				C	4,888.46	10,591.66	127,099.96	61.1058
				D	5,132.90	11,121.28	133,455.40	64.1613
				E	5,389.56	11,677.38	140,128.56	67.3695
4604	POLICE HOMELESS OUTREACH COORD		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
9501	POLICE INTERN/PARKING ENFORCE		LIMITED SERVICE	A				21.4111
				B				22.4872

CITY OF TRACY

City of Tracy
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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				C				23.6071
				D				24.7820
				E				26.0227
6211	POLICE LIEUTENANT		TPMA	A	6,215.37	13,466.64	161,599.62	77.6921
				B	6,526.13	14,139.95	169,679.38	81.5766
				C	6,852.45	14,846.98	178,163.70	85.6556
				D	7,195.07	15,589.32	187,071.82	89.9384
				E	7,554.82	16,368.78	196,425.32	94.4353
6102	POLICE OFFICER		TPOA	A	4,030.88	8,733.57	104,802.88	50.3860
				B	4,232.43	9,170.27	110,043.18	52.9054
				C	4,444.05	9,628.78	115,545.30	55.5506
				D	4,666.28	10,110.27	121,323.28	58.3285
				E	4,899.59	10,615.78	127,389.34	61.2449
6101	POLICE OFFICER TRAINEE		TPOA	A	3,505.01	7,594.19	91,130.26	43.8126
				B				0.0000
				C				0.0000
				D				0.0000
				E				0.0000
9517	POLICE RANGE MASTER		LIMITED SERVICE	A				34.2249
				B				35.9377
				C				37.7275
				D				39.6160
				E				41.5925
4103	POLICE RECORDS ASSISTANT I		TTSSEA	A	2,474.08	5,360.51	64,326.08	30.9260
				B	2,597.81	5,628.59	67,543.06	32.4726
				C	2,727.70	5,910.02	70,920.20	34.0963
				D	2,864.05	6,205.44	74,465.30	35.8006
				E	3,007.26	6,515.73	78,188.76	37.5908
4104	POLICE RECORDS ASSISTANT II		TTSSEA	A	2,727.66	5,909.93	70,919.16	34.0958
				B	2,864.05	6,205.44	74,465.30	35.8006
				C	3,007.22	6,515.64	78,187.72	37.5903
				D	3,157.58	6,841.42	82,097.08	39.4698
				E	3,315.48	7,183.54	86,202.48	41.4435
3626	POLICE RECORDS SUPERVISOR	Y	TMMBU	A	3,546.21	7,683.46	92,201.46	44.3276
				B	3,723.53	8,067.65	96,811.78	46.5441
				C	3,909.70	8,471.02	101,652.20	48.8713
				D	4,105.19	8,894.58	106,734.94	51.3149
				E	4,310.43	9,339.27	112,071.18	53.8804
9551	POLICE RESERVE OFFICER		LIMITED SERVICE	A				44.5242
6105	POLICE SERGEANT		TPOA	A	4,981.78	10,793.86	129,526.28	62.2723
				B	5,230.89	11,333.60	136,003.14	65.3861
				C	5,492.46	11,900.33	142,803.96	68.6558
				D	5,767.07	12,495.32	149,943.82	72.0884
				E	6,055.41	13,120.06	157,440.66	75.6926
2712	POLICE SUPPORT OPERATIONS MGR	Y	CONF	A	6,298.32	13,646.36	163,756.32	78.7290
				B	6,613.25	14,328.71	171,944.50	82.6656
				C	6,943.89	15,045.10	180,541.14	86.7986
				D	7,291.08	15,797.34	189,568.08	91.1385
				E	7,655.64	16,587.22	199,046.64	95.6955
4701	POLICE SUPPORT SERVICES TECH		TTSSEA	A	3,010.82	6,523.44	78,281.32	37.6353
				B	3,161.38	6,849.66	82,195.88	39.5173
				C	3,319.44	7,192.12	86,305.44	41.4930

CITY OF TRACY

City of Tracy
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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	3,485.42	7,551.74	90,620.92	43.5678
				E	3,659.71	7,929.37	95,152.46	45.7464
9638	POOL MANAGER		LIMITED SERVICE	A				23.3986
				B				24.5734
				C				25.7922
				D				27.0879
				E				28.4383
9533	PROFESS STANDARDS OFFICER		LIMITED SERVICE	A				57.0415
				B				59.8963
				C				62.8938
				D				66.0341
				E				69.3391
9110	PROGRAM ASSISTANT		LIMITED SERVICE	MIN				17.0191
				MAX				28.3505
9231	PROJECT SPECIALIST I		LIMITED SERVICE	MIN				17.0191
				MAX				54.9113
9232	PROJECT SPECIALIST II		LIMITED SERVICE	MIN				54.9223
				MAX				154.8079
5518	PROPERTY & EVIDENCE TECHNICIAN		TEAMSTERS	A	2,668.20	5,781.10	69,373.20	33.3525
				B	2,801.60	6,070.13	72,841.60	35.0200
				C	2,941.69	6,373.66	76,483.94	36.7711
				D	3,088.77	6,692.34	80,308.02	38.6096
				E	3,243.20	7,026.93	84,323.20	40.5400
2585	PUBLIC INFORMATION OFFICER	Y	CONF	A	4,362.25	9,451.54	113,418.50	54.5281
				B	4,580.37	9,924.14	119,089.62	57.2546
				C	4,809.37	10,420.30	125,043.62	60.1171
				D	5,049.86	10,941.36	131,296.36	63.1233
				E	5,302.36	11,488.45	137,861.36	66.2795
3623	PUBLIC SAFETY DISPATCH SUPER	Y	TMMBU	A	4,115.19	8,916.25	106,994.94	51.4399
				B	4,320.95	9,362.06	112,344.70	54.0119
				C	4,537.02	9,830.21	117,962.52	56.7128
				D	4,763.86	10,321.70	123,860.36	59.5483
				E	5,002.06	10,837.80	130,053.56	62.5258
5502	PUBLIC SAFETY DISPATCHER I		TEAMSTERS	A	3,082.55	6,678.86	80,146.30	38.5319
				B	3,236.66	7,012.76	84,153.16	40.4583
				C	3,398.48	7,363.37	88,360.48	42.4810
				D	3,568.40	7,731.53	92,778.40	44.6050
				E	3,746.85	8,118.18	97,418.10	46.8356
5503	PUBLIC SAFETY DISPATCHER II		TEAMSTERS	A	3,391.61	7,348.49	88,181.86	42.3951
				B	3,561.17	7,715.87	92,590.42	44.5146
				C	3,739.24	8,101.69	97,220.24	46.7405
				D	3,926.19	8,506.75	102,080.94	49.0774
				E	4,122.51	8,932.11	107,185.26	51.5314
9512	PUBLIC SAFETY DISPATCH-PERDIEM		LIMITED SERVICE	A				36.3550
				B				38.1777
				C				40.0883
				D				42.0866
				E				44.1948
3214	REAL PROPERTY AGENT	Y	TMMBU	A	3,880.86	8,408.53	100,902.36	48.5108
				B	4,074.91	8,828.97	105,947.66	50.9364
				C	4,278.67	9,270.45	111,245.42	53.4834

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	4,492.60	9,733.97	116,807.60	56.1575
				E	4,717.22	10,220.64	122,647.72	58.9653
9631	RECREATION LEADER I		LIMITED SERVICE	A				17.0191
				B				17.8701
				C				18.7637
				D				19.7017
				E				20.6868
9632	RECREATION LEADER II		LIMITED SERVICE	A				20.6316
				B				21.6637
				C				22.7507
				D				23.8817
				E				25.0785
9633	RECREATION LEADER III		LIMITED SERVICE	A				23.3986
				B				24.5734
				C				25.7922
				D				27.0879
				E				28.4383
4401	RECREATION PROGRAM COORD		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
3513	RECREATION SERVICES MANAGER	Y	TMMBU	A	4,616.86	10,003.20	120,038.36	57.7108
				B	4,847.73	10,503.42	126,040.98	60.5966
				C	5,090.11	11,028.57	132,342.86	63.6264
				D	5,344.63	11,580.03	138,960.38	66.8079
				E	5,611.85	12,159.01	145,908.10	70.1481
3505	RECREATION SERVICES SUPERVISOR	Y	TMMBU	A	4,197.17	9,093.87	109,126.42	52.4646
				B	4,407.03	9,548.57	114,582.78	55.0879
				C	4,627.39	10,026.01	120,312.14	57.8424
				D	4,858.75	10,527.29	126,327.50	60.7344
				E	5,101.69	11,053.66	132,643.94	63.7711
9626	RECREATION SPECIALIZED INSTR		LIMITED SERVICE	MIN				17.0191
				MAX				58.4249
4113	SENIOR ACCOUNT CLERK		TTSSEA	A	2,698.49	5,846.73	70,160.74	33.7311
				B	2,833.40	6,139.03	73,668.40	35.4175
				C	2,975.09	6,446.03	77,352.34	37.1886
				D	3,123.84	6,768.32	81,219.84	39.0480
				E	3,280.02	7,106.71	85,280.52	41.0003
3105	SENIOR ACCOUNTANT	Y	TMMBU	A	4,361.63	9,450.20	113,402.38	54.5204
				B	4,579.73	9,922.75	119,072.98	57.2466
				C	4,808.71	10,418.87	125,026.46	60.1089
				D	5,049.15	10,939.83	131,277.90	63.1144
				E	5,301.61	11,486.82	137,841.86	66.2701
4202	SENIOR ACCOUNTING TECHNICIAN		TTSSEA	A	3,499.13	7,581.45	90,977.38	43.7391
				B	3,674.10	7,960.55	95,526.60	45.9263
				C	3,857.82	8,358.61	100,303.32	48.2228
				D	4,050.71	8,776.54	105,318.46	50.6339
				E	4,253.26	9,215.40	110,584.76	53.1658
5525	SENIOR ANIMAL SERVICES OFFICER		TEAMSTERS	A	2,814.17	6,097.37	73,168.42	35.1771
				B	2,954.89	6,402.26	76,827.14	36.9361
				C	3,102.62	6,722.34	80,668.12	38.7828

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				D	3,257.76	7,058.48	84,701.76	40.7220
				E	3,420.66	7,411.43	88,937.16	42.7583
5323	SENIOR BLDG MAINT WORKER		TEAMSTERS	A	3,092.40	6,700.20	80,402.40	38.6550
				B	3,247.00	7,035.17	84,422.00	40.5875
				C	3,409.34	7,386.90	88,642.84	42.6168
				D	3,579.83	7,756.30	93,075.58	44.7479
				E	3,758.84	8,144.15	97,729.84	46.9855
3304	SENIOR CIVIL ENGINEER	Y	TMMBU	A	5,434.32	11,774.36	141,292.32	67.9290
				B	5,706.03	12,363.07	148,356.78	71.3254
				C	5,991.34	12,981.24	155,774.84	74.8918
				D	6,290.91	13,630.31	163,563.66	78.6364
				E	6,605.46	14,311.83	171,741.96	82.5683
5228	SENIOR CONSTRUCTION INSPECTOR		TEAMSTERS	A	4,214.30	9,130.98	109,571.80	52.6788
				B	4,425.02	9,587.54	115,050.52	55.3128
				C	4,646.27	10,066.92	120,803.02	58.0784
				D	4,878.58	10,570.26	126,843.08	60.9823
				E	5,122.51	11,098.77	133,185.26	64.0314
5315	SENIOR EQUIPMENT MECHANIC		TEAMSTERS	A	3,409.30	7,386.82	88,641.80	42.6163
				B	3,579.74	7,756.10	93,073.24	44.7468
				C	3,758.73	8,143.92	97,726.98	46.9841
				D	3,946.67	8,551.12	102,613.42	49.3334
				E	4,143.99	8,978.65	107,743.74	51.7999
4208	SENIOR INFO SYSTEMS TECHNICIAN		TTSSEA	A	3,613.34	7,828.90	93,946.84	45.1668
				B	3,794.02	8,220.38	98,644.52	47.4253
				C	3,983.72	8,631.39	103,576.72	49.7965
				D	4,182.92	9,062.99	108,755.92	52.2865
				E	4,392.05	9,516.11	114,193.30	54.9006
5428	SENIOR LABORATORY TECHNICIAN		TEAMSTERS	A	3,366.30	7,293.65	87,523.80	42.0788
				B	3,534.61	7,658.32	91,899.86	44.1826
				C	3,711.34	8,041.24	96,494.84	46.3918
				D	3,896.91	8,443.31	101,319.66	48.7114
				E	4,091.76	8,865.48	106,385.76	51.1470
9637	SENIOR LIFEGUARD		LIMITED SERVICE	A				20.6316
				B				21.6637
				C				22.7507
				D				23.8817
				E				25.0785
5305	SENIOR MAINTENANCE WORKER		TEAMSTERS	A	2,893.36	6,268.95	75,227.36	36.1670
				B	3,038.01	6,582.36	78,988.26	37.9751
				C	3,189.91	6,911.47	82,937.66	39.8739
				D	3,349.42	7,257.08	87,084.92	41.8678
				E	3,516.87	7,619.89	91,438.62	43.9609
3203	SENIOR PLANNER	Y	TMMBU	A	4,658.47	10,093.35	121,120.22	58.2309
				B	4,891.39	10,598.01	127,176.14	61.1424
				C	5,135.98	11,127.96	133,535.48	64.1998
				D	5,392.78	11,684.36	140,212.28	67.4098
				E	5,662.41	12,268.56	147,222.66	70.7801
4410	SENIOR POLICE RECORDS ASSNT		TTSSEA	A	3,007.27	6,515.75	78,189.02	37.5909
				B	3,157.68	6,841.64	82,099.68	39.4710
				C	3,315.51	7,183.61	86,203.26	41.4439
				D	3,481.30	7,542.82	90,513.80	43.5163
				E	3,655.34	7,919.90	95,038.84	45.6918

CITY OF TRACY

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Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
5520	SENIOR PROP & EVIDENCE TECH		TEAMSTERS	A	2,935.01	6,359.19	76,310.26	36.6876
				B	3,081.76	6,677.15	80,125.76	38.5220
				C	3,235.85	7,011.01	84,132.10	40.4481
				D	3,397.63	7,361.53	88,338.38	42.4704
				E	3,567.52	7,729.63	92,755.52	44.5940
5504	SENIOR PUBLIC SAFETY DISPATCH		TEAMSTERS	A	3,739.07	8,101.32	97,215.82	46.7384
				B	3,926.03	8,506.40	102,076.78	49.0754
				C	4,122.32	8,931.69	107,180.32	51.5290
				D	4,328.45	9,378.31	112,539.70	54.1056
				E	4,544.89	9,847.26	118,167.14	56.8111
5416	SENIOR UT MECHANIC		TEAMSTERS	A	3,939.51	8,535.61	102,427.26	49.2439
				B	4,136.49	8,962.40	107,548.74	51.7061
				C	4,343.31	9,410.51	112,926.06	54.2914
				D	4,560.48	9,881.04	118,572.48	57.0060
				E	4,788.50	10,375.08	124,501.00	59.8563
5356	SENIOR UTILITIES WORKER		TEAMSTERS	A	3,038.57	6,583.57	79,002.82	37.9821
				B	3,190.36	6,912.45	82,949.36	39.8795
				C	3,349.79	7,257.88	87,094.54	41.8724
				D	3,517.79	7,621.88	91,462.54	43.9724
				E	3,692.50	8,000.42	96,005.00	46.1563
9109	SUMMER STUDENT INTERN		LIMITED SERVICE	A				17.0191
3343	SUPERVISING BUILDING INSP	Y	TMMBU	A	4,463.66	9,671.26	116,055.16	55.7958
				B	4,686.81	10,154.76	121,857.06	58.5851
				C	4,921.15	10,662.49	127,949.90	61.5144
				D	5,167.22	11,195.64	134,347.72	64.5903
				E	5,425.60	11,755.47	141,065.60	67.8200
3345	SUPERVISING CONSTRUCTION INSP	Y	TMMBU	A	4,635.73	10,044.08	120,528.98	57.9466
				B	4,867.51	10,546.27	126,555.26	60.8439
				C	5,110.89	11,073.60	132,883.14	63.8861
				D	5,366.43	11,627.27	139,527.18	67.0804
				E	5,634.75	12,208.63	146,503.50	70.4344
3117	SYSTEM ADMINISTRATOR	Y	TMMBU	A	4,057.86	8,792.03	105,504.36	50.7233
				B	4,260.74	9,231.60	110,779.24	53.2593
				C	4,473.78	9,693.19	116,318.28	55.9223
				D	4,697.48	10,177.87	122,134.48	58.7185
				E	4,932.35	10,686.76	128,241.10	61.6544
9361	THEATRE TECHNICIAN (H)		LIMITED SERVICE	A				32.6218
				B				34.2469
				C				35.9598
				D				37.7605
				E				39.6491
4420	TRANSIT COORDINATOR		TTSSEA	A	2,902.48	6,288.71	75,464.48	36.2810
				B	3,047.61	6,603.16	79,237.86	38.0951
				C	3,199.98	6,933.29	83,199.48	39.9998
				D	3,359.98	7,279.96	87,359.48	41.9998
				E	3,527.98	7,643.96	91,727.48	44.0998
3515	TRANSIT MANAGER	Y	TMMBU	A	4,520.53	9,794.48	117,533.78	56.5066
				B	4,746.54	10,284.17	123,410.04	59.3318
				C	4,983.88	10,798.41	129,580.88	62.2985
				D	5,233.06	11,338.30	136,059.56	65.4133
				E	5,494.70	11,905.18	142,862.20	68.6838
1109	TRANSPORT COMMISSIONER				Stipend of $50.00 per meeting.			

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
3426	UTILITIES LABORATORY SUPTNDT	Y	TMMBU	A	4,689.30	10,160.15	121,921.80	58.6163
				B	4,923.78	10,668.19	128,018.28	61.5473
				C	5,169.96	11,201.58	134,418.96	64.6245
				D	5,428.47	11,761.69	141,140.22	67.8559
				E	5,699.87	12,349.72	148,196.62	71.2484
3417	UTILITIES LABORATORY SUPV	Y	TMMBU	A	4,135.12	8,959.43	107,513.12	51.6890
				B	4,341.87	9,407.39	112,888.62	54.2734
				C	4,558.97	9,877.77	118,533.22	56.9871
				D	4,786.92	10,371.66	124,459.92	59.8365
				E	5,026.27	10,890.25	130,683.02	62.8284
3403	UTILITIES LINE MAINT SPRNTNDNT	Y	TMMBU	A	4,777.77	10,351.84	124,222.02	59.7221
				B	5,016.65	10,869.41	130,432.90	62.7081
				C	5,267.49	11,412.90	136,954.74	65.8436
				D	5,530.85	11,983.51	143,802.10	69.1356
				E	5,807.39	12,582.68	150,992.14	72.5924
5350	UTILITIES WORKER I		TEAMSTERS	A	2,171.78	4,705.52	56,466.28	27.1473
				B	2,280.62	4,941.34	59,296.12	28.5078
				C	2,394.21	5,187.46	62,249.46	29.9276
				D	2,514.49	5,448.06	65,376.74	31.4311
				E	2,641.45	5,723.14	68,677.70	33.0181
5353	UTILITIES WORKER II		TEAMSTERS	A	2,758.88	5,977.57	71,730.88	34.4860
				B	2,897.31	6,277.51	75,330.06	36.2164
				C	3,041.44	6,589.79	79,077.44	38.0180
				D	3,194.17	6,920.70	83,048.42	39.9271
				E	3,353.61	7,266.16	87,193.86	41.9201
3423	UTILITY MAINTAINANCE SPRNTNDNT	Y	TMMBU	A	4,866.20	10,543.43	126,521.20	60.8275
				B	5,109.51	11,070.61	132,847.26	63.8689
				C	5,364.99	11,624.15	139,489.74	67.0624
				D	5,633.23	12,205.33	146,463.98	70.4154
				E	5,914.89	12,815.60	153,787.14	73.9361
3419	UTILITY MAINTENANCE SUPERVISOR	Y	TMMBU	A	4,333.47	9,389.19	112,670.22	54.1684
				B	4,550.13	9,858.62	118,303.38	56.8766
				C	4,777.65	10,351.58	124,218.90	59.7206
				D	5,016.52	10,869.13	130,429.52	62.7065
				E	5,267.36	11,412.61	136,951.36	65.8420
5411	UTILITY MECHANIC I		TEAMSTERS	A	3,250.28	7,042.27	84,507.28	40.6285
				B	3,412.78	7,394.36	88,732.28	42.6598
				C	3,583.42	7,764.08	93,168.92	44.7928
				D	3,762.59	8,152.28	97,827.34	47.0324
				E	3,950.71	8,559.87	102,718.46	49.3839
5412	UTILITY MECHANIC II		TEAMSTERS	A	3,581.36	7,759.61	93,115.36	44.7670
				B	3,760.44	8,147.62	97,771.44	47.0055
				C	3,948.45	8,554.98	102,659.70	49.3556
				D	4,145.88	8,982.74	107,792.88	51.8235
				E	4,353.18	9,431.89	113,182.68	54.4148
5404	UTILITY OPERATOR		TEAMSTERS	A	4,382.04	9,494.42	113,933.04	54.7755
				B	4,601.09	9,969.03	119,628.34	57.5136
				C	4,831.16	10,467.51	125,610.16	60.3895
				D	5,072.73	10,990.92	131,890.98	63.4091
				E	5,326.36	11,540.45	138,485.36	66.5795
3422	WASTEWATER OP SUPERINTENDENT	Y	TMMBU	A	4,866.20	10,543.43	126,521.20	60.8275
				B	5,109.51	11,070.61	132,847.26	63.8600

CITY OF TRACY

City of Tracy
Master Salary Schedule

Effective 03/08/2026

Class	Position Title	Salaried	Unit	Step	Bi-Weekly Salary	Monthly Salary	Annual Salary	Hourly Rate
				C	5,364.96	11,624.08	139,488.96	67.0620
				D	5,633.21	12,205.29	146,463.46	70.4151
				E	5,914.87	12,815.55	153,786.62	73.9359
5405	WASTEWATER TREAT PLANT OP I		TEAMSTERS	A	3,080.45	6,674.31	80,091.70	38.5056
				B	3,234.46	7,008.00	84,095.96	40.4308
				C	3,396.18	7,358.39	88,300.68	42.4523
				D	3,566.00	7,726.33	92,716.00	44.5750
				E	3,744.31	8,112.67	97,352.06	46.8039
5406	WASTEWATER TREAT PLANT OP II		TEAMSTERS	A	3,396.29	7,358.63	88,303.54	42.4536
				B	3,566.07	7,726.49	92,717.82	44.5759
				C	3,744.37	8,112.80	97,353.62	46.8046
				D	3,931.62	8,518.51	102,222.12	49.1453
				E	4,128.21	8,944.46	107,333.46	51.6026
5407	WASTEWATER TREAT PLANT OP III		TEAMSTERS	A	3,737.52	8,097.96	97,175.52	46.7190
				B	3,924.34	8,502.74	102,032.84	49.0543
				C	4,120.58	8,927.92	107,135.08	51.5073
				D	4,326.63	9,374.37	112,492.38	54.0829
				E	4,542.95	9,843.06	118,116.70	56.7869
3421	WATER OPS SUPERINTENDENT	Y	TMMBU	A	4,824.12	10,452.26	125,427.12	60.3015
				B	5,065.31	10,974.84	131,698.06	63.3164
				C	5,318.59	11,523.61	138,283.34	66.4824
				D	5,584.51	12,099.77	145,197.26	69.8064
				E	5,863.73	12,704.75	152,456.98	73.2966
9351	WATER PATROL AIDE (H)		LIMITED SERVICE	A				19.4347
				B				20.4120
				C				21.4222
				D				22.4982
				E				23.6182
3415	WATER RESOURCES&COMPLIANCE MGR	Y	TMMBU	A	4,520.53	9,794.48	117,533.78	56.5066
				B	4,746.54	10,284.17	123,410.04	59.3318
				C	4,983.88	10,798.41	129,580.88	62.2985
				D	5,233.06	11,338.30	136,059.56	65.4133
				E	5,494.70	11,905.18	142,862.20	68.6838
5401	WATER TREATMENT PLANT OPER I		TEAMSTERS	A	3,281.99	7,110.98	85,331.74	41.0249
				B	3,446.09	7,466.53	89,598.34	43.0761
				C	3,618.38	7,839.82	94,077.88	45.2298
				D	3,799.30	8,231.82	98,781.80	47.4913
				E	3,989.25	8,643.38	103,720.50	49.8656
5402	WATER TREATMENT PLANT OPER II		TEAMSTERS	A	3,618.48	7,840.04	94,080.48	45.2310
				B	3,799.40	8,232.03	98,784.40	47.4925
				C	3,989.38	8,643.66	103,723.88	49.8673
				D	4,188.83	9,075.80	108,909.58	52.3604
				E	4,398.27	9,529.59	114,355.02	54.9784
5403	WATER TREATMENT PLANT OPER III		TEAMSTERS	A	3,982.02	8,627.71	103,532.52	49.7753
				B	4,181.12	9,059.09	108,709.12	52.2640
				C	4,390.19	9,512.08	114,144.94	54.8774
				D	4,609.69	9,987.66	119,851.94	57.6211
				E	4,840.16	10,487.01	125,844.16	60.5020

March 2026
FLSA: Exempt
CLASS CODE: XXXX
BARGAINING UNIT: TMMBU

ASSISTANT CITY CLERK

DEFINITION

Under general direction, assist the City Clerk with planning, organizing, overseeing, coordinating, and reviewing the work of staff performing functions and activities of the City Clerk's Office, including administration, election management, the legislative function, archiving of public records and public information, and filing officer services; coordinates assigned activities with other City departments, officials, outside agencies, and the public; fosters cooperative working relationships among City departments; recommends short and long-range planning activities; provides technical support to the City Clerk; and performs related duties, as assigned.

SUPERVISION RECEIVED AND EXERCISED

Receives general direction from assigned supervisory or management staff. Exercises direct and general supervision over assigned staff.

CLASS CHARACTERISTICS

This is a management classification responsible for assisting with planning, organizing, reviewing, and evaluating the day-to-day operations of the City Clerk's Office. Responsibilities include recommendations for developing and implementing policies and procedures for assigned programs, budget administration and reporting, and program evaluation. Incumbents serve as a professional-level resource for organizational, managerial, and operational analyses and studies. Performance of the work requires the use of considerable independence, initiative, and discretion within established guidelines.

EXAMPLES OF TYPICAL JOB FUNCTIONS (Illustrative Only)

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Assist in the development, planning, and implementation of Department goals, objectives, policies, and procedures; establish performance standards and methods for performing administrative functions in support of the functions of the City Clerk Office.
- Plan, develop, and oversee the work of staff involved in preparing, organizing, printing, and distributing agendas for City Council and various other City committees and commissions in accordance with the Brown Act.
- Participates in the selection of staff; trains, motivates, and evaluates assigned personnel; works with employees to correct deficiencies; recommends discipline to the Assistant City Manager.
- Assist in the preparation of the City Clerk Office's budget; assist in budget implementation; participate in the forecast of additional funds needed for staffing, equipment, materials, and supplies, administer the approved budget.
- Evaluate operations and activities of assigned functions; implement improvements and modifications.
- Coordinates City Clerk's Office activities with those of other departments and outside agencies and organizations; provides staff assistance to the City Clerk and other management staff and elected officials; prepares and presents staff reports and other necessary correspondence in support of the City Clerk's Office.

- Assist the City Clerk with elections and other legal requirements of the City Clerk's Office; monitor Conflict of Interest and Campaign Statements as required by local and state law; respond to questions on elections.
- Assists with oversight of the operations of the City-wide records management program, document imaging system, and records preservation and destruction; ensures legal compliance retention schedules for City records; reviews, recommends and updates records retention policies and procedures; research City documents, historical information, and other information as needed; attests, indexes, and files all legislative actions.
- Serve as Clerk to the City Council as required; attend City Council and other public meetings and record all official proceedings in the absence of the City Clerk
- Assists the Public Records Coordinator; ensures compliance with the Public Records Act, the Freedom of Information Act, and the Brown Act; reviews and monitors legal requests for records; ensures that all public records are open to inspection as required.
- Assists with the public hearing process for the City Council; supervises the coordination of public hearing packets and public notices of hearings in accordance with various government code requirements and legal deadlines.
- Compose, prepare, and process a variety of notices, documents, agreements, deeds, and resolutions.
- Represents the department to outside agencies and organizations; participate in outside community and professional groups and committees; answer questions and provide information to the public; investigate complaints and recommend corrective action as necessary to resolve complaints.
- Attends and participates in professional group meetings and committees; stays abreast of new trends and innovations in the field of municipal government.
- Monitors changes in laws, regulations, and technology that may affect City or departmental operations; recommends and implements policy and procedural changes as required.
- Responds to difficult and sensitive public inquiries and complaints and assists with resolutions and alternative recommendations.
- Performs other related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Administrative principles and practices, including goal setting, program development, implementation, and evaluation, and project management.
- Principles and practices of employee supervision, including work planning, assignment review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of leadership.
- Principles and practices of budget development and administration.
- Principles, practices, and procedures related to public agency record keeping, municipal elections, and the City Clerk function.
- Functions, authority, responsibilities, and limitations of an elected City Council.
- Automated and manual records management principles and practices, including legal requirements for recording, retention, and disclosure.
- Applicable Federal, State, and local laws, rules, regulations, ordinances, and organizational policies and procedures relevant to assigned area of responsibility, including Public Records Act, the Freedom of Information Act, and the Brown Act, FPPC procedures and regulations, and election laws and procedures.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task

coordination.
- Computers and software programs (e.g., Microsoft software packages) to conduct, compile, and/or generate documentation.

Ability to:

- Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
- Provide administrative, management, and professional leadership for the division.
- Recommend and implement goals, objectives, and practices for providing effective and efficient services.
- Assist with budget preparation and administration; allocate limited resources in a cost-effective manner.
- Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Coordinate municipal elections within legal guidelines.
- Assist with oversight and maintenance of the official records of the City.
- Prepare official minutes, resolutions, ordinances, clear and concise reports, correspondence, policies, procedures, and other written materials.
- Conduct complex research projects, evaluate alternatives, make sound recommendations, and prepare effective technical staff reports.
- Establish and maintain a variety of filing, record-keeping, and tracking systems.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Effectively represent the department and the City in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals.
- Learn and understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
- Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

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

Equivalent to an associate degree in public or business administration or Certified Municipal Clerk (CMC) designation with one (1) or more years of work experience and three (3) years of increasingly responsible experience performing complex administrative support 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 and one (1) year of supervisory experience. A bachelor's degree is highly desirable.

Licenses and Certifications:

- Possession of, or the ability to obtain, a valid Class C California driver's license upon appointment.
- Possession of, or the ability to obtain, a Notary Public certification within one (1) year of appointment.

- Possession of, or the ability to obtain, a Certified Municipal Clerk certification within two (2) years of appointment.
- May be required to complete National Incident Management System (NIMS) Training.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer, and to operate a motor vehicle to visit various City and meeting sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone. Standing in and walking between work areas is frequently required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification frequently bend, stoop, kneel, and reach to perform assigned duties, as well as push and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push, and pull materials and objects up to 10 pounds with the use of proper equipment.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

WORKING CONDITIONS

N/A

DISASTER SERVICE WORKER

All City of Tracy employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the City may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a "Local Emergency" is declared during the employee's shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a "Local Emergency" is declared outside of the employee's shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

AUTHORIZING THE FOLLOWING AMENDMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLAN AND MASTER SALARY SCHEDULE:

(1) ESTABLISH THE CLASSIFICATION AND SALARY RANGE FOR ASSISTANT CITY CLERK
(2) AMEND THE POSITION CONTROL ROSTER TO ADD ONE (1) ASSISTANT CITY CLERK

WHEREAS, the City has established Classification and Compensation Plans and Master Salary Schedule detailing all job classifications and salary ranges; and

WHEREAS, periodically, the Human Resources Department receives requests to review existing classification specifications or to develop new classification specifications to allow for changes that have occurred in areas such as job responsibilities, organizational structure, education, experience, and/or service needs; and

WHEREAS, to support the growing demands and needs of the City Clerk's Office a new classification titled Assistant City Clerk is recommended to address increased workload and staffing needs to better support the division goals; and

WHEREAS, the Public Employees' Retirement Law governs the California Public Employees Retirement System (CalPERS) codified in Title 2 of the California Code of Regulations. Section 570.5 of the California Code of Regulations requires the City Council to approve the rate of pay or classification titles in a publicly available pay schedule for employees who are members of CalPERS; and

WHEREAS, the City's Position Control Roster reflects the funded positions approved in the FY 2025-26 budget and may be amended by a resolution of the City Council; and

WHEREAS, State law also requires that the City Council approve a Master Salary Schedule reflecting the salaries of all personnel; now therefore be it

RESOLVED: That the City Council of the City of Tracy hereby finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City; and be it further

RESOLVED: That the City Council hereby authorizes amendments to the City's Classification and Compensation Plans and Master Salary Schedule, as set forth in the Proposed Master Salary Schedule shown in Attachment A; and be it further

RESOLVED: That the Proposed Master Salary Schedule shall become effective March 8, 2026.

RESOLVED: That the City's Position Control Roster be amended to add one Assistant City Clerk position.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2026

Agenda Item 1.C

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving a Memorandum of Understanding (MOU) between the City of Tracy and the Tracy Unified School District for the funding of supplies for the Drug Abuse Resistance Education (DARE) program for fiscal year 2025-2026.

EXECUTIVE SUMMARY

The City of Tracy and the Tracy Unified School District have collaborated to provide education on drug and alcohol abuse prevention to youth within the Tracy Unified School District. This MOU formalizes the agreement outlining the responsibilities of both parties, including funding and program implementation. The District will provide $15,000 annually to the City to cover DARE program supplies, T-shirts, and graduation expenses, while the City will deliver the program through the Tracy Police Department (TPD).

BACKGROUND AND LEGISLATIVE HISTORY

The City of Tracy has historically supported the Tracy Unified School District in delivering the DARE program to students within the Tracy Unified School District. Recognizing the importance of educating youth on the dangers of drug and alcohol abuse, the City and District have agreed to continue their partnership, with the City taking primary responsibility for program delivery and the District providing financial assistance for supplies. This MOU ensures the continuation of this collaboration for the fiscal year 2025-2026 and includes provisions for automatic annual renewal unless terminated by either party.

ANALYSIS

The MOU outlines the responsibilities of both parties:

City Responsibilities: The Tracy Police Department will provide DARE services to fifth-grade classrooms in the District and submit invoices to the District for supplies purchased after each session.

District Responsibilities: The District will provide $15,000 annually at the beginning of each school year to cover program supplies, T-shirts, and graduation expenses.

Payments will be made within 30 days of receiving invoices from the City.

The agreement also includes provisions for indemnification, insurance, severability, and enforcement under California law. The MOU ensures a clear framework for the continued delivery of the DARE program to benefit the youth of attending the Tracy Unified School District.

FISCAL IMPACT

There is no fiscal impact as the DARE Officer providing instruction is budgeted in the Police Department's operating budget. The Tracy Unified School District has partnered with the Tracy Police Department and will provide $15,000 annually to the City of Tracy to fund DARE program costs to include supplies, T-shirts, and graduation expenses. This funding will support the City's efforts to deliver the program effectively without additional financial burden on the City.

PUBLIC OUTREACH/ INTEREST

The DARE program has been a longstanding initiative in the City of Tracy, with significant community support for its role in educating youth about the dangers of drug and alcohol abuse. The continuation of this program aligns with the community's interest in fostering a safe and healthy environment for children.

COORDINATION

Not applicable

CEQA DETERMINATION

The proposed action is not a "project" under the California Environmental Quality Act "CEQA." Pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that this action will have an effect on the physical environment.

STRATEGIC PLAN

This MOU aligns with the City of Tracy's strategic Public Safety goal of enhancing Community Outreach and Engagement by providing education and resources to prevent drug and alcohol abuse among youth.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution approving a Memorandum of Understanding (MOU) between the City of Tracy and the Tracy Unified School District for the funding of supplies for the Drug Abuse Resistance Education (DARE) program for fiscal year 2025-2026.

Prepared by: Daniel Garcia, Police Lieutenant

Reviewed by: Beth Lyons-McCarthy, Police Support Operations Manager
Sekou Millington, Chief of Police
Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
L. David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

---

1) APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF TRACY AND THE TRACY UNIFIED SCHOOL DISTRICT FOR THE FUNDING OF SUPPLIES FOR THE DRUG ABUSE RESISTANCE EDUCATION (DARE) PROGRAM STARTING FISCAL YEAR 2025-2026 WITH AUTOMATIC RENEWAL UNLESS TERMINATED BY EITHER PARTY.

2) APPROVING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND ANY AMENDMENTS TO THE AGREEMENT.

WHEREAS, the City of Tracy and the Tracy Unified School District have collaborated to provide education on drug and alcohol abuse prevention to youth within the Tracy Unified School District; and

WHEREAS, the City of Tracy Police Department and the Tracy Unified School District have reached an agreement to provide these services, attached hereto (Exhibit 1), and

WHEREAS, the City of Tracy, through the Tracy Police Department, will provide DARE services to fifth-grade classrooms in the Tracy Unified School District, while the Tracy Unified School District will provide $15,000 annually to the City to cover program supplies, T-shirts, and graduation expenses; and

NOW, THEREFORE, be it resolved as follows:

RESOLVED: That the above recitals are true and correct; and be it

FURTHER RESOLVED: That the City Council hereby approves a Memorandum of Understanding with Tracy Unified School District for Police Services attached hereto in Exhibit 1.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on 3rd day of March, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

EXHIBITS:

1) Memorandum of Understanding with Tracy Unified Unified School District

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF TRACY AND TRACY UNIFIED SCHOOL DISTRICT FOR THE FUNDING OF SUPPLIES FOR THE DRUG ABUSE RESISTANCE EDUCATION PROGRAM

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into this 22 day of January, 2026, by and between the CITY OF TRACY ("City") on behalf of its TRACY POLICE DEPARTMENT ("TPD") and the TRACY UNIFIED SCHOOL DISTRICT ("District"). The City and the District may be collectively referred to as "Parties."

RECITALS

WHEREAS, the City recognizes the benefit that providing education to youth on the perils of drug and alcohol abuse offers to the residents of the City of Tracy; and

WHEREAS, the City and the District each recognize that the City is in a much better position to provide such education to youth attending classes within the City of Tracy; and

WHEREAS, in the past, the City has provided financial assistance to the District to provide funding to teach the Drug Abuse Resistance Education program to various students in the District and within the City limits; and

WHEREAS, the City now will be responsible for the Drug Abuse Resistance Education program with the District providing financial assistance each school year to pay for supplies; and

WHEREAS, the City and the District now wish to enter into an agreement setting forth the terms under which the District can provide financial assistance for such education and the City can provide such education for the fiscal year 2025-2026.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

SECTION 1. FUNDING OF SUPPLIES FOR THE DRUG ABUSE RESISTANCE EDUCATION PROGRAM

1. **Responsibilities:** It is agreed by and between the parties hereto that each party have the following responsibilities, unless otherwise noted:

   A. **The City shall:** at the completion of each completed session of DARE services, submit invoices to the District describing the supplies purchased.

   B. **District Shall:**(1) allow TPD personnel access to fifth-grade classrooms at schools located in the District for the purposes of providing DARE services; and (2) at the beginning of each school year, pay the City $15,000 to be used for DARE supplies, T-Shirts, and Graduation Expenses. Within thirty days after the District's receipt of invoice, District shall pay the City based upon the services described on the invoice and approved by the District.

SECTION 2. OTHER TERMS OF AGREEMENT

1. **Initial Term and Renewal/ Termination:** The initial term for this MOU is for one year beginning on the date on which this MOU is fully executed and approved by the Parties. This MOU shall automatically renew for an additional one-year term at the end of the initial term, and shall renew for additional one-year terms each thereafter, unless and until terminated by either Party. Either Party may terminate this MOU at any time with a thirty (30) days advance written notice of termination signed by an authorized representative to the other Party.

2. **Notices:** Any notice, request, approval, or communication to be provided under this MOU shall be in writing and provided by personal service or a form of express mail or service and addressed to:

If to TPD:	If to District:
Attention: Chief of Police	Attention: Superintendent
Tracy Police Department	Tracy Unified School District
1000 Civic Center Dr.,	1875 W Lowell Ave
Tracy, CA 95376	Tracy, CA 95376

Any entity listed above may change its address for receipt of notices, requests, approvals or other communications by providing written notice of the same and new mailing service address to the other entities listed above.

3. **Indemnification:** The Parties agree to indemnify, defend, and hold harmless the other party and its respective board members or council members, agents, officers, and employees from and against any and all claims, demands, lawsuits, or other proceedings, bodily injury, property damages, personal injury, and other liabilities and damages, including attorney's fees and costs, arising out of the indemnifying party's alleged or actual omission, act or negligence in the performance or failure to perform its obligations under this MOU. The indemnity, defense, and hold harmless obligation herein set forth shall survive the termination of this MOU for any alleged or actual omission, act, or negligence in the performance or failure to perform its obligations under this MOU that occurred during the term of this MOU. Each party shall promptly notify the other party of any claim, action, or proceeding and will cooperate fully in the defense.

4. **Insurance:** The Parties shall insure or self-insure as a matter of normal business practice, throughout the term of this MOU in at least the minimum amounts necessary and sufficient to meet reasonable risks. Any party, upon request of the other party, shall forward documentation to the requesting party that demonstrates to the requesting party's satisfaction that they self-insure as a matter of normal business practice before commencing with the services provided hereunder. Either party will accept reasonable proof of self-insurance provided by the other party.

5. **Severability:** In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this MOU shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or section of this MOU which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties.

6. **Entire Agreement:** This MOU represents the entire integrated agreement between the Parties as to its subject. Neither this MOU nor any provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by all of the Parties to this MOU.

7. **Authority of Executing Officer or Party:** By signing below, the signer represents that it has the legal right, power, and authority to enter into and execute this Memorandum and to bind the Party on whose behalf the signer executes this MOU.

8. **Enforcement:** This MOU is made and entered into in the State of California and shall be governed, interpreted and enforced under the laws of the State of California. The Parties agree that jurisdiction and venue of any action involving the validity, interpretation, or enforcement of this MOU or any of its terms, provisions, or obligations, or claiming breach thereof, shall exist exclusively in a court within the San Joaquin County.

9. **Signatures:** This MOU may be executed in two or more counterparts, each of which together will be deemed an original, but all of which together will constitute the same instrument. Using a City-approved method, this MOU may be executed through the use of digital or electronic signatures in accordance with Government Code Section 16.5. The presence of an electronic signature on this MOU will be construed as the Parties' consent to do business electronically.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed by their duly authorized representatives on the date indicated below.

City of Tracy

By: Dan Arriola
Title: Mayor
Date: _____

Tracy Unified School District

_____
By: Robert Pecot, Ed.D.
Title: Superintendent
Date: 2/11/26

Attest:

April Quintanilla, City Clerk

_____
Approved as to form:

L. David Nefouse, City Attorney

_____

March 3, 2026

Agenda Item 1.D

RECOMMENDATION

Staff recommends that the City Council adopt a resolution (1) approving a Professional Services Agreement with the Tracy Unified School District for School Resource Officer Services for the utilization of three (3) Tracy Police Officers to serve as School Resource Officers for a term of four years, July 1, 2025, to June 30, 2029, and a not-to-exceed amount of $2,200,000; and (2) approving the agreement retroactively to July 1, 2025.

EXECUTIVE SUMMARY

This item involves approving a Professional Services agreement, which will provide three (3) Tracy Police Officers to serve as a School Resource Officers for the Tracy Unified School District.

BACKGROUND AND LEGISLATIVE HISTORY

Since 1999, the Tracy Police Department has provided a School Resource Officers to the Tracy Unified School District and has shared the funding for each officer. The last agreement began on August 1st, 2023, and ended on June 30, 2025. This agreement establishes a continued contractual commitment to provide three Tracy Police Officers to serve as School Resource Officers and deliver police services to the Tracy Unified School District.

ANALYSIS

The Tracy Police Department will enhance safety by assigning one Tracy Police Officer to serve as a School Resource Officer for the Tracy Unified School District. The Tracy Police Department has had a long-standing working relationship with the Tracy Unified School District and is willing to fulfill the Tracy Unified School District's request for Police Services. A four-year contract has been negotiated between the Tracy Police Department and the Tracy Unified School District, covering the period from July 1st, 2025, to June 30th, 2029. The School Resource Officer will be stationed at a specific Tracy Unified School District location and will aid the school district in ensuring that the school grounds and surrounding areas are safe from criminal activity.

FISCAL IMPACT

The Tracy Unified School District will compensate the City of Tracy at one-half the actual rate of pay through the Professional Services Agreement for School Resource Officer services for the utilization of three (3) Tracy Police Officers to serve as

School Resource Officers for a term of four years, July 1, 2025 to June 30, 2029 will be $1,930,040, and a not to exceed amount of $2,200,000. The Tracy Unified School Resource Officer position is budgeted within the Tracy Police Operating Budget.

PUBLIC OUTREACH/ INTEREST

The Tracy Unified School Resource Officer position has had significant community support and aligns with the community's interest in fostering a safe school environment.

COORDINATION

Not applicable

CEQA DETERMINATION

The proposed action is not a "project" under the California Environmental Quality Act "CEQA." Pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that this action will have an effect on the physical environment.

STRATEGIC PLAN

This agenda item supports the City of Tracy's strategic plan, Public Safety goal of enhancing Community Outreach and Engagement through Crime Prevention and Reduction Activities.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution authorizing and approving (1) approving a Professional Services Agreement with the Tracy Unified School District for School Resource Officer Services for the utilization of three (3) Tracy Police Officers to serve as School Resource Officers for a term of four years, July 1, 2025, to June 30, 2029, and a not-to-exceed amount of $2,200,000; and 2) approving the agreement retroactively to July 1, 2025.

Prepared by: Daniel Garcia, Police Lieutenant

Reviewed by: Beth Lyons-McCarthy, Police Support Operations Manager
Sekou Millington, Chief of Police
Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
L. David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

---

1) APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE TRACY UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES FOR THE UTILIZATION OF THREE (3) TRACY POLICE OFFICERS TO SERVE AS SCHOOL RESOURCE OFFICERS FOR A TERM OF FOUR YEARS, JULY 1, 2025 TO JUNE 30, 2029, AND A NOT TO EXCEED AMOUNT OF $2,200,000; AND

2) APPROVING THE AGREEMENT RETROACTIVELY TO JULY 1, 2025.

WHEREAS, the City of Tracy Police Department will provide three (3) Tracy Police Officers as School Resource Officer (SRO) and

WHEREAS, the City of Tracy Police Department and the Tracy Unified School District have reached an agreement to provide these services, attached hereto (Exhibit 1), and

WHEREAS, the Tracy Unified School District has agreed to compensate the City of Tracy at one-half the actual rate of pay, based on a 40-hour work week, as described in the Salary Schedule of the Tracy Police Officer's Association MOU and

WHEREAS, the Tracy Unified School District has agreed to compensate the City of Tracy for work in excess of 40 hours or required to perform additional Services, District shall pay additional compensation to City at a rate of 1 ½ times their hourly rate, as directed by Tracy Police Officer's Association MOU, for each hour worked or additional Service performed.

WHEREAS, The cost for a term of four years, July 1, 2025 to June 30, 2029 will be $1,930,040 and a not to exceed amount of $2,200,000 will be funded through the police department's operational budget; and

NOW, THEREFORE, be it resolved as follows:

RESOLVED: That the above recitals are true and correct.; and be it

FURTHER RESOLVED: That the City Council does hereby approve a professional services agreement with Tracy Unified School District, attached as Exhibit 1, to provide

the specified services, for a four year agreement from July 1, 2025 to June 30, 2029 and total not to exceed amount of $2,200,000,

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March, 2026 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

EXHIBITS:

1). Professional Services Agreement with Tracy Unified School District

CITY OF TRACY
PROFESSIONAL SERVICES AGREEMENT
SCHOOL RESOURCES OFFICER SERVICES

This Professional Services Agreement (hereinafter "Agreement") is made and entered between the City of Tracy, a municipal corporation (hereinafter "City"), and the Tracy Unified School District, (hereinafter "District"). City and District are referred to individually as "Party" and collectively as "Parties."

RECITALS

The following recitals are a substantive portion of this agreement:

A. District seeks to provide increased safety at its public schools by utilizing three (3) Tracy City Police Department Officer ("Officer") designated and assigned by the City as School Resource Officer ("SRO").

B. The City desires to assign and designate the Officer to serve as SRO.

C. The Parties do not intend this Agreement to create on the part of the City or the SRO any duty of care other than the normal duty of care of a police officer. The Parties agree that the District is not delegating to the City the District's duty to protect its students from foreseeable dangers and the District acknowledges that it is in the best position to access, discover, and prevent potential threats. The DISTRICT and CITY desire to create an atmosphere of cooperation toward the common goal of providing a safe learning environment for students and staff.

NOW, THEREFORE, in consideration of the recitals, covenants, terms, and conditions, in this Agreement, the Parties agree as follows:

SECTION 1. SCOPE OF SERVICES. The City shall, in its sole discretion, assign and establish the schedule for the SRO to perform the services described in Exhibit "A" in accordance with the terms and conditions contained in this Agreement ("Services"). Exhibit "A" is attached to this agreement and incorporated herein as though fully set forth.

SECTION 2. TERM. The term of this Agreement shall begin on July 1, 2025, and end on June 30, 2029, unless terminated in accordance with Section 12, Termination or Suspension of Agreement or Services. To the extent permitted by law, this Agreement shall apply retroactively.

SECTION 3. DUTIES OF SRO. In addition to any duties described in Exhibit A, the SRO duties shall include but not be limited to:

3.1. SRO will provide law enforcement expertise to assist the school staff and the District in maintaining safety at the District.

3.2. The District and the SRO will work to establish and maintain a collaborative partnership amongst themselves and with the school administration in the SRO's region to provide a safe school environment. The SRO will regularly communicate with the school administration in their region as necessary to share information, discuss issues, and discuss concerns of mutual interest to the City and the District.

3.3. Attend, whenever possible, schools and District in-service training at the invitation of the District Superintendent or designee.

SECTION 4. DUTY SCHEDULE. Currently, the officers assigned as SRO work four days a week, ten hours a day, which is referred to as the "4/10 schedule" in accordance with the City's MOU (as defined below). The City will set the schedule for the SRO to perform the Service at all times considering the District's school hours

and the needs of the City. Whenever possible, it is the intent of the parties that the SRO's duty hours shall conform to the school day. An SRO may be unavailable due to illness, vacation, training, or other department needs. It is not a material breach of this agreement if the SRO and or marked police vehicle is absent from a District campus. Understanding that campus security is a primary concern, the SRO position will be filled by an officer deemed suitable by the department after the assigned officer has been vacant for 2 weeks for any reason until another officer can be chosen for the assignment at the sole discretion of the City.

SECTION 5. SELECTION OF LAW ENFORCEMENT PERSONNEL. The District will provide input regarding the selection of the SRO as described herein.

It is understood and agreed that the SRO assigned to the District will normally be so assigned for four year terms at the direction of the City. Notwithstanding this normal commitment, such personnel may be assigned to other duties within the Police Department for purposes of promotional opportunities, career advancement, or otherwise determined by the Chief of Police, unless otherwise prohibited by law or City policy. The City shall provide the District Superintendent with prior notice regarding any person's reassignment from the District.

In the event that the District Superintendent reasonably believes that an SRO is not performing his/her duties or responsibilities, the District Superintendent or designee shall notify the City in writing of the reasons the SRO is not effectively or proficiently performing his/her duties or responsibilities and may also recommend that the SRO be removed as an SRO. Within ten (10) school days of such notice, the City or Police Chief or their designee, shall meet with the SRO and the District Superintendent or their designee and attempt to resolve any problems which may exist. At such meeting, specified City, District, or school staff may also be present upon mutual agreement of the City and Superintendent or their designees. If reasonable attempts are made to resolve any issues that may exist and the issues cannot be resolved, then the SRO may be removed from the SRO program at the City's discretion at the request of the District Superintendent.

The City Chief of Police, at their discretion, may dismiss or reassign the SRO based on departmental rules, regulations, administration reasons, and/or departmental directives, or when it is in the best interest of the City to do so.

In the event of resignation, dismissal, or reassignment of the SRO, or in the case of long-term absence by the SRO, five or more workdays, the City shall attempt to provide a temporary replacement of the SRO, and a temporary replacement for the SRO shall be made as soon as practical.

SECTION 6. COMPENSATION. For the performance of the Services, the District shall pay the City one- half of the actual rate of pay for an SRO, based on a 40-hour work week. The Officers salaries are set forth in the Salary Schedule located in the Memorandum of Understanding between the City and the Tracy Police Officers Association (July 1, 2025 through June 30, 2029) ("MOU"). The MOU is public information and can be found at https://www.cityoftracy.org/our-city/departments/human-resources/salary-schedules-mous-and-benefits.

Pursuant to the MOU, Officers receive a 5% pay increase when assigned as an SRO. This 5% increase will be included in the cost of their services the District will pay to the City.

Therefore, based on the MOU the amount paid by the District for three officers to serve as described in this Agreement, not including assigned work in excess of 40 hours, will be $482,510 per year , but shall not exceed $550,000 per year.

$321,673.25	Fully Burdened Step E + 5% incentive
3	Officer
$965,020	
50%	School District Share

$482,510 District Annual Portion

If the officer is assigned work in excess of 40 hours or required to perform Additional Services, District shall pay additional compensation to City at a rate of 1 ½ times their hourly rate, as directed by the MOU, for each hour worked or additional Service performed. "Additional Services" shall mean any work that is deemed by City to be necessary for the proper implementation of Services, but not included within the Scope of Services described in Exhibit "A".

SECTION 7. INVOICES. City will bill District actual costs for services thirty (30) days in arrears beginning July 1, 2025 and District shall remit payment within thirty (30) days.

SECTION 8. EMPLOYMENT OF OFFICER(S). City shall retain control over supervision, wages, and other terms and conditions of employment of the Officers and SRO providing the Services under this Agreement. The Parties acknowledge that such officers are held to the requirements of the law and City policies and procedures. The District may provide feedback to the City regarding the evaluation of the officers; however, the City shall be responsible for evaluating, managing, and supervising the Officers. The District shall immediately notify City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the duty schedule and quality of Services.

SECTION 9. COMPLIANCE WITH LAWS. The Parties shall keep themselves informed of and in compliance with all federal, state, and local laws, ordinances, regulations, and orders that may affect in any manner the performance of the Services or those engaged to perform Services under this Agreement.

SECTION 10. INDEMNITY. The District shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers from and against any and all liability, claims, losses, damage, cost, expenses, awards, fines, judgements and expenses of litigation , (including without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) arising out of or in connection with the assigned officer's performance of work or their failure to comply with any of its obligations contained in this Agreement, except such loss or damage which was caused by the active negligence by the City, or the gross or willful misconduct of the assigned officer.

10.1 The City shall indemnify, defend, and hold harmless the District, its officers, officials, volunteers and employees from and against any and all claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of the active negligence by the City or the gross or willful misconduct of the assigned officer during the performance of work hereunder.

10.2 If an indemnifying party defends or prosecutes any third party claim, the indemnified party will reasonably cooperate in the defense or prosecution thereof and will furnish such records, information and testimony, provide such witnesses and attend such conferences, discovery proceedings, hearings, trials and appeals as may be reasonably requested in connection with such third party claim. Such cooperation will include access during normal business hours afforded to the indemnifying party to, and reasonable retention by the indemnified party of, records and information that are reasonably relevant to such third party claim, and making the indemnified party and its employees and agents available on a mutually convenient basis to provide additional information and explanation of any material provided hereunder.

10.3 In the event of concurrent negligence on the part of District or any of its officers, directors, trustees, employees, agents or volunteers, and City or any of its officers, officials, employees, agents or volunteers, the liability for any and all such claims, demands and actions in law equity for such losses, fines, penalties, forfeiture, costs and damages shall be apportioned under the State of California's theory of comparative negligence as presently established or as may be modified hereafter.

10.4 Each party shall immediately notify the other party of any claims or legal actions arising out of the performance of this Agreement. With the exception of claims or actions against one another, each party will reasonably cooperate in the defense of claims or actions against either party arising under this Agreement, or legal challenges brought as to the validity of the Agreement.

10.5 This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the City shall be a person specifically authorized by the legislative body of the City to execute this Agreement, at the level of City Manager or City Attorney or equivalent. The provisions of this indemnity section shall survive the expiration or termination of the Agreement.

10.6 If the District rejects a tender of defense by the City and/or the Officers under this Agreement, and it is later determined that the City and/or the officer breached no duty of care and/or was immune from liability, the District shall reimburse the City and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City and/or officer settles a liability claim, with or without participation by the District. The Parties understand that student privacy rights may limit the City's and SROs' access to District information, and that the District has broader authority to set and enforce rules governing operation of schools than does the City. For these reasons, among others, the Parties agree that it is not the intent of the Agreement to create a duty of care by the City or its assigned officer/SRO that they would not owe in the absence of the Agreement. The Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter and/or a duty to intervene) by the City or the assigned officer/SRO and the absence of the assigned officer and/or the patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge that by entering into this Agreement, neither the City nor its assigned officer/SRO intends to waive any immunities to which they would be entitled in the absence of the Agreement.

SECTION 11. INSURANCE. District shall, throughout the duration of this Agreement, maintain insurance to cover District, its agents, representatives, and employees in connection with the performance of services under this Agreement at the minimum levels set forth herein.

11.1 Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) "per occurrence" coverage shall be maintained in an amount not less than $4,000,000 general aggregate and $2,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.

11.2 Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") "claims made" coverage shall be maintained in an amount not less than $1,000,000 per accident for bodily injury and property damage.

11.3 Workers' Compensation coverage shall be maintained as required by the State of California.

11.4 Professional Liability "claims made" coverage shall be maintained to cover damages that may be the result of errors, omissions, or negligent acts of Contractor in an amount not less than $1,000,000 per claim.

11.5 Endorsements. District shall obtain endorsements to the automobile and commercial general liability insurance policies with the following provisions:

11.5.1 The City (including its elected officials, officers, employees, agents, and volunteers) shall be

named as an additional "insured."

11.5.2 For any claims related to this Agreement, District coverage shall be primary insurance with respect to the City. Any insurance maintained by the City shall be excess of the District's insurance and shall not contribute with it.

11.6 Notice of Cancellation. District shall notify the City if the policy is 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. District shall immediately obtain a replacement policy.

11.7 Authorized Insurers. All insurance companies providing coverage to District 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.

11.8 Insurance Certificate. District shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance and endorsements, in a form satisfactory to the City, before the City signs this Agreement.

11.9 Substitute Certificates. District shall provide a substitute certificate of insurance no later than 30 days prior to the policy expiration date of any insurance policy required by this Agreement.

11.10 District's Obligation. Maintenance of insurance by the District as specified in this Agreement shall in no way be interpreted as relieving the District of any responsibility whatsoever (including indemnity obligations under this Agreement), and the District may carry, at its own expense, such additional insurance as it deems necessary. Failure to provide or maintain any insurance policies or endorsements required herein may result in the City terminating this Agreement.

SECTION 12. TERMINATION OR SUSPENSION OF AGREEMENT OR SERVICES.

12.1 Either Party may suspend the performance of the Services, in whole or in part, or terminate this Agreement, with or without cause, by giving thirty (30) days prior written notice thereof to the other Party. Upon receipt of such notice, City will immediately discontinue its performance of the Services.

12.2 Upon such suspension or termination by either Party, City will be paid for the Services rendered or materials delivered to District in accordance with the Scope of Services on or before the effective date (i.e., 30 days after giving notice) of suspension or termination.

12.3 No payment, partial payment, acceptance, or partial acceptance by City will operate as a waiver on the part of City of any of its rights under this Agreement.

SECTION 13. NOTICES. All notices hereunder will be given in writing and mailed, postage prepaid, by certified mail, addressed as follows:

To City:
Tracy Police Department
Attn: Bureau of Special Operations, Captain
1000 Civic Center Drive
Tracy, California 95376

With a copy to
City Attorney's Office

333 Civic Center Plaza
Tracy, CA 95376

With a copy To District:
Tracy Unified School District
Attn: Superintendent
1875 W Lowell Ave
Tracy, CA 95376

SECTION 14 – DISPUTE RESOLUTION AND VENUE. If any dispute arises between the City and District that cannot be settled after engaging in good faith negotiations, City and District agree to resolve the dispute in accordance with the following:

14.1 Each Party shall designate a senior management or executive level representative to negotiate the dispute;

14.2 The representatives shall attempt, through good faith negotiations, to resolve the dispute by any means within their authority.

14.3 If the issue(s) remain unresolved after fifteen (15) days following the first day of the meeting between the Parties, the Parties shall attempt to resolve the disagreement by negotiations between legal counsel. If the aforementioned process fails, the Parties shall resolve any remaining disputes through mediation to expedite the resolution of the dispute.

14.4 The mediation process shall provide for the selection of a mediator within fifteen (15) days after it is determined that the aforementioned process has failed by one of the Parties. The Parties shall agree to the selection of a disinterested third person to serve as a mediator, which shall be commenced within thirty (30) days after selection of a mediator (provided, however, if the Parties agree upon a mediator, and that mediator is not available until after thirty (30) days, the time frame may be extended out by mutual written agreement of the Parties..

14.5 The Parties shall equally bear the costs of any third-party mediator in any alternative dispute resolution process.

14.6 The dispute resolution process is a material condition to this Agreement and must be exhausted prior to either Party initiating legal action. This dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code §§ 900 et seq.

14.7 If the dispute resolution process does not lead to a complete resolution of the issues, the Parties shall them be subject to Section 20.2 of this Agreement.

SECTION 15. CONFLICT OF INTEREST.

15.1 Both Parties certify that they will comply with all laws applicable to governmental agencies and related conflicts of interest.

15.2 If the City determines the District is a "Consultant," as that term is defined by the Regulations of the Fair Political Practices Commission, District shall within five (5) days of written notice of such

determination by the City, file the appropriate financial disclosure documents required by the Tracy Municipal Code and the Political Reform Act.

SECTION 16. NONDISCRIMINATION. The District and City certify that in the performance of this Agreement, they shall not discriminate in the employment of or interaction with any person because of race, skin color, gender, age, religion, disability, national origin, ancestry, sexual orientation, housing status, marital status, familial status, weight or height of such person.

SECTION 17. PERSONAL INFORMATION. If, pursuant to this Agreement with District, City shares with District personal information as defined in California Civil Code Section 1798.81.S(d) about a California resident ("Personal Information"), District shall maintain reasonable and appropriate security procedures to protect that personal information, and shall inform City immediately upon learning that there has been a breach in the security of the system or in the security of the personal information. District shall not use personal information for direct marketing purposes without City's express written consent. Similarly, the City shall maintain reasonable and appropriate security procedures to protect personal information pertaining to District students or employees.

SECTION 18. PREVAILING PARTY. The prevailing party in any action brought to enforce the provisions of this Agreement may recover its reasonable costs and attorneys' fees expended in connection with that action.

The prevailing party shall be entitled to recover an amount equal to the fair market value of legal services provided by attorneys employed by it as well as any attorneys' fees paid to third parties.

SECTION 19. SEVERABILITY. If any part hereof is illegal or invalid for any reason, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

SECTION 20. MISCELLANEOUS

20.1 Amendments. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both Parties

20.2 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, Superior Court.

20.3 Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

20.4 Construction of Agreement. Each Party hereto has had an equivalent opportunity to participate in the drafting of this Agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting Party shall not apply hereto.

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

20.6 Controlling Provisions. In the case of any conflict between the terms of this Agreement and the Exhibits hereto, and Consultant's proposal (if any), the Agreement shall control. In the case of any conflict between the Exhibits hereto and the Consultant's proposal (if any), the Exhibits shall

control. Nothing contained in this Agreement is intended to amend, modify, supersede, or in any way diminish the terms of the MOU.

20.7 Entire Agreement. This Agreement and the attached Exhibits comprise the entire integrated understanding between the Parties concerning the services to be performed. This Agreement supersedes all prior negotiations, representations, or agreements. All exhibits attached hereto are incorporated by reference herein.

20.8 Signatures. The individuals executing this Agreement on behalf of the District represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of Consultant.

20.9 Counterparts. City and District agree that this Agreement may be executed in two or more counterparts, each of which shall be deemed an original.

20.10 Waiver. 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. No waiver shall be effective unless it is in writing and signed by the waiving party.

SECTION 21. INTEGRATION OF PRIOR TERMS AND CONDITIONS. This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the City shall be a person specifically authorized by the legislative body of the City to execute this Agreement at the level of City Manager or City Attorney or equivalent.

The indemnity sections shall survive termination or expiration of this Agreement.

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

City of Tracy

By: Dan Arriola
Title: Mayor
Date: _____

Attest:

April Quintanilla, City Clerk

_____
Approved as to form:

L. David Nefouse, City Attorney

_____

_____

Tracy Unified School District

_____
By: Robert Pecot, Ed.D.
Title: Superintendent
Date: 2/11/26

Exhibit: A Scope of Services

EXHIBIT "A" SCOPE OF SERVICES

The District School Resource Officer ("SRO") shall perform the following Services. Notwithstanding anything contained in this exhibit or the Agreement to the contrary, neither the City, nor the Tracy Police Department, is assuming any of the District's responsibility (or accompanying liability) for providing safe school grounds, minimizing criminal activity, or any other obligation customary carried out by a school district.

Role of the Resource Officer:

1. SRO shall take reasonable action to assist the District in making the District's school grounds and adjacent grounds safe from criminal activity.
2. To the extent practicable, develop a rapport with school staff and students to minimize disruptive influences on campus.
3. Take reasonable action to assist the District with all aspects of crime prevention and school safety.
4. Take reasonable action to assist the District in the prevention of truancy.
5. Travel between District campuses, with the District understanding and acknowledging that such travel will take the Officers off-campus and result in the lack of the presence of an officer and marked vehicle during such times.

Responsibilities/Procedures:

1. The SRO shall assist the District in resolving truancy issues, including, to the extent practicable, attending Student Attendance Review Board (SARB) meetings and Truancy Mediation Meetings with District Attorney; other duties may include providing information on criminal consequences of truancy.
2. Testify at the District Discipline Review Board and Student Attendance Review Board when requested and provided the SROs requested to testify have knowledge of the facts at issue.
3. To the extent practicable, take reasonable action to assist the District when an emergency situation occurs. The District is primarily responsible for the management, transportation, and release of the students; however, it is intended that the SROs will take responsibility for making the campus safe, preventing further disruption on campus, and protecting any crime scene.
4. Take reasonable action to locate runaways and assist in the investigation of reported missing District students, as it relates to their attendance at school.
5. Take crime reports for incidents that occur on campus or related to school activities.
6. Participate in both site and District safety meetings
7. To the extent required by law, appear and testify in court when needed, provided the SROs requested to testify have knowledge of the facts at issue.
8. Work in collaboration with school security.
9. Provide statistics related to crime, as requested.
10. Take reasonable action to assist the District in school investigations that involve criminal violations.

Hours and Days:

1. Provide Police services during the school year and at mutually agreed to summertime activities (i.e., summer school, registration days.)
2. Officers are currently assigned to work the "4/10 Schedule" (four, ten-hour days per week), and will work with the District to arrange for the days to be covered. Currently, all SRO's work either a Monday-Thursday or Tuesday-Friday, which comports to the school days, the days

which see the most calls for service on the campuses, and the Officers' MOU with the City.

3. Officers must be flexible with their time and/or overtime to assist in evening supervision of nighttime activities and weekend activities.
4. After Hours Community Policing. The SRO shall assist the District in providing security, directing traffic, and interacting with students and the community at activities such as football games, school dances, graduation ceremonies, etc., as mutually agreed upon. The City will invoice the District for the actual cost, (typically 1 ½ times the Officers' salaries as prescribed to in the MOU with the City), for the officers that work these events.

March 3, 2026

Agenda Item 1.E

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving Amendment No. 2 to the Professional Services Agreement with Harris & Associates, Inc., a California Corporation, for additional design-related services for the Pavement Rehabilitation Project Fiscal Year 2022-2023, Pavement Management Program, Phase 1(A), Capital Improvement Project 73186, increasing the compensation by $38,700 for a total revised contract not-to-exceed amount of $406,978.

EXECUTIVE SUMMARY

This agenda item seeks the adoption of a resolution approving Amendment No. 2 to the Professional Services Agreement (PSA) with Harris & Associates, Inc., a California Corporation, for an additional design-related scope for 26 curb ramp upgrades at various locations along Tracy Boulevard and Grant Line Road. The scope includes the preparation of plans, specifications, and construction cost estimates for the Pavement Rehabilitation Project Fiscal Year 2022-2023 (FY22-23), Pavement Management Program, Phase 1(A), Capital Improvement Project (CIP) 73186.

BACKGROUND AND LEGISLATIVE HISTORY

Pavement Rehabilitation Project FY22-23, Pavement Management Program, Phase 1(A), CIP 73186, (Project) is an approved Capital Improvement Project for the annual pavement rehabilitation of City streets. The Project includes Tracy Boulevard between Eleventh Street and Centre Court Drive, and Grant Line Road between Naglee Road and Walmart Driveway, 3010 W Grant Line Road (Attachment A). These locations were selected based on the Pavement Management Program project prioritization that the City staff brought to Council on May 2, 2023, focusing on the City's arterial roads for pavement rehabilitation for FY22-23.

On August 24, 2023, City staff issued a Request for Proposals (RFP) for professional services to develop project plans, specifications, and cost estimates, including project management, coordination, and pre-design research. On October 5, 2023, the City received four (4) proposals in response to the RFP. The Evaluation Committee, consisting of staff from different sections of the department, determined that Harris & Associates, Inc. was the most qualified firm for the required services and awarded a PSA for $332,848 under Resolution No. 2024-037 on March 19, 2024.

Amendment No. 1 was administratively executed under the original Resolution (Attachment B), includes UPRR Crossing Pavement Design Support Services During Construction and Coordination of Tracy Boulevard between Sixth Street and Beechnut

Avenue, increasing the compensation by $35,430 for a total revised contract amount of $368,278.

ANALYSIS

During the design review process, staff identified 26 existing curb ramps at various locations within the Project that are non-compliant with the Americans with Disabilities Act (ADA) requirements. Staff decided to include additional design scope in the current agreement to prevent extra costs during construction and to comply with Federal ADA requirements.

Amendment No. 2 (Attachment C) is required to include the additional design scope in the original PSA with Harris & Associates, Inc., for the Pavement Rehabilitation Project FY22-23, Pavement Management Program, Phase 1(A), CIP 73186, increasing the compensation by $38,700, resulting in a total revised contract not-to-exceed amount of $406,978.

FISCAL IMPACT

Pavement Rehabilitation Project FY22-23, Pavement Management Program, Phase 1(A), CIP 73186, is an approved Capital Improvement Project with a budget of $2,612,631. There are sufficient funds in the Project for the not-to-exceed amount of $406,978 for the PSA. The Project is funded through Measure K (F241), Gas Tax (F245), and the Regional Surface Transportation Program (RSTP) Grant.

The Project budget breakdown is as follows:

Funding Source	Budget	Expensed/ Committed	Balance
242 - Measure K	$ 540,000	$ 471,286	$ 68,714
RSTP Grant	$ 1,937,631	$ -	$ 1,937,631
245 - Gas Tax	$ 135,000	$ -	$ 135,000
Current Budget	**$ 2,612,631**	**$ 471,286**	**$ 2,141,345**

COORDINATION

The Project will be coordinated with various City departments as well as with private utility entities.

CEQA DETERMINATION

The Project is categorically exempt, per the following CEQA (California Environmental Quality Act) Guidelines Sections: 15301. Existing Facilities Class I category, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor

alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project also received NEPA (National Environmental Policy Act) clearance from Caltrans District 10 on November 11, 2023, to allow for obligation of the federal RSTP grant allocated to the Project.

STRATEGIC PLAN

This agenda item supports the City Council's Strategic Priority Infrastructure Goals in improving the City's roadways and sidewalks, which enhances and improves public safety and outdoor activities.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution approving Amendment No. 2 to the Professional Services Agreement with Harris & Associates, Inc., a California Corporation, for additional design-related services for the Pavement Rehabilitation Project Fiscal Year 2022-2023, Pavement Management Program, Phase 1(A), Capital Improvement Project 73186, increasing the compensation by $38,700 for a total revised contract not-to-exceed amount of $406,978.

Prepared by: Yemane Haile, Associate Engineer

Reviewed by: Lauren Gonzalez, Management Analyst II
Even Marcelo, PE, City Engineer
Anush Nejad, PE, Public Works Director
Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

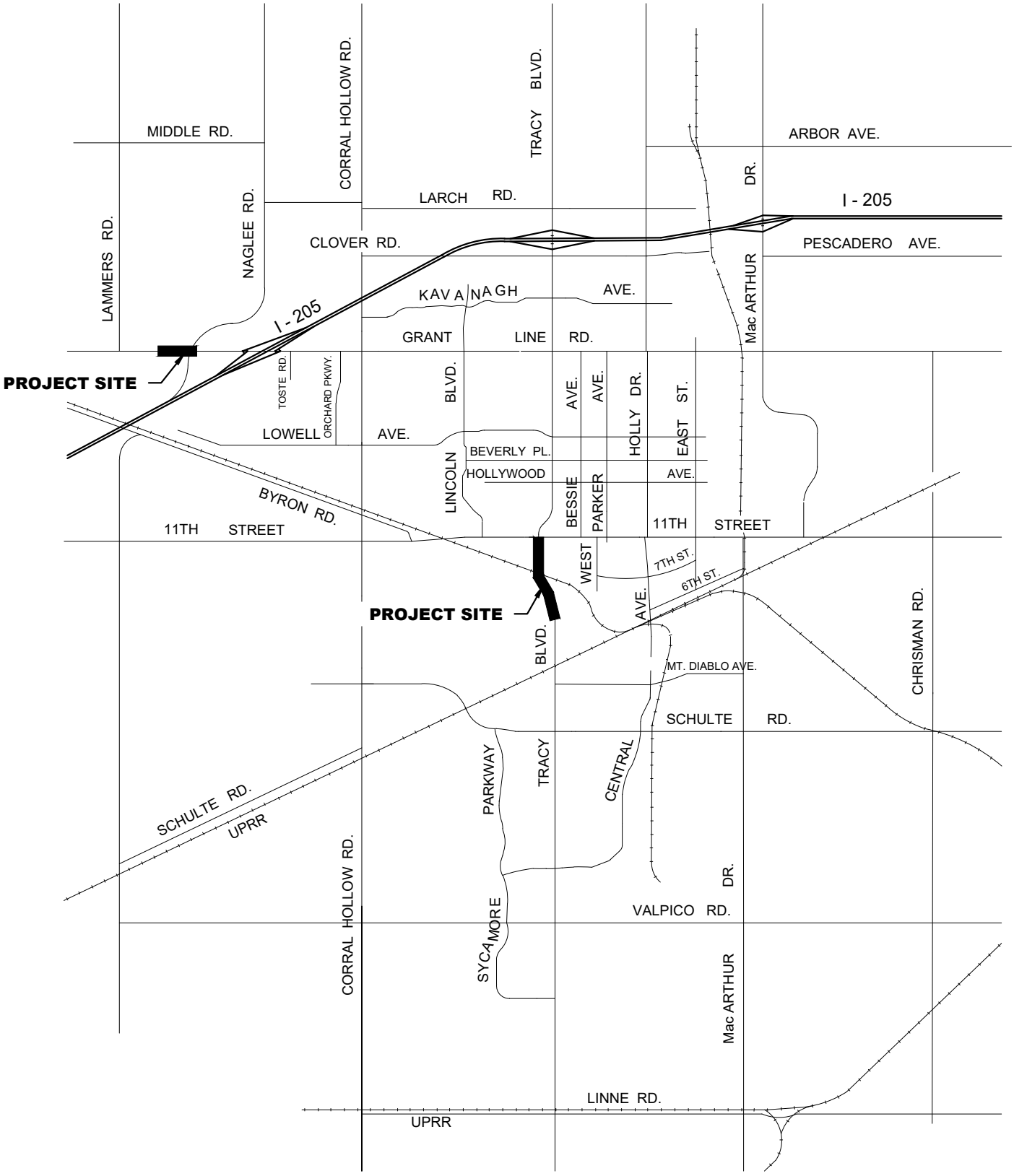
Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS:

Attachment A – Vicinity Map
Attachment B – Amendment No. 1 to Professional Services Agreement with Harris & Associates, Inc. for the Pavement Rehabilitation Project, CIP 73186
Attachment C – Amendment No. 2 to Professional Services Agreement with Harris & Associates, Inc. for the Pavement Rehabilitation Project, CIP 73186

CITY OF TRACY

Attachment A



TRACY

LOCATION MAP

CIP 73186

N.T.S.

Attachment B

Harris & Associates

November 8, 2024

11-14-2024
Approved $ 35,430 NTE

Ms. D'Evelyn Spekner, Associate Engineer
City of Tracy
Development Services
333 Civic Center Plaza
Tracy, CA 95376

Subject : Amendment #1 – UPRR Crossing Pavement Design and Coordination Pavement Rehabilitation Project FY 23-24 PMP Phase 1(A)

Dear D'Evelyn:

Per your request, Harris have prepared this amendment for providing additional design services to include *Project 2: Tracy Boulevard between 6th Street and Beechnut Avenue* from the original RFP scope which was deleted in Addendum 1. The project limits are within Union Pacific Railroad (UPRR) right of way per Exhibit 1 below and will require coordination with UPRR and their submittal and approval procedures.

Exhibit 1 – UPRR ROW at Tracy Boulevard between 6th St and Beechnut Ave

The following outlines our scope of work for this amendment:

Scope of Services

Task 1: Project Management

A brief progress report will accompany each monthly Harris invoice. It will discuss the status of budget and the tasks that were performed during the month, and next steps. We will meet with UPRR Representative to discuss your project, and any issues and questions associated with the necessary documents needed for project acceptance. Upon completion of the Conceptual Layout submittal, we will meet with City staff to review comments and discuss our strategy for to proceed with design.

Task 3: Research and Design

Coordination with UPRR will be required to proceed with all work done within UPRR ROW. We will follow the requirements in the Union Pacific Railroad Public Projects Manual (UPRPPM) and adhere to the agreements necessary to design the work.

All necessary forms, exhibits and documents required by UPRR will be prepared in accordance with the UPRPPM and in advance of the construction documents.

It is assumed that the City will help Harris in locating the existing maintenance agreement between the City and UPRR, and will facilitate the initial communication with UPRR representative.

Task 4: Construction Documents

Per the UPRPPM Section10.13 we will prepare the following submittals:

- Concept Layout Submittal
  - Plan and profiles
  - Crossing Detail
  - Preliminary Phasing Plan
  - Photo log
- 30% Plans Submittal
  - Applicant Responses to Conceptual Layout submittal
  - Design Plans
  - Project Specifications
  - Drainage Report, if required
  - Construction Phasing Plans
- Final Plans Submittal
  - Applicant Responses to 30% Plans submittal
  - Design Plans
  - Project Specifications
  - Drainage Report, if required
  - Shoofly Design if temporary crossing for roadway is needed
  - Construction Phasing Plans
  - Special Conditions (per Appendix M)
- A final detailed engineer's estimate of probable construction cost will be provided. Once Final Plans and resolution to any outstanding issues are reviewed by UPRR they will

11/14/24

issue a letter of project acceptance. Again, all plans and documents will be reviewed by an independent in-house peer at Harris. UPRR Encroachment Permit Application will be prepared and submitted.

Task 5: Design Support Services During Construction

Harris will prepare technical data required to support addenda materials as related to UPRR. All communications will be directed through the city. Harris will also assist the City's Construction Manager by providing construction services on an as-needed basis.

Schedule

We will update the schedule to include UPRR's review time and approvals for the added scope. The UPRR review period is 4-6 weeks for each submittal listed above in Task 4. It is our understanding that the UPRR construction package will be submitted separately from the original paving project on Tracy Blvd/Grant Line Rd. Therefore, there should be no impact to starting construction on Tracy Blvd in summer 2025.

Fee

Harris & Associates proposes to perform the work for a not to exceed cost of **$35,430**. A breakdown of the cost is attached to this proposal. An additional allowance, up to **$20,000** will be required to cover various UPRR application fees, the City may opt to pay such fees directly to UPRR.

Thank you for the opportunity to provide this amendment and to continue working with you and your staff. Please sign this proposal where indicated and return it to my attention. Please call me at (925) 619-382-7788, if you have any questions or need further information.

Very truly yours,
HARRIS AND ASSOCIATES

NTE $35,430

11/14/2024

The City will pay UPRR fees directly.

Gabriel Gutierrez Garcia, P.E.
Project Manager

Attachments: Exhibit A - Level of Effort (Fee estimate)

ESTIMATED LEVEL OF EFFORT — **HARRIS & ASSOCIATES**

CITY OF TRACY — Date: November 8, 2024

PAVEMENT REHABILITATION PROJECT FY23-24 PMP PHASE 1(A)

CIP 73186

AMENDMENT 1

PHASE, TASK			*HARRIS & ASSOCIATES* PROJECT DIR	QA/QC	PROJECT MGR	DEPUTY PROJ MGR	PROJECT ENGR	DESIGN ENGR	TOTAL HOURS	TOTAL
1.0	**PROJECT MANAGEMENT**									
	1.1	Project Management Tasks			2	4	4		10	$2,020
	1.2	Project Management Meetings (2 mtgs)			2	2	2		6	$1,230
	1.3	Progress Reports (2 reports)							0	$0
	1.4	Prepare/Update Project Schedules							0	$0
		TASK SUBTOTAL	0		4	6	6	0	**16**	**$3,250**
2.0	**OTHER COORDINATION**									
	2.1	Coordination/Communication with Stakeholders							0	$0
		TASK SUBTOTAL			0	0	0	0	**0**	**$0**
3.0	**RESEARCH AND DESIGN**									
	3.1	Kick-Off Meeting							0	$0
	3.2	Gather and Review Existing Information				2	2		4	$790
	3.3	Field Investigation & Data Collection							0	$0
	3.4a	Pavement Evaluation Services							0	$0
	3.5	Coordination with UPRR			2	8	12	4	26	$4,920
	3.6	Basis of Design Report (BDR)					4		4	$740
	3.7	BDR Review Meeting							0	$0
		TASK SUBTOTAL	0	0	2	10	18	4	**34**	**$6,450**
4.0	**CONSTRUCTION DOCUMENTS**									
	4.5	Prepare Concept Layout Plans		2	2	8	8	16	36	$6,460
	4.6	Prepare 30% Plans and Specifications		4	2	4	8	16	34	$6,160
	4.7	Prepare Final Plans and Specifications		4	2	2	8	12	28	$5,160
	4.8	Prepare UPRR Permit Application			2	4	16		22	$4,240
		TASK SUBTOTAL	0	10	8	18	40	44	**120**	**$22,020**
5.0	**BID PERIOD SERVICES**									
	5.1	Prepare Addenda (assume 1)							0	$0
	5.2	Respond to Contractor Technical Questions			2				2	$440
	5.3	Attend Pre-Bid Meeting			1				1	$220
	5.4	Conform Bid Documents			1			2	3	$510
		TASK SUBTOTAL	0	0	4	0	0	2	**6**	**$1,170**
6.0	**DESIGN SUPPORT DURING CONSTRUCTION**									
	6.1	Attend Pre-Construction Meeting							0	$0
	6.2	Review and Respond to Contractor RFI's (assume 2 RFI's)			0.5	2	2		4.5	$900
	6.3	Review and Respond to Contractor Submittals (assume 2 submittals)			0.5	2	2		4.5	$900
	6.4	Provide progress reviews during construction			0.5	2	2		4.5	$900
	6.5	Review Change Orders							0	$0
	6.6	Prepare Record Drawings		0.5	0.5	0.5	2	2	5.5	$1,010
		TASK SUBTOTAL	0	0.5	2	6.5	8	2	**19**	**$3,710**
		TOTAL HARRIS HOURS	**0**	**11**	**20**	**41**	**72**	**52**	**195**	
		HOURLY RATE (2023-2024)	$290	$270	$220	$210	$185	$145		
		FEE ESTIMATE PER POSITION	$0	$2,835	$4,400	$8,505	$13,320	$7,540		
		SUBCONSULTANT MARKUP (10%)								
		TOTAL FEE								**$35,430**
		REIMBURSIBLES								~~**$20,000**~~

City to pay UPRR directly

NTE $35,430

11/14/2024

4 of 4

CITY OF TRACY
Amendment No. 2
To Professional Services Agreement
For
Pavement Rehabilitation Project FY22-23,
Pavement Management Program, Phase 1(A),
Capital Improvement Project (CIP) 73186.

This Amendment No. 2 (**Amendment**) to the Professional Services Agreement entered between the City of Tracy, a municipal corporation (City), and Harris & Associates, Inc. (Consultant) was signed July 16, 2024, by the mayor. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**." This amendment modifies the scope of the original executed PSA.

Recitals

A. The Professional Service Agreement (Agreement) was executed pursuant to the authority granted in Resolution No. 2024-037 approved by the Tracy City Council on March 19, 2024.

B. The City and Harris & Associates, Inc. now seek to amend the scope of the Agreement to include design-related services for twenty-six (26) curb ramp upgrades in the amount not to exceed $38,700

C. The original Agreement has been modified to include design-related scope and increase the total compensation a not-to-exceed amount of $406,978 (four hundred six thousand ninety-eight dollars).

D. The rest of the PSA Provisions remain unchanged and in full force.

Therefore, the parties mutually agree to add additional scope to the PSA as follows:

1. **Term.** The scope has been amended to include twenty-six (26) curb ramp upgrades along Tracy Boulevard and Grant Line Road.

2. **Scope.** Amendment No. 2 includes the design of twenty-six (26) curb ramps, curb ramp-related specifications, and construction cost estimates.

3. **Time.** Amendment No. 2 has no impact on the project schedule and Harris & Associates, Inc. shall meet the deadline set forth under the original executed PSA.

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

City of Tracy

By: _____
Dan Arriola

Title: Mayor

Date: _____

Attest:

By: _____
April B.A. Quintanilla, City Clerk

Approved as to form.

By: _____
L. David Nefouse, City Attorney

Consultant: Harris & Associates Inc., a California ESOP, S Corporation

By: _____

Marcus Fuller, Vice President

Title: Principal-in-Charge

Date: 2/9/2026

Federal Tax Employer ID No. 94-2385238

By: _____

Ehab Gerges

Title: Corporate Secretary

Date: 2/9/2026

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2026- _____

STAFF RECOMMENDS THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICE AGREEMENT WITH HARRIS & ASSOCIATES, INC., A CALIFORNIA CORPORATION, FOR ADDITIONAL DESIGN-RELATED SERVICES FOR THE PAVEMENT REHABILITATION PROJECT FISCAL YEAR 2022-2023, PAVEMENT MANAGEMENT PROGRAM, PHASE 1(A), CAPITAL IMPROVEMENT PROJECT 73186, INCREASING THE COMPENSATION BY $38,700 FOR A TOTAL REVISED CONTRACT NOT-TO-EXCEED AMOUNT OF $406,978.

WHEREAS, Pavement Rehabilitation Project Fiscal Year 2022-2023 (FY22-23) Pavement Management Program (PMP) Phase 1(A), Capital Improvement Project (CIP) 73186 (Project), is an approved Capital Improvement Project, for the annual pavement rehabilitation of City streets; and

WHEREAS, the location for this Project includes Tracy Boulevard between Eleventh Street and Centre Court Drive, and Grant Line Road between Naglee Road and Walmart Driveway, 3010 W Grant Line Rd; and

WHEREAS, these sites were selected based on the PMP project prioritization workshop that City staff brought to Council on May 2, 2023, targeting Major arterial roads for pavement rehabilitation for FY 22-23; and

WHEREAS, the Project scope entails pavement rehabilitation, Americans with Disabilities Act (ADA) curb ramp upgrades, sidewalk repair, curb and gutter repair, traffic signal loop installation, adjustment to the monuments and utility covers to grade, and striping and pavement markings; and

WHEREAS, there are sufficient funds available in CIP 73186 to award this Project in the amount of $406,978; and

WHEREAS, on March 19, 2024, the City Council approved Professional Services Agreement (PSA) with Harris & Associates, Inc., to provide engineering design services for this Project on a time and material basis, for an amount not to exceed $332,848; and

WHEREAS, the construction of this Project will be funded through RSTP (Regional Surface Transportation Program) Grant, Measure K, and the Gas Tax; and

WHEREAS, Amendment No. 2 to the Professional Service Agreement with Harris & Associates, Inc., for additional design-related services to include twenty-six (26) curb ramp upgrades; now therefore, be it

RESOLVED: That the City Council of the City of Tracy, by resolution, hereby approves amendments No. 2 to the PSA for additional design-related services not to exceed the amount of $406,978; and be it

FURTHER RESOLVED: That the Professional Services Agreement may be executed by the City Mayor of the City of Tracy.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2026

Agenda Item 1.F

RECOMMENDATION

Staff recommends that the City Council adopt a resolution:

(1) Waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; and

(2) Authorizing the acceptance of a grant award from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) allocation in the amount of $18,650 to partially fund operations costs to purchase furnishings for Phase II-Sprung Structure at the Temporary Emergency Housing Facility Project, CIP 71112, at 370 W. Arbor Avenue; and

(3) Appropriating $18,650 of the total grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division.

EXECUTIVE SUMMARY

This item seeks City Council authorization to waive review by the Tracy Homelessness Advisory Committee pursuant to Sections 4.3.1 and 4.3.2 of the Council Meeting Protocols and Rules of Procedure, as adopted by revised Resolution No. 2023-102, and authorize the acceptance of a grant award in the amount of $18,650 from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) allocation for Temporary Emergency Housing Facility project and appropriation of these funds to the Homeless Services Division of the Parks, Recreation and Community Services department.

This grant is funded by San Joaquin County CDBG allocation and is being allocated to partially fund operations to purchase furnishings for Phase II-Sprung Structure costs at the Temporary Emergency Housing Facility.

BACKGROUND AND LEGISLATIVE HISTORY

The 2024 San Joaquin Continuum of Care Point in Time (PIT) Count of Sheltered and Unsheltered Homeless individuals reflect 200 sheltered/unsheltered homeless individuals living within Tracy's City limits, with 98 of these currently sheltered. Recognizing the importance of responding to quality-of-life issues, including the human services needs of the City's unsheltered population, the City has devoted significant resources, to both build and operate a temporary emergency housing facility, to address the impacts of homelessness within the community. Staff oversight of shelter operations has included staff coordinating efforts between various departments to conduct bi-weekly clean-ups of public spaces, foster partnerships with non-profit organizations to share information on services and programs with the unsheltered, secure grants to

support homeless services, and continue with the construction activities of the Temporary Emergency Housing Facility, CIP 71112. City staff worked and continues to work vigorously to balance the circumstances of the unsheltered, as well as the needs of the community.

Pursuant to Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized staff to identify permanent and emergency alternative housing options for the unsheltered population within the City limits. This effort does not just focus on housing and support, but also on preparing the residents for self-sufficiency. As a result, the development of a "Campus Concept" emerged where temporary housing and supportive services would be provided to the unsheltered population at the 370 Arbor Avenue, Tracy location.

On December 23, 2024, San Joaquin County staff released the Notice of Funding Availability (NOFA) for CDBG Year 2025-2026. On February 6,2025, the City of Tracy submitted an application in the amount of $182,408. This application included purchasing furnishings for the newly constructed Sprung Structure. On April 30, 2025, the City was notified of the award in the amount of $18,650 to support shelter operations at the Tracy Interim Shelter site. On June 3, 2025, the San Joaquin County Board of Supervisors approved the allocation to the City of Tracy.

ANALYSIS AND DISCUSSION

The Temporary Emergency Housing Facility Project was developed as a "Campus Concept" comprised of four phases of which areas are in the final design stages and/or construction. This grant funding will be used to cover operation costs to purchase furnishings for Phase II-Sprung Structure. Upon completion of construction, Phase II will include a Navigation Center and auxiliary buildings (kitchen and main administrative building). With the completion of Phase II construction, the entire site – Phase II, III, and IV, could have the ability to serve up to 150+ individuals in both congregate and non-congregate facilities. Phase II will add more permanent restrooms and shower facilities as well as, laundry and storage facilities. This project is intended to provide a site for those seeking shelter within the City limits and aims to connect people experiencing homelessness with appropriate resources to help enable a successful transition to more stable, permanent housing and the approval of this item will accept the grant.

FISCAL IMPACT

Upon acceptance of this grant, the Parks, Recreation and Community Services Department, Homeless Services Division will receive $18,650 in grant funds from San Joaquin County 2025-2026 Community Development Block Grant. The funds will be appropriated to the Homeless Services Division's FY 2025-26 operating budget to purchase furnishings for Phase II-Sprung Structure at the Temporary Emergency Housing Facility, which is currently funded through the City's General Fund. There is no City match requirement for the acceptance of this grant.

CEQA DETERMINATION

A CEQA determination is not required of this item, under CEQA Guidelines section 15378 as this agreement is a funding mechanism.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2023-2025 Strategic Priorities: Quality of Life Strategy Plan, Goal No. 5: Continue to implement the Council-Adopted Homelessness Strategic Plan.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution:

(1) Waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; and

(2) Authorizing the acceptance of a grant award from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) allocation in the amount of $18,650 to partially fund operations costs to purchase furnishings for Phase II-Sprung Structure at the Temporary Emergency Housing Facility Project, CIP 71112, at 370 W. Arbor Avenue; and

(3) Appropriating $18,650 of the total grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division.

Prepared by: Virginia Carney, Homeless Services Manager

Reviewed by: Sara Castro, Director of Finance
Brian MacDonald, Parks, Recreation and Community Services Director
Arturo M. Sanchez, Assistant City Manager
Kamal Gill, Deputy City Attorney

Approved by: Midori Lichtwardt, City Manager

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

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(1) WAIVING THE REVIEW OF THE TRACY HOMELESSNESS ADVISORY COMMITTEE PER SECTION 4.3.1 AND 4.3.2 IN THE COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE ADOPTED BY REVISED RESOLUTION NUMBER 2023-102; AND

(2) AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM SAN JOAQUIN COUNTY 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLOCATION IN THE AMOUNT OF $18,650 TO PARTIALLY FUND OPERATIONS COSTS TO PURCHASE FURNISHINGS FOR PHASE II-SPRUNG STRUCTURE AT THE TEMPORARY EMERGENCY HOUSING FACILITY PROJECT, CIP 71112, AT 370 W. ARBOR AVENUE; AND

(3) APPROPRIATING $18,650 OF THE TOTAL GRANT FUNDS TO THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT, HOMELESS SERVICES DIVISION

WHEREAS, pursuant to the City Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized staff to identify permanent and emergency alternative housing options for the unsheltered population within the City limits; and

WHEREAS, this effort not only focuses on the housing and support, but also to prepare the residents for self-sufficiency which resulted in the development of a "Campus Concept" where temporary housing and Supportive Services would be provided to the unsheltered population; and

WHEREAS, the work to develop and provide services at this "Campus" has continued and has grown to include identifying and applying for ways to offset the cost of construction, services and support provided to the unhoused residents of the campus, which has been named the Temporary Emergency Housing Facility (TEHF); and

WHEREAS, on December 23, 2024, San Joaquin County staff released the Notice of Funding Availability (NOFA) for Community Development Block Grant (CDBG) Year 2025-2026; and

WHEREAS, on February 6, 2025 the City of Tracy submitted an application for the County CDBG Year 2025-2026 in the amount of $182,408 and the application included purchasing furnishings for the newly constructed Sprung Structure funding requests; and

WHEREAS, on April 30, 2025, the City was notified of the award in the amount of $18,650 to support shelter operations at the Tracy Interim Shelter site; and

WHEREAS, June 3, 2025, the San Joaquin County Board of Supervisors approved the allocation to the City of Tracy; and

WHEREAS, pursuant to Sections 4.3.1 and 4.3.2 of the Council Meeting Protocols and Rules of Procedure, as adopted by revised Resolution No. 2023-102, the City Council may waive review by the Tracy Homelessness Advisory Committee; and

WHEREAS, the grant funding will be used to partially fund operation costs to purchase furnishings for Phase II-Sprung Structure at the Tracy Temporary Emergency Housing Facility; and

WHEREAS, City match is not required; and

NOW, THEREFORE, be it resolved as follows:

RESOLVED: That the City Council of the City of Tracy finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City; and be it

FURTHER RESOLVED: The City Council hereby waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102; and be it

FURTHER RESOLVED: A CEQA determination is not required of this item, under CEQA Guidelines section 15378 as this agreement is a funding mechanism; and

FURTHER RESOLVED: That the City Council of the City of Tracy hereby accepts the grant award from San Joaquin County 2025-2026 Community Development Block Grant (CDBG) allocation in the amount of $18,650 as reflected in Attachment 1 to partially fund operations costs to purchase furnishings for Phase II-Sprung Structure at the Temporary Emergency Housing Facility Project, CIP 71112, at 370 W. Arbor Avenue; and be it

FURTHER RESOLVED: That the City Council hereby appropriates the $18,650 dollars of the total grant funds to Parks, Recreation and Community Services Department, Homeless Services Division.

* * * * * * * * * * * * * *

The foregoing Resolution 2026- was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

Exhibits:

Exhibit 1-Subrecipient Agreement between SJC and COT for 2025-2026 CDBG

GRANT NUMBER (FAIN): B-25-UC-06-0009
UNIQUE Entity Identifier No: EWFNJF9GM6U4
CFDA# 14.218

**AGREEMENT BETWEEN SAN JOAQUIN COUNTY
AND THE CITY OF TRACY
FOR COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDING FOR FISCAL YEAR 2025-2026**

THIS AGREEMENT, entered this DATE by and between San Joaquin County (herein called the "GRANTEE") and The City of Tracy(herein called the "SUBRECIPIENT").

WHEREAS, the GRANTEE has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, Public Law 93-383; and,

WHEREAS, the GRANTEE wishes to engage the SUBRECIPIENT to assist the GRANTEE in utilizing such funds to the benefit of low-income residents;

NOW, THEREFORE, it is agreed between the parties hereto that;

1. SCOPE OF SERVICE

1.1 Activities

The SUBRECIPIENT will be responsible for administering a Community Development Block Grant (CDBG) Year 2025-2026 in a manner satisfactory to the GRANTEE and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant Program:

1.1.1 Program Delivery

The SUBRECIPIENT will purchase furnishings for the newly constructed Navigation Center which will house an additional 70 emergency shelter beds, office space, ancillary buildings and an additional administrative building on site. This project aims to connect people experiencing homelessness with appropriate resources to help enable a successful transition to more stable, permanent housing.

SUBRECIPIENT will administer the Program in compliance with all applicable federal, state, and local rules and regulations governing these funds, and in a manner satisfactory to the GRANTEE.

The SUBRECIPIENT shall ensure that individuals and families who benefit from these services must have incomes which meet the low-income guidelines of the CDBG program **(Exhibit "B").**

The SUBRECIPIENT shall provide services to victims of domestic violence, dating violence, sexual assault, and stalking as required by Violence Against Women Act (VAWA) (34 U.S.C. § 12471 *et seq.*), including but not limited to safe housing, counseling and legal assistance. The SUBRECIPIENT shall implement protective measures to ensure the safety and confidentiality of victims, including secure communication methods and safe housing options.

1.1.2 General Administration

For purposes of implementing this AGREEMENT, The GRANTEE will appoint a project liaison that work with the SUBRECIPIENT. The project liaison and the GRANTEE will meet as necessary to provide for the efficient and smooth implementation of this AGREEMENT and the program contained herein.

1.2 National Objectives

The SUBRECIPIENT certifies that the activities carried out with CDBG funds provided under this AGREEMENT will meet one or more of the CDBG program's National Objectives: 1) benefit low/moderate income persons, 2) aid in the prevention or elimination of slums of blight, 3) meet community development needs having a particular urgency, as defined in 24 CFR Part 570.208.

The SUBRECIPIENT certifies that the activity (ies) carried out under this AGREEMENT will meet the National Objective 570.201 (e).

Any projects that are not completed and meet a national objective as defined above,
will be required to pay all expended funds back to the County as they are not reimbursable by U.S. Department of Housing and Urban Development (HUD). This includes any soft costs (i.e. engineering, design, etc.) expended for the project as well.

1.3 Levels of Accomplishment-Goals and Performance Measures

In addition to the normal administrative services required as part of this AGREEMENT, the SUBRECIPIENT agrees to provide onsite support and services to homeless and low-income persons in Tracy and south San Joaquin County. This program will provide services to approximately 158 people per year.

1.4 Staffing

The SUBRECIPIENT will provide staff assistance in preparing and submitting invoices to the GRANTEE for payment of CDBG funds.

1.5 Performance Monitoring

The GRANTEE will monitor the performance of the SUBRECIPIENT against goals and performance standards required herein. Substandard performance as determined by the GRANTEE will constitute non-compliance with this AGREEMENT. If action to correct such substandard performance is not taken by the SUBRECIPIENT within a reasonable period of time after being notified by the GRANTEE, contract suspension or termination procedures will be initiated.

The GRANTEE will monitor the implementation of Violence Against Women Act (VAWA) provisions, SUBRECIPIENTS will submit reports of compliance and anu incidents related to VAWA-covered activities.

The GRANTEE will monitor the implementation of Build America, Buy America Act (BABA) provisions. SUBRECIPIENTS will submit regular reports to the GRANTEE detailing compliance, including the use of domestic products and any waivers obtained. GRANTEE reserves the right to inspect and verify the use of American-made products in the project to ensure compliance with BABA requirements.

2. TIME OF PERFORMANCE

Services of the SUBRECIPIENT shall start on the 1st day of July, 2025 and end on the 30th day of June, 2026. The term of this AGREEMENT and the provisions herein shall be extended to cover any additional time period during which the SUBRECIPIENT remains in control of CDBG funds or other assets, including program income.

3. BUDGET

The budget for THE CITY OF TRACY to purchase furnishings for the newly constructed Navigation Center which will house an additional 70 emergency shelter beds, office space,

ancillary buildings and an additional administrative building on site is $**18,650**.

Any indirect costs charged must be consistent with the conditions of Paragraph 8.3.2of this AGREEMENT. In addition, the GRANTEE may require a more detailed budget breakdown than the one contained herein, and the SUBRECIPIENT shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the GRANTEE. Any amendments to this budget must be approved in writing by the GRANTEE and the SUBRECIPIENT.

4. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the GRANTEE under this AGREEMENT shall not exceed $18,650. Draw downs for the payment of eligible expenses shall be made against the line item budgets specified in Paragraph 3 herein and in accordance with performance.

Payments may be contingent upon certification of the SUBRECIPIENT'S financial management system in accordance with the standards specified in 24 CFR 84.2 and 2 CFR Part 200.

5. NOTICES

Communication and details concerning this AGREEMENT shall be directed to the following AGREEMENT representatives:

	GRANTEE	SUBRECIPIENT
Name & Title:	Dawn McLeish Deputy Director	Midori Lichtwardt City Manager
Address:	P.O. Box 201056	333 Civic Center Plaza,
State, Zip:	Stockton Ca 95201	Tracy, CA 95376
Telephone:	(209) 468-2050	(209) 831-6115
Fax Number:	(209) 932-2600	
Email:	dmcleish@sjgov.org	midori.lichtwardt@cityoftracy.org

6. SPECIAL CONDITIONS

There are no special conditions.

7. GENERAL CONDITIONS

7.1 General Compliance

The SUBRECIPIENT agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 HUD regulations concerning CDBG and 2 CFR Part 200. The SUBRECIPIENT also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this AGREEMENT. The SUBRECIPIENT further agrees to utilize funds available under this AGREEMENT to supplement rather than supplant funds otherwise available.

The SUBRECIPIENT agrees to comply with all applicable federal laws, including the VAWA, and ensure that services are provided in accordance with regulations.

The SUBRECIPIENT agrees to comply with all applicable federal laws, including the BABA, and ensure that the products used in the project are in accordance with these regulations.

7.2 "Independent Contractor"

Nothing contained in this AGREEMENT is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The SUBRECIPIENT shall at all times remain an "independent contractor" with respect to the services to be performed under this AGREEMENT. The GRANTEE shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or

medical insurance and Workers' Compensation Insurance as the SUBRECIPIENT is an independent contractor.

7.3 Hold Harmless

The SUBRECIPIENT shall hold harmless, defend with counsel approved by the GRANTEE, and indemnify the GRANTEE from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the SUBRECIPIENT'S performance or nonperformance of the services or subject matter called for in this AGREEMENT.

7.4 Workers' Compensation

The SUBRECIPIENT shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this AGREEMENT.

7.5 Insurance & Bonding

The SUBRECIPIENT shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the GRANTEE. The SUBRECIPIENT shall comply with the insurance and bonding requirements of 24 CFR Part
84.31 and 84.48, Bonding and Insurance.

7.6 Grantor Recognition

The SUBRECIPIENT shall insure recognition of the role of the grantor agency in providing services through this AGREEMENT. All activities, facilities and items utilized pursuant to this AGREEMENT shall be prominently labeled as to funding source. In addition, the SUBRECIPIENT will include a reference to the support provided herein in all publications made possible with funds made available under this AGREEMENT.

7.7 Amendments

The GRANTEE or SUBRECIPIENT may amend this AGREEMENT at any time provided that such amendments make specific reference to this AGREEMENT, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the GRANTEE'S governing body. Such amendments shall not invalidate this AGREEMENT, nor relieve or release the GRANTEE or SUBRECIPIENT from its obligations under this AGREEMENT.

The GRANTEE may, in its discretion, amend this AGREEMENT to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this AGREEMENT, such modifications will be incorporated only by written amendment signed by both GRANTEE and SUBRECIPIENT.

7.8 Suspension or Termination

Either party may terminate this AGREEMENT at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Service in Paragraph 1 above may only be undertaken with the prior approval of the GRANTEE. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the SUBRECIPIENT under this AGREEMENT shall, at the option of the GRANTEE, become the property of the GRANTEE, and the SUBRECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.
The GRANTEE may also suspend or terminate this AGREEMENT, in whole or in part, if the SUBRECIPIENT materially fails to comply with any term of this AGREEMENT, or with

any of the rules, regulations or provisions referred to herein; and the GRANTEE may declare the SUBRECIPIENT ineligible for any further participation in the GRANTEE'S contracts, in addition to other remedies as provided by law. In the event there is probable cause to believe the SUBRECIPIENT is in noncompliance with any applicable rules or regulations, the GRANTEE may withhold up to fifteen (15) percent of said contract funds until such time as the SUBRECIPIENT is found to be in compliance by the GRANTEE, or is otherwise adjudicated to be in compliance.

In the event of non-compliance with VAWA provision, the GRANTEE may terminate this AGREEMENT and seek appropriate legal remedies.

In the event of non-compliance with BABA provision, the recipient may terminate this AGREEMENT and seek appropriate legal remedies.

7.9 VAWA Non-Discrimination and Confidentiality

The SUBRECIPIENT shall not discriminate against victims of domestic violence, dating violence, sexual assault, or stalking. The confidentiality of information provided by victims shall be maintained in accordance with VAWA requirements.

8. ADMINISTRATIVE REQUIREMENTS

8.1 Financial Management

8.1.1 Accounting Standards

The SUBRECIPIENT agrees to comply with 24 CFR Part 84.21-28, 2 CFR Part 200 and agrees to adhere to the accounting principles required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

8.1.2 Cost Principles

The SUBRECIPIENT shall administer its program in conformance with the following:

- 2 CFR Part 230 Cost Principals for Non-Profit Organizations
- 2 CFR Part 215-220 Cost Principals for Educational Institutions

These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

8.2 Documentation and Record-Keeping

8.2.1 Records to be Maintained

The SUBRECIPIENT shall maintain all records required by the Federal regulations specified in 24 CFR Part 570.506 and additionally outlined in 2 CFR Part 200, that are pertinent to the activities to be funded under this AGREEMENT. Such records shall include but not be limited to:

(a) Records providing a full description of each activity undertaken;
(b) Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
(c) Records required to determine the eligibility of activities;
(d) Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
(e) Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
(f) Financial records as required by 24 CFR Part 570.502, and 24 CFR Part 84.21-28 and 2 CFR Part 200; and
(g) Other records necessary to document compliance with Subpart K of 24 CFR 570.

8.2.2 Retention

The SUBRECIPIENT shall retain all financial records, supporting documents, statistical records and all records pertinent to this AGREEMENT for a period of five (5) years after the termination of all activities funded under this AGREEMENT. The retention period starts from the date of submission of the consolidated annual performance and evaluation report (CAPER), in which the specific activity is reported on for the final time. Records for non-expendable property acquired with funds under this AGREEMENT shall be retained for five (5) years after final disposition of such property. Records for any displaced person must be kept for five (5) years after he/she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs later.

8.2.3 Client Data

The SUBRECIPIENT shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to GRANTEE monitors or their designees for review upon request.

8.2.4 Disclosure

The SUBRECIPIENT understands that client information collected under this AGREEMENT is private and the use or disclosure of such information, when not directly connected with the administration of the GRANTEE'S or SUBRECIPIENT'S responsibilities with respect to services provided under this AGREEMENT, is prohibited unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

8.2.5 Close-Outs

The SUBRECIPIENT'S obligation to the GRANTEE shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the GRANTEE), and determining the custodianship of records.

8.2.6 Audits & Inspections

All SUBRECIPIENT records with respect to any matters covered by this AGREEMENT shall be made available to the GRANTEE, grantor agency, their designees or the Federal Government, at any time during normal business hours, as often as the GRANTEE or grantor agency deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the SUBRECIPIENT within 30 days after receipt by the SUBRECIPIENT. Failure of the SUBRECIPIENT to comply with the above audit requirements will constitute a violation of this AGREEMENT and may result in the withholding of future payments. The SUBRECIPIENT hereby agrees to have an annual agency audit conducted in accordance with current GRANTEE policy concerning SUBRECIPIENT audits and, as applicable, 2 CFR Part 200 Subpart F.

8.3 Reporting and Payment Procedures

8.3.1 Program Income

The SUBRECIPIENT shall report monthly all program income as defined at 24 CFR 570.500(a) generate by activities carried out with CDBG funds made available under this

AGREEMENT. The use of program income by the SUBRECIPIENT shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the SUBRECIPIENT may use such income during the AGREEMENT period for activities permitted under this AGREEMENT and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unused program income shall be returned to the GRANTEE at the end of the AGREEMENT period. Any interest earned on cash advances from the U.S. Treasury is not program income and shall be remitted promptly to the GRANTEE.

8.3.2 Indirect Costs

If indirect costs are charged, the SUBRECIPIENT will develop an indirect cost allocation plan for determining the appropriate SUBRECIPIENT'S share of administrative costs and shall submit such plan to the GRANTEE for approval, in a form specified by the GRANTEE.

8.3.3 Payment Procedures

The GRANTEE will pay to the SUBRECIPIENT funds available under this AGREEMENT based upon information submitted by the SUBRECIPIENT and consistent with any approved budget and GRANTEE policy concerning payments. Payments will be made for eligible expenses actually incurred by the SUBRECIPIENT and not to exceed actual cash requirements. Payments will be adjusted by the GRANTEE in accordance with advance fund and program income balances available in SUBRECIPIENT accounts. In addition, the GRANTEE reserves the right to liquidate funds available under this AGREEMENT for costs incurred by the GRANTEE on behalf of the SUBRECIPIENT

8.3.4 Progress Reports

The SUBRECIPIENT shall submit regular Progress Reports to the GRANTEE in a form, content, similar to the attached **Exhibit "A"** on a calendar quarterly basis.

8.4 Procurement

8.4.1 Compliance

The SUBRECIPIENT shall comply with current GRANTEE policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. Additionally, the SUBRECIPIENT will forward a copy of the inventory records to the GRANTEE after acquiring equipment. All program assets (unexpended program income, property, equipment, etc.) shall revert to the GRANTEE upon termination of this AGREEMENT.

8.4.2 Federal Standards

The SUBRECIPIENT shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200.318-345. Procurement Standards, and shall subsequently follow, Property Management Standards as modified by 2 CFR Part 200.313(3)(b)(c) and (e), covering utilization and disposal of property.

8.4.3 Travel

The SUBRECIPIENT shall obtain written approval from the GRANTEE for any travel outside the metropolitan area with funds provided under this AGREEMENT.

8.5 Use and Reversion of Assets

The use and disposition of real property and equipment under this AGREEMENT shall be in compliance with the requirements of 2 CFR Part 200.311-313 as applicable, 24 CFR 570.201(b), 570.505 and 570.503 (b) (7) also refer to CPD Notice 17-09, which include but are not limited to the following:

8.5.1 The SUBRECIPIENT shall transfer to the GRANTEE any CDBG funds on hand and any accounts receivable attributable to the use of funds under this AGREEMENT at the time of expiration, cancellation, or termination.

8.5.2 Real property under the SUBRECIPIENT'S control that was acquired or improved, in whole or in part, with funds under this AGREEMENT in excess of $25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this AGREEMENT (or such longer period of time as the GRANTEE deems appropriate). If the SUBRECIPIENT fails to use CDBG- assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the SUBRECIPIENT shall pay the GRANTEE an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the GRANTEE. The SUBRECIPIENT may retain real property acquired or improved under this AGREEMENT after the expiration of the five-year period (or such longer period of time as the GRANTEE deems appropriate).

8.5.3 In all cases in which equipment acquired, in whole or in part, with funds under this AGREEMENT is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this AGREEMENT were used to acquire the equipment). Equipment not needed by the SUBRECIPIENT for activities under this AGREEMENT shall be (a) transferred to the GRANTEE for the CDBG program or (b) retained after compensating the GRANTEE (an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment).

9. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The SUBRECIPIENT agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in § 570.606(d) governing optional relocation policies. The SUBRECIPIENT shall provide relocation assistance to persons (families, individuals, businesses, nonprofit organizations and farms) that are displaced as a direct result of acquisition demolition or conversion for a CDBG-assisted project. The SUBRECIPIENT also agrees to comply with applicable GRANTEE ordinances, resolutions and policies concerning the displacement of persons from their residences.

10. PERSONNEL & PARTICIPANT CONDITIONS

10.1 Civil Rights

10.1.1 Compliance

The SUBRECIPIENT agrees to comply with local and state civil right ordinances and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

10.1.2 Nondiscrimination

The SUBRECIPIENT will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. The SUBRECIPIENT will take affirmative action to insure that all employment

practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The SUBRECIPIENT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

10.1.3 Land Covenants

This AGREEMENT is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this AGREEMENT, the SUBRECIPIENT shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the GRANTEE and the United States are beneficiaries of and entitled to enforce such covenants. The SUBRECIPIENT, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

10.1.4 Section 504

The SUBRECIPIENT agrees to comply with any Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 706), which prohibits discrimination against the handicapped in any Federally assisted program. The GRANTEE shall provide the SUBRECIPIENT with any guidelines necessary for compliance with that portion of the regulations in force during the term of this AGREEMENT.

10.2 Affirmative Action

10.2.1 Approved Plan

The SUBRECIPIENT agrees that it shall be committed to carry out pursuant to the GRANTEE'S specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1965. The GRANTEE shall provide Affirmative Action guidelines to the SUBRECIPIENT to assist in the formulation of such program. The SUBRECIPIENT shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

10.2.2 Women- and Minority-Owned Businesses (W/MBE)

The SUBRECIPIENT will use its best efforts to afford minority- and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this AGREEMENT. As used in this AGREEMENT, the term "minority and female business enterprise" mean a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish- heritage Americans, Asian-Americans, and American Indians. The SUBRECIPIENT may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

10.2.3 Access to Records

The SUBRECIPIENT shall furnish and cause each of its own SUBRECIPIENTS or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the GRANTEE, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

10.2.4 Notifications

The SUBRECIPIENT will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the SUBRECIPIENT'S commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

10.2.5 Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The SUBRECIPIENT will, in all solicitations or advertisements for employees placed by or on behalf of the SUBRECIPIENT, state that it is an Equal Opportunity or Affirmative Action employer.

10.2.6 Subcontract Provisions

The SUBRECIPIENT will include the provisions of Paragraphs 10.1 , Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own SUBRECIPIENTS or subcontractors.

10.3 Employment Restrictions

10.3.1 Prohibited Activity

The SUBRECIPIENT is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.

10.3.2 Labor Standards

The SUBRECIPIENT agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act, the Copeland "Anti-Kickback" Act (40 U.S.C. 276a-276a-5; 40 USC 327 and 40 USC 276c) and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this AGREEMENT. The SUBRECIPIENT shall maintain documentation which demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the GRANTEE for review upon request.

The SUBRECIPIENT agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of $2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this AGREEMENT, shall comply with Federal requirements adopted by the GRANTEE pertaining to such 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the SUBRECIPIENT of its obligation, if any, to require payment of the higher wage. The SUBRECIPIENT shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

10.3.3 "Section 3" Clause

10.3.3.1 Compliance

Compliance with the provisions of Section 3, the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this AGREEMENT, shall be a condition of the Federal financial assistance provided under this AGREEMENT and binding upon the GRANTEE, the

SUBRECIPIENT and any of the SUBRECIPIENT'S SUBRECIPIENTS and subcontractors. Failure to fulfill these requirements shall subject the GRANTEE, the SUBRECIPIENT and any of the SUBRECIPIENT'S SUBRECIPIENTS and subcontractors, their successors and assigns, to those sanctions specified by the AGREEMENT through which Federal Assistance is provided. The SUBRECIPIENT certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

The SUBRECIPIENT further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this AGREEMENT:

"The work to be performed under this AGREEMENT is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701. Section 3 requires that to the greatest extend feasible opportunities for training and employment be given to low- and very low-income residents of the project area and contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The SUBRECIPIENT further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns which provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The SUBRECIPIENT certifies and agrees that no contractual or other legal incapacity exists which would prevent compliance with theserequirements.

10.3.3.2 Notifications

The SUBRECIPIENT agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

10.3.3.3 Subcontracts

The SUBRECIPIENT will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The SUBRECIPIENT will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

10.4 Conduct

10.4.1 Assignability

The SUBRECIPIENT shall not assign or transfer any interest in this AGREEMENT without the prior written consent of the GRANTEE thereto; provided, however, that claims for money due or to become due to the SUBRECIPIENT from the GRANTEE under this AGREEMENT may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the GRANTEE.

10.4.2 Subcontracts

10.4.2.1 Approvals

The SUBRECIPIENT shall not enter into any subcontracts with any agency or individual in the performance of this AGREEMENT without the written consent of the GRANTEE prior to the execution of such agreement.

10.4.2.2 Monitoring

The SUBRECIPIENT will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

10.4.2.3 Content

The SUBRECIPIENT shall cause all of the provisions of this AGREEMENT in its entirety to be included in and made a part of any subcontract executed in the performance of this AGREEMENT.

10.4.2.4 Selection Process

The SUBRECIPIENT shall undertake to insure that all subcontracts let in the performance of this AGREEMENT shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to the GRANTEE along with documentation concerning the selection process.

10.4.3 Hatch Act

The SUBRECIPIENT agrees that no funds provided, nor personnel employed under this AGREEMENT, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

10.4.4 Conflict of Interest

The SUBRECIPIENT agrees to abide by the provisions of 24 CFR 84.42 and 200.317,200.318 and 200.112; 24 CFR 570.611 with include (but are not limited to) the following:

10.4.4.1 The SUBRECIPIENT shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

10.4.4.2 No employee, officer or agent of the SUBRECIPIENT shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

10.4.4.3 No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, subcontract, or agreement with respect to CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the GRANTEE, the SUBRECIPIENT, or any designated public agency.

10.4.5 Lobbying

The SUBRECIPIENT hereby certifies that:

10.4.5.1 No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

10.4.5.2 If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

10.4.5.3 It will require that the language of paragraph 10.4.5.4 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all SUBRECIPIENTS shall certify and disclose accordingly; and

10.4.5.4 Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

10.4.6 Copyright

If this AGREEMENT results in any copyrightable material or inventions, the GRANTEE and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

10.4.7 Religious Activities

The SUBRECIPIENT agrees that funds provided under this AGREEMENT will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization in accordance with the Federal regulations specified in 24 CFR 570.200(j).

11. ENVIRONMENTAL CONDITIONS

11.1 Air and Water

The SUBRECIPIENT agrees to comply with the following requirements insofar as they apply to the performance of this AGREEMENT:

(a) Clean Air Act, 42 U.S.C., 7401, et seq.
(b) Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251, et seq., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
(c) Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R., Part 50, as amended.

11.2 Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 USC 4001), the SUBRECIPIENT shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

11.3 Lead-Based Paint

The SUBRECIPIENT agrees that any construction or rehabilitation of residential structures with assistance provided under this AGREEMENT shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken.

11.4 Historic Preservation

The SUBRECIPIENT agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR, Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this AGREEMENT.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a federal, state, or local historic property list.

12. DRUG FREE WORKPLACE

SUBRECIPIENT will provide a drug-free workplace by:

12.1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the SUBRECIPIENT'S workplace and specifying the actions that will be taken against employees for violation of such prohibition;

12.2 Establishing an ongoing drug-free awareness program to inform employees about:

(a) the dangers of drug abuse in the workplace;
(b) the SUBRECIPIENT'S policy of maintaining a drug-free workplace;
(c) any available drug counseling, rehabilitation, and employee assistance programs; and
(d) the penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

12.3 Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 12.1;

12.4 Notifying the employee in the statement required by paragraph 12.1 that as a condition of employment under the grant the employee will:

(a) abide by the terms of the statement; and
(b) notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

12.5 Notifying the GRANTEE in writing, within ten calendar days after receiving notice under subparagraph 12.4 (b). from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

12.6 Taking on of the following actions, within 30 calendar days of receiving notice under subparagraph 12.4 (b), with respect to any employee who is so convicted:

(a) taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
(b) requiring such employee to participate satisfactorily in drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

12.7 Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 12.1 through 12.6.

13. SEVERABILITY

If any provision of this AGREEMENT is held invalid, the remainder of the AGREEMENT shall not be affected thereby and all other parts of this AGREEMENT shall nevertheless be in full force and effect.

14. WAIVER

The GRANTEE'S failure to act with respect to a breach by the SUBRECIPIENT does not waive its right to act with respect to subsequent or similar breaches. The failure of the GRANTEE to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

15. ENTIRE AGREEMENT

This AGREEMENT constitutes the entire AGREEMENT between the GRANTEE and the SUBRECIPIENT for the use of funds received under this AGREEMENT and it supersedes all prior or contemporaneous communications and prop9osals, whether electronic, oral, or written between the GRANTEE and the SUBRECIPIENT with respect to this AGREEMENT.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

GRANTEE	SUBRECIPIENT
By:_____	By_____
Dawn McLeish, Deputy Director San Joaquin County Human Services Agency	Dan Arriola, Mayor The City of Tracy

Exhibit A
County of San Joaquin CDBG Program
Quartery Grantee Activity Report

1. Grantee Name:	2. Contact Name:
3. Grantee Address:	4. Submittal Date:
5. Phone Number:	6. Email Address:
7. Project IDIS No:	8. Signature:
9. Project Status: Not Started ☐ Underway ☐ Near Closing ☐ Completed ☐	10. Reporting Period: July 1- September 30 ☐ October 1-December 31 ☐ January 1- March 31 ☐ April 1 - June 30 ☐
Estimated date of completion if not complete:	
11. Narrative for period accomplishments. Provide number of people served, number of beds provided, construction completed, etc. Provide any information regarding challenges to the project:	

Exhibit A
County of San Joaquin CDBG Program
Quartery Grantee Activity Report

12. Income Data

Report beneficiaries served by Income level	1st Quarter (July 1-Sept. 30)	2nd Quarter (Oct. 1- Dec. 31)	3rd Quarter (Jan.1-March 31)	4th Quarter (April 1-June 30)	Total
Extremely Low Income (30%)					0
Low Income (50%)					0
Moderate Income (51%-80%)					0
Non Low/ Moderate (+80%)					0
Total Served					0
% Served at Low /Moderate Level					0

13. Area Served Data

Area Served Data during period by Jurisdiction (if applicable)	1st Quarter (July 1-Sept. 30)	2nd Quarter (Oct. 1- Dec. 31)	3rd Quarter (Jan.1-March 31)	4th Quarter (April 1-June 30)	Total
City of Stockton					0
San Joaquin County (unincorporated area)					0
Lodi					0
Manteca					0
Tracy					0
Escalon					0
Lathrop					0
Ripon					0

Provide the following Data:	1st Quarter (July 1-Sept. 30)	2nd Quarter (Oct. 1- Dec. 31)	3rd Quarter (Jan.1-March 31)	4th Quarter (April 1-June 30)	Total
Handicapped					0
Female Head of Household					0
Seniors					0
Gender: Male					0
Gender: Female					0
Veterans					0
Homeless					0

Exhibit A
County of San Joaquin CDBG Program
Quartery Grantee Activity Report

14. Race/ Ethnicity Data:

Report Race and Ethnicity Data on the table below. The total must equal the total of Beneficiaries served as reported under the Income section of this report.

Race/ Ethnicity	1st Quarter (July 1-Sept. 30)	2nd Quarter (Oct. 1- Dec. 31)	3rd Quarter (Jan.1-March 31)	4th Quarter (April 1-June 30)	Total
White					0
Black/ African America					0
Asian					0
American Indian/ Alaskan Native					0
Native Hawaiian/ Other pacific Islander					0
American Indian/ Alaskan Native & White					0
American Indian/ Alaskan Native & Black					0
Asian & White					0
Black/ African American & White					0
Other Multi Racial					0

Total:

Hispanic	1st Quarter (July 1-Sept. 30)	2nd Quarter (Oct. 1- Dec. 31)	3rd Quarter (Jan.1-March 31)	4th Quarter (April 1-June 30)	Total
White					0
Black/ African America					0
Asian					0
American Indian/ Alaskan Native					0
Native Hawaiian/ Other pacific Islander					0
American Indian/ Alaskan Native & White					0
American Indian/ Alaskan Native & Black					0
Asian & White					0
Black/ African American & White					0
Other Multi Racial					0

Total:

Exhibit A
County of San Joaquin CDBG Program
Quartery Grantee Activity Report

15. Project Expense Report:

County use only
Reviewed by:

Grant Fund Expenditures

Program Activity	Budget	Previously Expended	Current Expenditures	Total	Balance Remaining
				0	0
				0	0
				0	0
Total				0	0

Total amount requested this period:

Provide required back up documentation and Profit and Loss Statement if applicable to this report for payment consideration. Submittal will be reviewed and additional information may be requested prior to approval.

Other funding utilized for project: Source:

Amount expended to date: Total:

16. Other Required Project Information:

Public Facilities Projects (select the one that applies to the project)	**1st Quarter** (July 1-Sept. 30)	**2nd Quarter** (Oct. 1- Dec. 31)	**3rd Quarter** (Jan.1-March 31)	**4th Quarter** (April 1-June 30)	**Total**
New Access Provided to Facility					**0**
Improved Access to Facility					**0**
No longer substandard facility					**0**

Shelter Projects/Programs (select the one that applies to the project)	**1st Quarter** (July 1-Sept. 30)	**2nd Quarter** (Oct. 1- Dec. 31)	**3rd Quarter** (Jan.1-March 31)	**4th Quarter** (April 1-June 30)	**Total**
Homeless persons given overnight shelter/bed					**0**
Beds Created in overnight shelter or emergency housing					**0**

Exhibit B

2025 Income Limitations for the CDBG and HOME Programs

Percent of Median Income

Family Size	Extremely Low 0-30%	Very-Low 31-50%	Low 61-80%
1	$22,000	$36,650	$58,600
2	$25,150	$41,850	$67,000
3	$28,300	$47,100	$75,350
4	$32,150	$52,300	$83,700
5	$37,650	$56,500	$90,400
6	$43,150	$60,700	$97,100
7	$48,650	$64,900	$103,800
8	$54,150	$69,050	$110,500

March 3, 2026

Agenda Item 1.G

RECOMMENDATION

Staff recommends that the City Council adopt two resolutions related to the International Parkway Bridge Replacement and Expansion Project, Capital Improvement Project 73148 by: (1) approving Amendment No. 1 to the Professional Services Agreement with WIN Structural Consulting Group, Inc., a California Corporation, for Construction Administration Structural Services, increasing the total not-to-exceed amount to $97,600; and (2) approving Amendment No. 1 to the Professional Services Agreement with Kier+Wright, a California Corporation, for Construction Administration and Design Support Services, increasing the total not-to-exceed amount to $175,000.

EXECUTIVE SUMMARY

Staff seeks the approval of the City Council to amend two existing Professional Services Agreements (Attachments A & B) related to the International Parkway Bridge Replacement and Expansion Project, Capital Improvement Project (CIP) 73148 (Project). The Project has an estimated total cost of $17,839,954. The Economic Development Administration (EDA) is granting the City $8,350,057 in the form of a reimbursement. The grant funds were accepted by the City Council on June 15, 2021, via Resolution No. 2021-075, and are estimated to cover approximately 53% of the Project cost. The remaining funding, in the amount of $9,489,897, will be provided by Prologis in the form of a reimbursement. As security, the City is the beneficiary of a Letter of Credit (LOC) dated November 19, 2024, in the amount of $9,180,131, which the City can call upon should Prologis fail to timely pay the invoiced amount.

The original Professional Services Agreement (PSA) for Construction Administration Structural Services with WIN Structural Consulting Group, Inc. was executed pursuant to Tracy Municipal Code (TMC) 2.20.130 and was approved pursuant to Tracy Municipal Code section 2.20.090.

The original Professional Services Agreement for Construction Administration and Design Support Services with Kier+Wright was executed pursuant to Tracy Municipal Code Sections 2.20.140(a)(2) and 2.20.130, and was approved on May 6, 2025, pursuant to Tracy Municipal Code Section 2.20.140 and City Council Resolution No. 2025-093.

Due to unforeseen conditions and the need for continued support services to complete the Project, staff is requesting an amendment to increase both Professional Service Agreements with WIN Structural Consulting Group, Inc. and Kier+Wright.

BACKGROUND AND LEGISLATIVE HISTORY

The Project was approved as a CIP within the Fiscal Year 2015-2016 Budget. It is located on the west side of the City and is part of International Parkway, which is a major corridor connecting Interstate 205 (I-205) in the north to Interstate 580 (I-580) in the south in the International Park of Commerce (IPC) area. Ultimately, the Project will include the replacement and expansion of the bridge over the Delta Mendota Canal (DMC) on International Parkway. It is located in the Cordes Ranch Specific Plan (CRSP) area, on the west-side of the City. Prologis is the Master Developer of the CRSP.

On April 29, 2021, the City was awarded an Economic Development Administration (EDA) Grant in the amount of $8,350,057 for the Project. And on June 15, 2021, the City Council accepted the EDA Grant award through Resolution No. 2021-075.

On November 19, 2024, Prologis provided a Letter of Credit (LOC), with the City as the beneficiary, in the amount of $9,180,131, to fund the anticipated cost of the Project in excess of the EDA Grant.

On May 5, 2025, the City Council approved a Project budget of $17,839,954 and authorized various Professional Services Agreements through Resolution No. 2025-093, allowing work on the Project to commence.

ANALYSIS

To complete the Project successfully, additional services are required beyond the original scope of work, including supplemental surveying and establishment of benchmark controls necessary for construction activities. These services are critical to maintaining accurate field data and ensuring proper alignment during bridge construction.

To ensure continuity and efficiency, the City recommends continuing its contract with Kier+Wright, the original design consultant for the Project. Since Kier+Wright completed the design and is the designer of record, they are best positioned to provide necessary consultation and design support throughout construction. This approach minimizes risk and ensures consistency in addressing design-related questions. The continuation of services with Kier+Wright and their subconsultants is authorized under Tracy Municipal Code Section 2.20.140(b).

The City also entered into a PSA with WIN Structural Consulting Group to provide construction administration and structural support services for the Project. This agreement was approved at the staff level in accordance with Tracy Municipal Code Section 2.20.130.

Both consultants have played critical roles in supporting the Project, and additional services are now required to address unforeseen conditions and ensure successful completion. Both original Professional Services Agreements remain valid through March 31, 2027.

FISCAL IMPACT

The International Parkway Bridge Replacement and Expansion Project, CIP 73148, is an approved Capital Improvement Project with a total project budget of $17,839,954. Funding for the Project includes an Economic Development Administration (EDA) grant of $8,350,057, which will cover approximately 53% of the total cost. The remaining funding, in the amount of $9,180,131, has been committed by Prologis per the Funding Agreement.

The proposed amendments to the Professional Services Agreements are within the approved Project budget and do not require additional appropriations.

COORDINATION

Staff coordinated with Prologis, EDA, the Federal Bureau of Reclamation, San Luis & Delta-Mendota Water Authority (SLDMWA), and the City Attorney's Office for this item.

CEQA DETERMINATION

The proposed action to amend the existing Professional Services Agreements for construction administration and design support services does not result in any changes to the scope, design, or physical characteristics of the International Parkway Bridge Replacement and Expansion Project, CIP 73148. The Project remains within the scope of the development program evaluated in the certified Cordes Ranch Specific Plan Environmental Impact Report (CRSP EIR) (SCH# 2011122015) and is consistent with the applicable land use designations and development standards.

As the amendments are limited to professional services and do not involve new construction or modifications beyond what was previously analyzed, they remain within the scope of the certified environmental review. Therefore, no additional environmental analysis is required under Sections 15162 and 15168(c) of the California Environmental Quality Act (CEQA) Guidelines.

STRATEGIC PLAN

This Project supports the City Council's Strategic Priorities for both Infrastructure and Quality of Life by enhancing roadway infrastructure and ensuring safe, efficient connectivity within the City. The replacement and expansion of the International Parkway Bridge directly advances the goal of improving the City's roadways and

supports regional transportation systems. By securing funding partnerships and leveraging grant resources, the Project aligns with the priority to develop sustainable funding strategies for critical infrastructure improvements.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt two resolutions related to the International Parkway Bridge Replacement and Expansion Project, Capital Improvement Project 73148 by: (1) approving Amendment No. 1 to the Professional Services Agreement with WIN Structural Consulting Group, Inc., a California Corporation, for Construction Administration Structural Services, increasing the total not-to-exceed amount to $97,600; and (2) approving Amendment No. 1 to the Professional Services Agreement with Kier+Wright, a California Corporation, for Construction Administration and Design Support Services, increasing the total not-to-exceed amount to $175,000.

Prepared by: Sara Remonda, Management Analyst

Reviewed by: Even Marcelo, PE, City Engineer
Anush Nejad, PE, Director of Public Works
Sara Castro, Director of Finance
Kamalpreet Gill, Deputy City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS:

Attachment A – Amendment No. 1 to PSA with WIN Structural
Attachment B – Amendment No. 1 to PSA with Kier+Wright

Amendment No. 1
To Professional Services Agreement with
WIN Structural Consulting Group, Inc. for
Construction Administration Structural Services for International Parkway
Bridge Replacement and Expansion Project CIP 73148 | EDA award no.07-79-07715

This Amendment No. 1 (**Amendment**) to the Professional Services Agreement entered between the City of Tracy, a municipal corporation (**City**), and WIN Structural Consulting Group, Inc., a California Corporation (**Consultant**) dated August 25, 2025 (**Agreement**) is entered into as of the date of last signature below. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**."

Recitals

A. The Professional Services Agreement was executed pursuant to Tracy Municipal Code (TMC) 2.20.130, as the City had determined that it was in the best interest of the City to use Consultant's services. This determination was based on the Consultant's demonstrated competence and professional qualifications necessary to satisfactorily perform the Original Scope of Work.

B. City and Consultant now seek to amend the agreement by increasing the current total not-to-exceed amount from $47,600 to a new total not-to-exceed amount of $97,600.

C. The original Agreement was approved pursuant to Tracy Municipal Code section 2.20.090.

D. The term of the original Agreement expires on March 31, 2027.

Now therefore, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **Total Not to Exceed Amount.** Consultant's total compensation for Services under this Agreement shall not exceed $97,600.00 (Ninety Seven Thousand Six Hundred Dollars). Consultant's billing rates shall cover all costs and expenses for Consultant's performance of this Agreement. No work shall be performed by Consultant in excess of the Total Not-to-Exceed Amount. Consultant acknowledges City has no obligation to compensate or reimburse Consultant for any fees or costs incurred in excess of the Total Not-to-Exceed Amount. Unless specifically stated otherwise or agreed to in writing and approved by City Council, the fees proposed by Consultant, as set forth in Exhibit B of the PSA, shall remain unchanged for the entire term of this Agreement and any extensions of this Agreement.

2. **Effect.** The Parties hereto ratify the Agreement and, except as expressly modified by this Amendment, all provisions of the Agreement will remain unchanged and in full force and effect.

3. **Entire Agreement.** This Amendment represents the entire agreement and understanding of the Parties and shall supersede any prior agreement—written or oral—between the Parties. This Amendment will not be valid and enforceable until executed by all of the Parties hereto. This Amendment may not be modified or altered except through a subsequent writing signed by both Parties.

4. **Severability**. If any term of this Amendment is held invalid by a court of competent jurisdiction, this 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 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. This Amendment may be executed in one or more counterparts. All counterparts so executed shall constitute one contract, binding on all Parties, even though all Parties are not signatory to the same counterpart.

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

City of Tracy

By: _____
Dan Arriola

Title: Mayor

Date: _____

Consultant

By: _____
Wassim Naguib, PE, SE

Title: Principal Engineer/CEO

Date: 1/26/26

Federal Tax Emplover ID No.46-2359202

Attest:

By: _____
April B. A. Quintanilla, City Clerk

By: _____
Samah Naguib

Title: Chief Financial Officer
Date: 1/26/26

Approved as to form.

By: _____
L. David Nefouse, City Attorney

Amendment No. 1
To Professional Services Agreement with
Kier+Wright A California Corporation for Construction Administration Services For International Parkway Bridge Replacement and Expansion
Project CIP 73148 | EDA Award No.07-79-07715

This Amendment No. 1 (**Amendment**) to the Professional Services Agreement entered between the City of Tracy, a municipal corporation (**City**), and Kier+Wright, a California Corporation (**Consultant**) dated August 1, 2025 (**Agreement**) is entered into as of the date of last signature below. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**."

Recitals

A. The Professional Services Agreement was executed pursuant to the authority granted in Resolution No. 2025-093 approved by the Tracy City Council on May 6, 2025.

B. City and Consultant now seek to amend the agreement by increasing the current total not-to-exceed amount from $70,000 to a new total not-to-exceed amount of $175,000.

C. The term of the original Agreement expires on March 31, 2027.

Now therefore, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **Total Not to Exceed Amount**. Consultant's total compensation for Services under this Agreement shall not exceed $175,000.00 (One Hundred Seventy Five Thousand Dollars). Consultant's billing rates shall cover all costs and expenses for Consultant's performance of this Agreement. No work shall be performed by Consultant in excess of the Total Not-to-Exceed Amount. Consultant acknowledges City has no obligation to compensate or reimburse Consultant for any fees or costs incurred in excess of the Total Not-to-Exceed Amount. Unless specifically stated otherwise or agreed to in writing and approved by City Council, the fees proposed by Consultant, as set forth in Exhibit B of the PSA, shall remain unchanged for the entire term of this Agreement and any extensions of this Agreement.

2. **Effect.** The Parties hereto ratify the Agreement and, except as expressly modified by this Amendment, all provisions of the Agreement will remain unchanged and in full force and effect.

3. **Entire Agreement.** This Amendment represents the entire agreement and understanding of the Parties and shall supersede any prior agreement—written or oral—between the Parties. This Amendment will not be valid and enforceable until executed by all of the Parties hereto. This Amendment may not be modified or altered except through a subsequent writing signed by both Parties.

4. **Severability**. If any term of this Amendment is held invalid by a court of competent jurisdiction, this 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 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. This Amendment may be executed in one or more counterparts. All counterparts so executed shall constitute one contract, binding on all Parties, even though all Parties are not signatory to the same counterpart.

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

City of Tracy

By: _____
Dan Arriola

Title: Mayor

Date: _____

Consultant

By: Emad Sarieddine Digitally signed by Emad Sarieddine DN: C=US, E=esarieddine@kierwright.com, O="Kier + Wright", CN=Emad Sarieddine Date: 2026.01.29 16:41:37-08'00' _____
Emad Sarieddine, PE

Title: Chief Operating Officer

Date: _____

Federal Tax Employer ID No.94-2160466

Attest:

By: _____
April B. A. Quintanilla, City Clerk

By: Chuck McCallum Digitally signed by Chuck McCallum DN: C=US, E=cmccallum@kierwright.com, O="Kier + Wright", CN=Chuck McCallum Date: 2026.01.29 16:43:31-08'00' _____
Chuck McCallum

Title: Chief Executive Officer & Acting Chief Financial Officer
Date: _____

Approved as to form.

By: _____
L. David Nefouse, City Attorney

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2026- _____

APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WIN STRUCTURAL CONSULTING GROUP, INC., A CALIFORNIA CORPORATION, FOR CONSTRUCTION ADMINISTRATION STRUCTURAL SERVICES, INCREASING THE TOTAL NOT-TO-EXCEED AMOUNT TO $97,600.

WHEREAS, the International Parkway Bridge Replacement and Expansion Project, Capital Improvement Project (CIP) 73148 (Project) has an estimated total cost of $17,839,954. The Economic Development Administration (EDA) is granting the City $8,350,057 in the form of a reimbursement. The grant funds were accepted by the City Council on June 15, 2021, via Resolution No. 2021-075, and are estimated to cover approximately 53% of the Project cost. The remaining funding, in the amount of $9,489,897, will be provided by Prologis in the form of a reimbursement. As security, the City is the beneficiary of a Letter of Credit (LOC) dated November 19, 2024, in the amount of $9,180,131, which the City can call upon should Prologis fail to timely pay the invoiced amount; and

WHEREAS, on May 5, 2025, the City Council approved a Project budget of $17,839,954 and authorized various Professional Services Agreements through Resolution No. 2025-093, allowing work on the Project to commence; and

WHEREAS, the City entered into a PSA with WIN Structural Consulting Group, Inc. to provide construction administration and structural support services for the Project. This agreement was approved at the staff level in accordance with Tracy Municipal Code Section 2.20.130; and

WHEREAS, the consultant has played a critical role in supporting the Project, and additional services are now required to address unforeseen conditions and ensure successful completion. The original Professional Services Agreements remains valid through March 31, 2027; and

WHEREAS, the proposed amendment to the Professional Services Agreement is within the approved Project budget and does not require additional appropriations. This action does not impact the General Fund; and

WHEREAS, as the amendment is limited to professional services and does not involve new construction or modifications beyond what was previously analyzed, it remains within the scope of the certified environmental review. Therefore, no additional environmental analysis is required under Sections 15162 and 15168(c) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, this Project supports the City Council's Strategic Priorities for both Infrastructure and Quality of Life by enhancing roadway infrastructure and ensuring safe, efficient connectivity within the City. The replacement and expansion of the International Parkway Bridge directly advances the goal of improving the City's roadways and supports regional transportation systems. By securing funding partnerships and leveraging grant resources, the Project aligns with the priority to develop sustainable funding strategies for critical infrastructure improvements; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy, hereby, approves Amendment No. 1 to the Professional Services Agreement with WIN Structural Consulting Group, Inc., for Construction Administration Structural Services, increasing the total not-to-exceed amount to $97,600.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2026- _____

APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIER+WRIGHT, A CALIFORNIA CORPORATION, FOR CONSTRUCTION ADMINISTRATION AND DESIGN SUPPORT SERVICES, INCREASING THE TOTAL NOT-TO-EXCEED AMOUNT TO $175,000.

WHEREAS, the International Parkway Bridge Replacement and Expansion Project , Capital Improvement Project (CIP) 73148 (Project) has an estimated total cost of $17,839,954. The Economic Development Administration (EDA) is granting the City $8,350,057 in the form of a reimbursement. The grant funds were accepted by the City Council on June 15, 2021, via Resolution No. 2021-075, and are estimated to cover approximately 53% of the Project cost. The remaining funding, in the amount of $9,489,897, will be provided by Prologis in the form of a reimbursement. As security, the City is the beneficiary of a Letter of Credit (LOC) dated November 19, 2024, in the amount of $9,180,131, which the City can call upon should Prologis fail to timely pay the invoiced amount; and

WHEREAS, on May 5, 2025, the City Council approved a Project budget of $17,839,954 and authorized various Professional Services Agreements through Resolution No. 2025-093, allowing work on the Project to commence; and

WHEREAS, the original Professional Services Agreement for construction administration and design support services with Kier+Wright was executed pursuant to Tracy Municipal Code Sections 2.20.140(a)(2) and 2.20.130, and was approved on May 6, 2025 pursuant to Tracy Municipal Code Section 2.20.140 and City Council Resolution No. 2025-093; and

WHEREAS, to complete the Project successfully, additional services are required beyond the original scope of work, including supplemental surveying and establishment of benchmark controls necessary for construction activities. These services are critical to maintaining accurate field data and ensuring proper alignment during bridge construction; and

WHEREAS, to ensure continuity and efficiency, the City recommends continuing its contract with Kier+Wright, the original design consultant for the Project.

Since Kier+Wright completed the design and is the designer of record, they are best positioned to provide necessary consultation and design support throughout construction. This approach minimizes risk and ensures consistency in addressing design-related questions. The continuation of services with Kier+Wright and their subconsultants is authorized under Tracy Municipal Code Section 2.20.140(b); and

WHEREAS, the proposed amendment to the Professional Services Agreement is within the approved Project budget and does not require additional appropriations. This action does not impact the General Fund; and

WHEREAS, as the amendment is limited to professional services and does not involve new construction or modifications beyond what was previously analyzed, it remains within the scope of the certified environmental review. Therefore, no additional environmental analysis is required under Sections 15162 and 15168(c) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, this Project supports the City Council's Strategic Priorities for both Infrastructure and Quality of Life by enhancing roadway infrastructure and ensuring safe, efficient connectivity within the City. The replacement and expansion of the International Parkway Bridge directly advances the goal of improving the City's roadways and supports regional transportation systems. By securing funding partnerships and leveraging grant resources, the Project aligns with the priority to develop sustainable funding strategies for critical infrastructure improvements; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy, hereby, approves Amendment No. 1 to the Professional Services Agreement with Kier+Wright for Construction Administration and Design Support Services, increasing the total not-to-exceed amount to $175,000.

* * * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2026

Agenda Item 1.H

RECOMMENDATION

Staff recommends that the City Council adopt a Resolution approving permits under Tracy Municipal Code Chapter 4.40, to allow the consumption of alcoholic beverages on City streets for the following special events of community-wide interest occurring in 2026: (1) Downtown Block Parties (May 1, June 5, July 10, August 7, and September 11); (2) Brews and BBQ (October 3); (3) Girls Night Out – Witches and Broomsticks (October 23); (4) Tracy City Center Association Events (Taps on Tenth on May 2, 4th of July Celebration on July 4, Street Dreams Car Show on August 29, and Downtown Tracy Wine Stroll on September 19); (5) Better World Rescue (Wine & Whiskers Event on May 30); (6) Tracy Police Activities League (Donut Dash 5K Run on June 6); (7) Tracy African American Association (Juneteenth on June 6); and (8) South Side Community Organization Event (September 12).

EXECUTIVE SUMMARY

The Tracy Municipal Code allows the City Council, by resolution, to issue a permit allowing the consumption of alcohol on public streets at an organized event of community-wide interest. The Parks, Recreation, and Community Services Department is coordinating several requests for alcohol permits in conjunction with community events and is seeking Council approval.

BACKGROUND AND LEGISLATIVE HISTORY

Tracy Municipal Code Section 4.12.1190(d) states: “The Council, by resolution, may issue a permit under Chapter 4.40 allowing the consumption of intoxicating beverages on public property at an organized event of community-wide interest. The consumption of intoxicating beverages shall be restricted to the perimeters of the event as described in the permit.”

Additionally, Tracy Municipal Code Chapter 4.40 governs special event permits occurring on or within the public right-of-way.

For many years, the City of Tracy has successfully coordinated special community events that have community-wide interest with various local non-profit organizations, including the Tracy City Center Association (TCCA), Tracy Police Activities League (PAL), Tracy African American Association (TAAA), and South Side Community Organization (SSCO). Many of these events have received City approval for the consumption of alcoholic beverages within the boundary of the events, with most of the approved events taking place within the Downtown Tracy Business District, also known

as the downtown TCCA district boundaries. This year, the Community Facilities Division received a new special event request from Better World Rescue and is requesting City approval for the consumption of alcoholic beverages during their event. Better World Rescue has hosted this event in other local facilities and would now like to bring this event to a City of Tracy facility.

The City and TCCA entered into a Memorandum of Understanding (MOU) on October 7, 2014, providing TCCA exclusive rights for purchase and resale of alcoholic beverages associated with any co-presented or City-sponsored event held within the downtown TCCA district boundaries, in exchange for a revenue share with the City, under Resolution 2014-166. This agreement was renewed as a Concession Agreement through appropriate City action for 2025 and 2026. Therefore, for 2026 City events hosted in the downtown area, TCCA is requesting the alcohol permit.

ANALYSIS

At the present time, the Parks, Recreation, and Community Services Department is coordinating several requests for alcohol permits to allow alcoholic beverages to be served as a component of the following community events:

Downtown Block Parties: TCCA has requested a permit to serve alcoholic beverages at the City of Tracy's five (5) block party events on Fridays, May 1, June 5, July 10, August 7, and September 11, 2026, from 6:00 p.m. to 9:00 p.m. on east- and west-bound 6th Street between Central Avenue and D Street and at Front Street Plaza.

Taps on Tenth: TCCA has requested a permit to serve alcoholic beverages at its event on Saturday, May 2, 2026, from 4:00 p.m. to 8:00 p.m., on 10th Street from A Street to Central Avenue, Central Avenue from 10th Street to 11th Street, and on B Street from Gillett Alley to Grunauer Alley.

Wine & Whiskers Event: Better World Rescue has requested a permit to serve alcoholic beverages at its event on Saturday, May 30, 2026, from 5:30 p.m. to 8:30 p.m., at Civic Center Plaza, located on the lawn area at City Hall.

Donut Dash 5K Run: PAL has requested a permit to serve alcoholic beverages at its event on Saturday, June 6, 2026, from 8:00 a.m. to 12:00 p.m., at Thoming Park located on Cambridge Place and Sycamore Parkway.

Juneteenth: TAAA has requested a permit to serve alcoholic beverages at its event on Saturday, June 6, 2026, from 11:00 a.m. to 5:00 p.m., at Lincoln Park located on Eaton Avenue between Holly Drive and East Street.

4th of July Celebration: TCCA has requested a permit to serve alcoholic beverages at its event on Saturday, July 4, 2026, from 10:00 a.m. to 2:00 p.m., on east- and west-bound 6th Street between Central Avenue and D Street, and at Front Street Plaza.

Street Dreams Car Show: TCCA has requested a permit to serve alcoholic beverages at its event on Saturday, August 29, 2026, from 8:00 a.m. to 1:00 p.m., on Central Avenue from 11th Street to 6th Street, on 10th Street from A Street to Central Avenue, on B Street from Gillett Alley to Grunauer Alley, and on west-bound 6th Street between Central Avenue and D Street to coincide with the Framers Market.

September 16th Event: SSCO has requested a permit to serve alcoholic beverages at its event on Saturday, September 12, 2026, from 11:00 a.m. to 6:00 p.m., at Lincoln Park located on Eaton Avenue between Holly Drive and East Street.

Downtown Tracy Wine Stroll: TCCA has requested a permit to serve alcoholic beverages at its event on Saturday, September 19, 2026, from 4:00 p.m. to 8:00 p.m., on Central Avenue from 11th Street to 6th Street, on 10th Street from A Street to Central Avenue, on B Street from Gillett Alley to Grunauer Alley, and on west-bound 6th Street between Central Avenue and D Street.

Brews and BBQ: TCCA has requested a permit to serve alcoholic beverages at the City of Tracy's event on Saturday, October 3, 2026, from 12:00 p.m. to 6:00 p.m. on east- and west-bound 6th Street between Central Avenue and D Street and at Front Street Plaza.

Girls' Night Out – Witches and Broomsticks: TCCA has requested a permit to serve alcoholic beverages at the City of Tracy's event on Friday, October 23, 2026, from 6:00 p.m. to 10:00 p.m. on east- and west-bound 6th Street between Central Avenue and D Street and at Front Street Plaza.

FISCAL IMPACT

ABC license fees shall be paid by the event hosts. Costs for City of Tracy events are included in each City event budget. Special Events held within the City of Tracy have the opportunity to increase vehicle and pedestrian traffic to local businesses, which in turn increases sales tax revenue for the city.

CEQA DETERMINATION

This item is exempt from the California Environmental Quality Act based on CEQA Guidelines Section 15061(b)(3), the commonsense exemption, which states that a project is not subject to CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment".

STRATEGIC PLAN

This item supports the City Council's adopted strategic priorities in the areas of Local Economy.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a Resolution approving permits under Tracy Municipal Code Chapter 4.40, to allow the consumption of alcoholic beverages on City streets for the following special events of community-wide interest occurring in 2026: (1) Downtown Block Parties (May 1, June 5, July 10, August 7, and September 11); (2) Brews and BBQ (October 3); (3) Girls Night Out – Witches and Broomsticks (October 23); (4) Tracy City Center Association Events (Taps on Tenth on May 2, 4th of July Celebration on July 4, Street Dreams Car Show on August 29, and Downtown Tracy Wine Stroll on September 19); (5) Better World Rescue (Wine & Whiskers Event on May 30); (6) Tracy Police Activities League (Donut Dash 5K Run on June 6); (7) Tracy African American Association (Juneteenth on June 6); and (8) South Side Community Organization Event (September 12).

Prepared By: Katie Akre, Recreation Program Coordinator

Reviewed By: Justin Geibig, Recreation Services Supervisor
Jolene Jauregui-Correll, Recreation Services Manager
Brian MacDonald, Director of Parks, Recreation, and Community Services
Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
L. David Nefouse, City Attorney

Approved By: Midori Lichtwardt, City Manager

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

APPROVING PERMITS UNDER TRACY MUNICIPAL CODE CHAPTER 4.40, TO ALLOW THE CONSUMPTION OF ALCOHOLIC BEVERAGES ON CITY STREETS FOR THE FOLLOWING SPECIAL EVENTS OF COMMUNITY-WIDE INTEREST OCCURRING IN 2026: (1) DOWNTOWN BLOCK PARTIES (MAY 1, JUNE 5, JULY 10, AUGUST 7, AND SEPTEMBER 11); (2) BREWS AND BBQ (OCTOBER 3); (3) GIRLS NIGHT OUT – WITCHES AND BROOMSTICKS (OCTOBER 23); (4) TRACY CITY CENTER ASSOCIATION EVENTS (TAPS ON TENTH ON MAY 2, 4th OF JULY CELEBRATION ON JULY 4, STREET DREAMS CAR SHOW ON AUGUST 29, AND DOWNTOWN TRACY WINE STROLL ON SEPTEMBER 19); (5) BETTER WORLD RESCUE (WINE & WHISKERS EVENT ON MAY 30); (6) TRACY POLICE ACTIVITIES LEAGUE (DONUT DASH 5K RUN ON JUNE 6); (7) TRACY AFRICAN AMERICAN ASSOCIATION (JUNETEENTH ON JUNE 6); AND (8) SOUTH SIDE COMMUNITY ORGANIZATION EVENT (SEPTEMBER 12)

WHEREAS, Tracy Municipal Code (TMC) Section 4.12.1190(d) provides that the City Council, by resolution, may issue a permit under Chapter 4.40 allowing the consumption of intoxicating beverages on public property at an organized event of community-wide interest, and the consumption of intoxicating beverages shall be restricted to the perimeters of the event as described in the permit; and

WHEREAS, the City has requested permits to conduct a Downtown Block Parties on May 1, June 5, July 10, August 7, and September 11, Brews and BBQ on October 3, and Girls Night Out – Witches and Broomsticks on October 23, 2026, require approval of a permit for the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, Tracy City Center Association (TCCA) has requested permits to conduct a Taps on Tenth Event on May 2, 4th of July Celebration on July 4, Street Dreams Car Show on August 29, and Downtown Tracy Wine Stroll on September 19, 2026, in the City of Tracy that require approval of City Council to permit the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, Better World Rescue has requested a permit to conduct a Wine & Whiskers Event in the City of Tracy on May 30, 2026, that requires approval of the City

Council to permit the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, the Tracy Police Activities League (PAL) has requested a permit to conduct a Donut Dash 5K Run Event in the City of Tracy on June 6, 2026, that requires approval of the City Council to permit the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, the Tracy African American Association (TAAA) has requested a permit to conduct a Juneteenth Event in the City of Tracy on June 6, 2026, that requires approval of the City Council to permit the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, the South Side Community Organization (SSCO) has requested a permit to conduct a September 16th Event in the City of Tracy on September 12, 2026, that requires approval of the City Council to permit the consumption of alcoholic beverages in public places pursuant to TMC Section 4.12.1190(d); and

WHEREAS, the foregoing described events have community-wide interest; and

NOW, THEREFORE, BE IT

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as the "Downtown Block Parties" occurring on the following dates in 2026: May 1, June 5, July 10, August 7, and September 11; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as "Brews and BBQ" occurring on October 3, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as "Girls Night Out – Witches and Broomsticks" occurring on October 23, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as "Taps on Tenth" occurring on May 2, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as "4th of July Celebration" occurring on July 4, 2026; and be it furtherConsumption

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “Street Dreams Car Show” occurring on August 29, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “Downtown Tracy Wine Stroll” occurring on September 19, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “Wine & Whiskers” occurring on May 30, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “Donut Dash 5K Run” occurring on June 6, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “Juneteenth” occurring on June 6, 2026; and be it further

RESOLVED: That City Council approves, pursuant to TMC Section 4.12.1190(d), the issuance of permits allowing the consumption of intoxicating beverages for the event(s) on public property known as “South Side Community Organization Event” occurring on September 12, 2026.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on March 3, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2026

Agenda Item 1.I

RECOMMENDATION

Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 3 to the Professional Services Agreement between the City of Tracy and Tracy City Center Association, and 2) approving the increase of the original not to exceed amount from $12,000 to $24,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

EXECUTIVE SUMMARY

The Tracy City Center Association (TCCA) is a non-profit public benefit California corporation that manages the Downtown Tracy Community Benefit District and partners with the City of Tracy to plan and host the annual 4th of July Parade.

Through an existing Professional Services Agreement (PSA), the City provides both financial and in-kind support for this annual community event. Amendment 3 to the PSA authorizes a one-time increase to the agreement amount for 2026 to reimburse additional enhancements related to the 250th Anniversary of America.

BACKGROUND AND LEGISLATIVE HISTORY

On May 1, 2023, the City entered into a Professional Services Agreement (PSA) with TCCA to coordinate and host the annual 4th of July Parade in Downtown Tracy. This PSA is specifically for parade coordination services and is separate from other agreements the City maintains with TCCA for different scopes of work, such as downtown revitalization, marketing, and community events.

The PSA was amended in 2023 to extend the term through August 31, 2025, by the City Manager. Since that time, TCCA has continued to coordinate parade activities and work closely with City departments to coordinate this event. However, the agreement expired on August 31, 2025, and the second amendment was necessary to retroactively extend the PSA and account for the services provided and increase the not-to-exceed amount from $11,000 to $12,000, resulting in a revised total contract amount of $57,000.

At the City Council meeting on October 7, 2025, Mayor Arriola and Councilmember Evans expressed their support for providing additional assistance to TCCA for the 4th of July event in recognition of the 250th Anniversary of America.

ANALYSIS

TCCA continues to serve as the lead partner in organizing the 4th of July Parade that runs through Downtown Tracy (Beginning at 10th St and ending at Front Street Plaza). TCCA is responsible for all event logistics, coordination, community outreach, participant registration, and event clean-up. TCCA hopes this event will continue to be an important investment in the local community and to provide social and economic opportunities to local businesses and residents to celebrate and come together in the City.

This amendment increases the not-to-exceed amount from $12,000 to $24,000 for 2026 only, to allow for a one-time reimbursement for additional enhancements associated with the 250th Anniversary celebration, resulting in a total revised contract amount of
$69,000. The proposed enhancements from TCCA include extended event hours with an earlier start of 9:00 a.m. and an extended end time to 3:30 p.m., increased advertising and promotional efforts, including banners, postcards, and flyers, and expanded entertainment, including a magician and a live band, following the parade. Additional event enhancements will also include the purchase of both decorative American flags to place throughout the downtown area within TCCA's boundaries, as well as individual American flags to distribute as giveaways for participants, event and participant giveaways, parade participant awards, and post-parade street cleaning services. Alcohol sales and service in the downtown Plaza following the parade are also included as part of the enhancement for the event.

City staff are amenable to the negotiated terms and exchange of services included in the PSA and are able to fund support through existing operating budgets. Staff recommends that the City Council approve by resolution Amendment 3 to the PSA with TCCA.

FISCAL IMPACT

Funding for this amendment is available in the department's annual operating budget.

CEQA DETERMINATION

This item is exempt from the California Environmental Quality Act based on CEQA Guidelines Section 15061(b)(3), the commonsense exemption, which states that a project is not subject to CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment".

STRATEGIC PLAN

This item supports the City Council's adopted strategic priorities in the areas of Local Economy.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 3 to the Professional Services Agreement between the City of Tracy and Tracy City Center Association and 2) approving the increase of the original not to exceed amount from $12,000 to $24,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

Prepared by: Katie Akre, Recreation Program Coordinator

Reviewed by: Justin Geibig, Recreation Services Supervisor
Jolene Jauregui-Correll, Parks, Recreation & Community Services Manager
Brian MacDonald, Parks, Recreation, & Community Services Director
Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – Amendment 3 to the PSA between the City of Tracy and Tracy City Center Association

AMENDMENT NO. 3 TO
PROFESSIONAL SERVICES AGREEMENT

This Amendment No. 3 (**Amendment**) to the Professional Services Agreement entered between the City of Tracy, a municipal corporation (**City**), and Tracy City Center Association (TCCA), a non-profit public benefit California corporation (**Consultant**) dated June 8, 2023 (Agreement) is entered into as of the last signature below. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties.**"

Recitals

A. The City and TCCA entered into the PSA to coordinate and host the annual fourth of July events, for an annual not-to-exceed amount of $11,000.00 per year, which was approved by the City Manager on June 8, 2023, and amended by the City Manager with Amendment No. 1 to extend the term of the Agreement with an expiration date of August 31, 2025. Amendment No. 2 to update Exhibit B – Compensation was approved by City Council on October 21, 2025

B. The City recognizes TCCA as a valuable partner to the City in providing these fourth of July services and supporting economic growth within the City of Tracy.

C. This Amendment is being executed pursuant to Tracy Municipal Code Section 2.20.80, under the authority of the City Council, who finds that TCCA has satisfactorily met all the requirements of the Agreement as amended.

D. The Parties seek to amend the Agreement as set forth in this Amendment.

Now therefore, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **Exhibit B – Compensation.** Pursuant to Exhibit B of the Agreement, the City hereby amended the not-to-exceed amount to $24,000.00 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America and further described in Exhibit B.1 Compensation.

2. **Effect.** The Parties hereto ratify the Agreement and, except as expressly modified by this Amendment, all provisions of the Agreement will remain unchanged and in full force and effect.

3. **Entire Agreement.** This Amendment represents the entire agreement and understanding of the Parties and shall supersede any prior agreement—written or oral—between the Parties. This Amendment will not be valid and enforceable until executed by all of the Parties hereto. This Amendment may not be modified or altered except through subsequent writing signed by both Parties.

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

6. **Signatures.** The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity, and authority to enter 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. This Amendment may be executed in one or more counterparts. All counterparts so executed shall constitute one contract, binding on all Parties, even though all Parties are not signatory to the same counterpart.

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

City of Tracy

By: _____
Dan Arriola
Title: Mayor
Date: _____

Tracy City Center Association, a Non-profit Public Benefit California Corporation

By: Ken Cefalo
Ken Cefalo
Title: President
Date: 02/09/26

Attest:

By: _____
April B.A. Quintanilla, City Clerk

By: Bambi Russell
Bambi Russell
Title: Treasurer
Date: 02/09/26

Approved as to form:

By: _____
L. David Nefouse, City Attorney

Attachments

Exhibit B.1 – Compensation

EXHIBIT B.1 - Compensation

Compensation amounts listed below are estimated totals for TCCA to host this annual event. The City will provide TCCA with compensation not to exceed $12,000.00 per year with exception of 2026 as the City will provide compensation not to exceed $24,000 for a one-time reimbursement for enhancements for the 250th Anniversary of America:

1. July 4, 2026: $24,000
2. July 4, 2027: $12,000

The estimated yearly compensation outlined above may cover the following miscellaneous expenses related to the coordination and organization of the event specified in the Agreement:

1. Staff Time
2. Advertising/ Promotion
3. Insurance
4. Rentals
5. Decorations
6. Security
7. Entertainment: DJ
8. Miscellaneous items
   - Judges Station

2026 Additional Enhancements

1. Advertising/ Promotion: Additional banners
2. Rentals: Magician for Kids Zone, street cleaner for post parade cleanup
3. Entertainment: Live Band
4. Miscellaneous items: Decorative American flags, trophies for parade participants, event and participant giveaways, Alcohol Beverage Control License fees

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

---

1) APPROVING THE EXECUTION OF AMENDMENT 3 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND TRACY CITY CENTER ASSOCIATION, AND 2) APPROVING THE INCREASE OF THE ORIGINAL NOT TO EXCEED AMOUNT FROM $12,000 TO $24,000 FOR 2026 AS A ONE-TIME REIMBURSEMENT FOR ADDITIONAL ENHANCEMENTS FOR THE 250TH ANNIVERSARY OF AMERICA.

WHEREAS, the Tracy City Center Association (TCCA) is a non-profit organization that manages the Downtown Tracy Community Benefit District; and

WHEREAS, TCCA first entered into a Professional Services Agreement (PSA) with the City of Tracy, dated May 1, 2023, for the purpose of planning, coordinating, and hosting the annual 4th of July Parade; and

WHEREAS, the Agreement was first amended in 2023 to extend the term through August 31, 2025, with a cumulative not-to-exceed compensation amount of $11,000; and

WHEREAS, the second amendment occurred in 2025 to extend the term through August 31, 2027, with a cumulative not to exceed compensation amount of $12,000; and

WHEREAS, TCCA has continued to coordinate parade activities and work collaboratively with City departments in support of the annual event; and

WHEREAS, the City and TCCA desire to enter into Amendment No. 3 to the Agreement in order to increase the not-to-exceed amount to $24,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th anniversary of America; and

WHEREAS, the Tracy City Council recognizes TCCA as a valuable partner to the City in providing this service and supporting the economic growth within the City of Tracy; and

RESOLVED: That the City Council of the City of Tracy hereby adopts a resolution to approve Amendment 3 to the Professional Services Agreement between

the City of Tracy and the Tracy City Center Association, in substantially the form presented, to increase the not-to-exceed amount from $12,000 to $24,000 for 2026 only, resulting in a total revised contract amount of $69,000.

* * * * * * * * * * * * *

The foregoing Resolution 2026- _____was adopted by the Tracy City Council on the 3rd day of March, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2026

Agenda Item 1.J

RECOMMENDATION

Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 4 to the Professional Services Agreement between the City of Tracy and Tracy Chamber of Commerce, and 2) approving the increase of the original not to exceed amount from $40,000 to $56,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

EXECUTIVE SUMMARY

The Tracy Chamber of Commerce is a non-profit organization that represents and supports Tracy businesses through various programs and initiatives and improves the economic vitality of the City through promotion of regional tourism, planning and hosting large community events.

The Chamber works in partnership with the City of Tracy through a Professional Services Agreement (PSA) to coordinate and host annual 4th of July Events, including an annual Pancake Breakfast, Hot Air Balloon lift-off, and fireworks show.

Through an existing Professional Services Agreement (PSA), the City provides both financial and in-kind support for this annual community event. Amendment 4 to the PSA authorizes a one-time increase to the agreement amount for 2026 to reimburse additional enhancements related to the 250th Anniversary of America.

BACKGROUND AND LEGISLATIVE HISTORY

On March 1, 2023, the City entered into a Professional Services Agreement (PSA) with the Chamber to coordinate and host the annual 4th of July Events, including an annual Pancake Breakfast, Hot Air Balloon lift-off, and the 4th of July Show. The PSA was first amended in 2023 to extend the terms of the agreement to August 31, 2025. In 2024, the PSA was amended for a second time to update the Exhibit A “Scope of Work” section. However, the agreement expired on August 31, 2025, and the third amendment was necessary to retroactively extend the PSA and account for the services provided and increase the not to exceed amount from $31,000 to $40,000, resulting in a revised total contract amount of $180,500.

At the City Council meeting on October 7, 2025, Mayor Arriola and Councilmember Evans expressed their support for providing additional assistance to the Tracy Chamber of Commerce for the 4th of July event in recognition of the 250th Anniversary of America.

ANALYSIS

The Chamber improves the economic vitality of the City through regional tourism by planning and hosting large community events in the City. The Chamber hosts one of the largest community events held within the City: the 4th of July Events, including an annual Pancake Breakfast, Hot Air Balloon lift-off, and fireworks show. The Chamber is responsible for all event logistics, coordination, community outreach, participant registration, and event clean-up.

This amendment increases the not-to-exceed amount from $40,000 to $56,000 for 2026 to allow for a one-time reimbursement for additional enhancements associated with the 250th Anniversary celebration, resulting in a total revised contact amount of $196,500. The proposed enhancements from Chamber include an expanded fireworks display, additional advertising and promotional materials such as, banners, postcards, and flyers, and enhanced entertainment at Legacy Fields, including a live band. Additional event enhancements will also include event and participant giveaways and food services for participants, including those taking part in the morning activities at Lincoln Park, such as the annual Pancake Breakfast and Hot Air Balloon lift-off.

City staff are amenable to the negotiated terms and exchange of services included in the PSA and can fund support through existing operating budgets. Staff recommends that the City Council approve by resolution Amendment 4 to the PSA with the Chamber.

FISCAL IMPACT

Funding for this amendment is available in the department's annual operating budget.

CEQA DETERMINATION

This item is exempt from the California Environmental Quality Act based on CEQA Guidelines Section 15061(b)(3), the commonsense exemption, which states that a project is not subject to CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment".

STRATEGIC PLAN

This item supports the City Council's adopted strategic priorities in the areas of Local Economy.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution 1) approving the execution of Amendment 4 to the Professional Services Agreement between the City of Tracy and Tracy Chamber of Commerce, and 2) approving the increase of the original not to exceed amount from $40,000 to $56,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America.

Prepared by: Katie Akre, Recreation Program Coordinator

Reviewed by: Justin Geibig, Recreation Services Supervisor
Jolene Jauregui-Correll, Parks, Recreation & Community Services Manager
Brian MacDonald, Parks, Recreation, & Community Services Director
Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – Amendment 4 to the PSA between the City of Tracy and Tracy Chamber of Commerce

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AMENDMENT NO. 4 TO
PROFESSIONAL SERVICES AGREEMENT

This Amendment No. 4 (**Amendment**) to the Professional Services Agreement entered between the City of Tracy, a municipal corporation (**City**), and Tracy Chamber of Commerce (Chamber), a non-profit public benefit California corporation (**Consultant**) dated February 27, 2023 (Agreement) is entered into as of the date last signature below. City and Consultant are referred to individually as "**Party**" and collectively as "**Parties**."

Recitals

A. The City and Chamber entered into the PSA to coordinate and host annual Fourth of July events, for an annual not-to-exceed amount of $31,000.00 per year, which was approved by the City Manager on February 27, 2023, and amended by the City Manager with Amendment No. 1 to extend the term of the Agreement with an expiration date of August 31, 2025. The agreement was also amended by the City Manger with Amendment No. 2 to update Exhibit A – Scope of Work and Amendment No. 3 by the Mayor to update Exhibit B - Compensation.

B. The City recognizes the Chamber as a valuable partner to the City in providing these Fourth of July services and supporting the economic growth within the City of Tracy.

C. This Amendment is being executed pursuant to Tracy Municipal Code Section 2.20.80, under the authority of the City Council, who finds that Chamber has satisfactorily met all the requirements of the Agreement as amended.

D. The Parties seek to amend the Agreement as set forth in this Amendment.

Now therefore, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **Exhibit B – Compensation.** Pursuant to Exhibit B of the Agreement, the City hereby amended the not-to-exceed amount to $56,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th Anniversary of America and further described in Exhibit B.2 Compensation.

2. **Effect.** The Parties hereto ratify the Agreement and, except as expressly modified by this Amendment, all provisions of the Agreement will remain unchanged and in full force and effect.

3. **Entire Agreement.** This Amendment represents the entire agreement and understanding of the Parties and shall supersede any prior agreement—written or oral—between the Parties. This Amendment will not be valid and enforceable

Docusign Envelope ID: E3C8AC52-F8DE-4499-B9D1-F4BC594473AD

until executed by all of the Parties hereto. This Amendment may not be modified or altered except through a subsequent writing signed by both Parties.

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

6. **Signatures.** The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity, and authority to enter 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. This Amendment may be executed in one or more counterparts. All counterparts so executed shall constitute one contract, binding on all Parties, even though all Parties are not signatory to the same counterpart.

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

City of Tracy

By: _____
Dan Arriola
Title: Mayor
Date: _____

Tracy Chamber of Commerce, a Non-profit Public Benefit California Corporation

Signed by:
By: Conrad Levoit
FEC024FF12DB4F2...
Conrad Levoit
Title: Executive Board Member
Date: 2/11/2026 | 10:11 AM PST

Signed by:
By: David Torres
54E8E55E53E1408...
David Torres
Title: Executive Board Member
Date: 2/11/2026 | 3:17 PM PST

Signed by:
By: Jas Dhillon
35C44D77BC1B408...
Jas Dhillon
Title: Executive Board Member
Date: 2/11/2026 | 6:16 PM PST

Signed by:
By: Carrie Grover
0D44E6D7FCA14E8...
Carrie Grover
Title: Executive Board Member
Date: 2/11/2026 | 6:33 PM PST

Docusign Envelope ID: E3C8AC52-F8DE-4499-B9D1-F4BC594473AD

Attest:

By:

April B.A. Quintanilla, City Clerk

By: Signed by: BE4FD2FBDEA749B...
Lisa Mikelonis
Title: Executive Board Member
Date: 2/11/2026 | 6:33 PM PST

Approved as to form.

By:

L. David Nefouse, City Attorney

By: Signed by: B64D47DB04D341A...
David Merriam
Title: Treasurer
Date: 2/11/2026 | 6:47 PM PST

Attachments

Exhibit B.2 – Compensation

EXHIBIT B.2 - Compensation

Compensation amounts listed below are estimated totals for Chamber to host this annual event. The City will provide Chamber with compensation not to exceed $40,000.00 per fiscal year with exception of 2026 as the City will provide compensation not to exceed $56,000 for a one-time reimbursement for enhancements for the 250th Anniversary of America:

1. *July 1, 2026: $56,000.00 (FY26/27)
2. *July 1, 2027: $40,000.00 (FY27/28)

**The Chamber will submit an invoice requesting fifty percent (50%) fireworks deposit to the City no earlier than 8/1 & no later than 3/1 of the event year.*

The estimated yearly compensation outlined above may cover the following miscellaneous expenses related to the coordination and organization of the event specified in the Agreement:

1. Staff Time
2. Aerial Show
3. Rentals
4. Janitorial
5. Security
6. Entertainment
7. Miscellaneous items
   - Portable Restrooms

2026 Additional Enhancements

1. Aerial Show: Enhanced fireworks display
2. Entertainment: Live band
3. Miscellaneous: Reimbursement for food services for event participants, event and participant giveaways

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

---

1) APPROVING THE EXECUTION OF AMENDMENT 4 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF TRACY AND TRACY CHAMBER OF COMMERCE, AND 2) APPROVING THE INCREASE OF THE ORIGINAL NOT TO EXCEED AMOUNT FROM $40,000 TO $56,000 FOR 2026 AS A ONE-TIME REIMBURSEMENT FOR ADDITIONAL ENHANCEMENTS FOR THE 250TH ANNIVERSARY OF AMERICA.

WHEREAS, the Tracy Chamber of Commerce (Chamber) is a non-profit organization that represents and supports Tracy businesses through various programs and initiatives, and

WHEREAS, Chamber first entered into a Professional Services Agreement (PSA) with the City of Tracy, March 1, 2023, for the purpose of planning, coordinating, and hosting the annual 4th of July events featuring an annual Pancake Breakfast, Hot Air Balloon lift-off, and fireworks show; and

WHEREAS, the Agreement was first amended in 2023 to extend the terms of the agreement through August 31, 2025, with a cumulative not-to-exceed compensation amount of $31,000; and

WHEREAS, the second amendment occurred in 2024 to update the Exhibit A "Scope of Work" section; and

WHEREAS, the third amendment occurred in 2025 in order to retroactively extend the term of the Agreement, increase the not-to-exceed amount from $31,000 to $40,000, and set a revised total contract amount of $180,500; and

WHEREAS, the City and Chamber desire to enter into Amendment No. 4 to the Agreement in order to increase the not to exceed amount to $56,000 for 2026 as a one-time reimbursement for additional enhancements for the 250th anniversary of America; and

WHEREAS, the Tracy City Council recognizes the Chamber as a valuable partner to the City in providing this service and supporting the economic growth within the City of Tracy; and

RESOLVED: That the City Council of the City of Tracy hereby adopts a resolution to approve Amendment 4 to the Professional Services Agreement between the City of Tracy and the Tracy Chamber of Commerce, in substantially the form presented, to increase in the not-to-exceed amount from $40,000 to $56,000 for 2026 only, resulting in a total revised contract amount of $196,500.

* * * * * * * * * * * * *

The foregoing Resolution 2026- _____was adopted by the Tracy City Council on the 3rd day of March, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

March 3, 2025

Agenda Item 1.K

RECOMMENDATION

Staff recommends that the City Council receive the 2025 Annual Progress Report for the General Plan and Housing Element.

EXECUTIVE SUMMARY

State law (Government Code Section 65700 and 65400) requires jurisdictions to submit an Annual Progress Report (APR) regarding the implementation progress of their General Plans and the Housing Elements respectively to the Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD) by April 1st of the following year. Legislation adopted in 2017 subjects cities who fail to submit an APR, or who fail to issue their required number of affordable housing units, to streamlined approvals for certain affordable infill housing projects. State law further requires that the APRs be provided to the local legislative body at a public meeting during which the public is given the opportunity to provide written and oral comments before or after submission to the State but no later than April 1st of each year, reporting on the prior calendar year's activities.

This item asks the City Council to take public comment and receive the APR for reporting year 2025 prior to submission of the report to LCI and HCD by April 1, 2026.

BACKGROUND AND LEGISLATIVE HISTORY

State law (California Government Code 65300) requires jurisdictions to adopt a comprehensive, long-term General Plan for its physical development and that of land outside its boundaries that bears a relationship to the jurisdiction's planning activities. The City of Tracy's General Plan, adopted in 2011, provides a vision for the future and establishes a framework for how Tracy anticipates growing and changing over time. Government Code Section 65302 mandates that certain topics or "elements" be included in the General Plan, which include land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. While the General Plan routinely requires comprehensive updates, the Housing Element itself is also required to be updated every eight years.

City Council adopted the City's 2023-2031 Housing Element on July 1, 2025, and HCD tentatively certified it on August 11, 2025. The Housing Element contains an identification and analysis of projected housing needs and the City's goals, policies, and objectives regarding the preservation, improvement, and development of housing. The City is in the process of completing the rezones and implementation tasks of the Housing Element for the 2023-2031 timeframe, which is described further below. This APR is for the City's adopted Housing Element (July 2025) and addresses the 2023-2031 Regional Housing Needs Allocation (RHNA) cycle.

Government Code Section 65400 requires that planning agencies provide an annual report to their legislative body, LCI, and HCD on the status of the City's General Plan and its implementation progress on or before April 1st each year that contains the following information for the previous calendar year (January 1st – December 31st):

- The status of the City's General Plan and the progress of its implementation, and
- The degree to which the General Plan complies with LCI's guidelines and the date the General Plan was last revised, and
- Information on housing development activity, including the local agency's progress in meeting its share of regional housing needs and its progress on implementation of the Housing Element Programs, and any spent HCD funds (Local Early Action Planning Grant).

ANALYSIS

The Planning Division of the Community and Economic Development Department compiled information provided by various City departments to prepare the City of Tracy Annual Progress Report for Reporting Year 2025, which is comprised of two parts. The first part is the progress report on the implementation of the General Plan; this was prepared in accordance with the guidelines for the General Plan's Annual Progress Report issued by the LCI. The second part is the Annual Housing Element Progress Report which summarizes the amount and type of residential building permits that were issued in 2025 (Attachment A), which must be completed in the form provided by HCD in accordance with HCD's reporting instructions (Attachment B).

Progress Report on Implementation of the General Plan

The City's General Plan APR is the first part of the Annual Progress Report following the introduction. It is presented in a table format organized by General Plan Element, the objectives and corresponding action items within each Element, and a description of the implementation status for each action item for the reporting year of 2025.

A number of these action items have been completed or are currently in process, and many are continuously ongoing for the life of the General Plan. Some of the larger projects that made progress in 2025 include the Downtown Plan, Roadway Master Plan, Transportation Master Plan and Water Master Plan. Additionally, the ten-year Economic Development Strategic Plan was adopted in 2024. The 2025-2026 Capital Improvement Plan was adopted in 2025. The full report for General Plan implementation policies and programs is included as Attachment A. This is the full list of General Plan action items moving forward.

Progress Report on Implementation of the Housing Element

The second part of the City's APR summarizes housing development activity that occurred during the reporting year and includes City's progress in meeting its regional housing needs allocation (RHNA) as identified in the City's Housing Element. The residential building permits issued in 2025 and the remaining amount of housing needs allocated to the City of Tracy by HCD are broken into various income categorizes as follows:

	Above-Moderate	Moderate	Low-Income	Very-Low Income	Extremely-Low Income	Total
Total RHNA units	2,782	1,175	1,879	1,497	1,497	8,830
Residential Building Permits issued 06/30/2023-12/30/2023	59	6	2	0	0	0
Residential Building Permits issued 2024	671	16	0	0	0	687
Residential Building Permits issued 2025	**63**	**21**	**2**	**1**	**0**	**87**
Remaining RHNA units	1,989	1,132	1,875	1,496	1,497	8,056

In addition to the residential building permits issued, this report also contains data on housing activity applied for, approved, issued, and constructed in the reporting year, in accordance with the reporting instructions prepared by HCD (Attachment B). The form of this report was prescribed by HCD and the form is updated by HCD each year in accordance with any new legislature passed. In 2024, HCD updated the APR form and instructions with the following additional information now required to be reported:

- Requirement to report whether housing developments reported on the APR were subject to either a ministerial or discretionary approval process.
- Requirement to report any housing development that utilized streamlining provisions.

In 2025, one affordable housing project utilized streamlining provisions in the City. Information on this project and how all permits were approved (ministerial or discretionary) has been included in this year's report.

Status of Citywide General Plan Update and Housing Element 2023 - 2031 Update

On July 1, 2025, the City Council adopted the 2023 – 2031 Housing Element. After five rounds of review, the City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023 – 2031 planning period.

Since Housing Element adoption by City Council and tentative certification by HCD, the City has been working on Zoning Map and General Plan Map amendments to implement the policies within the Housing Element. Implementation includes rezoning approximately 200 acres to accommodate the 8,830 total housing units that are included in the City's Regional Housing Needs Allocation for 2023-2031. Along with the rezonings project, four General Plan elements will be revised or adopted (Circulation Element, Safety Element, Land Use Element, and a new Environmental Justice Element) as necessary as part of the amendments for the Housing Element. Additionally, the City will also be kicking off the comprehensive General Plan Update in June of 2026.

The City is now working on the Housing Element implementation measures, which include approximately 94 tasks that need to be implemented by the city. In addition to completion of the rezoning of the housing element opportunity sites, the Housing Element requires updates and clarifications to various existing zoning ordinances. Some of the implementation measures that the City completed in 2025 include:

- Zoning Ordinance Amendments to comply with state laws regarding:
    - Qualifying housing streamlined review
    - Multiple-unit and mixed-use housing objective design standards
    - Residential care facilities
    - Definition of family
    - Transitional and supportive housing
    - Low barrier navigation centers
    - Increase in allowable density ranges
    - State density bonus law

PUBLIC OUTREACH / INTEREST

This report is provided at the March 3, 2026, public meeting in accordance with State requirements.

FISCAL IMPACT

Except for staff time, there is no direct fiscal impact associated with this report.

COORDINATION

The Planning Division managed the preparation of the APR and coordinated with the Building Division, the Engineering Division, the Economic Development Division, the Police Department and Code Enforcement Division, the Parks & Recreation Department, the Cultural Arts Division, the Operations and Utilities Department, and the South San Joaquin County Fire Authority to complete various portions of the APR.

CEQA DETERMINATION

This preparation of the Annual Progress Report is not a project under the California Environmental Quality Act and therefore no further action is required. The CEQA review process for the Housing Element update is a separate process and environmental document.

STRATEGIC PLAN

While required by State law, this Annual Progress Report for the General Plan and Housing Element also relates to the City's Quality of Life Strategy, Goal Number 4: Increase local affordable housing supply.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive the 2025 Annual Progress Report for the General Plan and Housing Element.

Prepared by: Kellie Jones, Assistant Planner

Reviewed by: Scott Claar, Planning Manager
Forrest Ebbs, Community and Economic Development Director
Sara Castro, Finance Director
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – 2025 Annual Progress Report (General Plan)
Attachment B – 2025 Annual Housing Element Progress Report Table

Attachment A

City of Tracy Annual Progress Report

Reporting Year 2025

Introduction

The City of Tracy General Plan was adopted on February 1, 2011 and provides the City with direction through the year 2025. The General Plan contains the Land Use Element, the Community Character Element, the Economic Development Element, the Circulation Element, the Open Space and Conservation Element, the Public Facilities and Service Element, the Safety Element, the Noise Element, and the Air Quality Element. Each element contains goals, objectives, policies, and action items to guide development within city limits and growth within the sphere of influence as properties in the sphere annex into the City. These elements address all the required contents of a General Plan as mandated by Government Code section 65302(a) and OPR guidelines that were applicable at the time of its adoption.

Adopted at the same Council meeting as the 2011 General Plan and published in a separate document is the City's Sustainability Action Plan, a comprehensive strategy to achieve communitywide sustainability in the sectors of greenhouse gas emissions, energy, transportation and land use, solid waste, water, agriculture and open space, biological resources, air quality, public health, and economic development. The goals and measures in the Sustainability Action Plan further the environmental goals identified in the General Plan.

The Tracy General Plan has been amended overtime since its initial adoption. The latest revision to the General Plan was adopted on December 6, 2022 for a change to the Land Use Element regarding the land use designation of a property to accommodate a parking area for a previously-approved apartment complex (Ordinance 1334).

The City of Tracy is currently in the process of updating the 2023 – 2031 Housing Element. The Housing Element contains an identification and analysis of projected housing needs and the City's goals, policies, and objectives regarding the preservation, improvement, and development of housing.

The purpose of this report is to give an update on the progress in implementing the City of Tracy General Plan for the reporting year of 2025. Tracy's 2025 Annual Element Progress Report detailing the City's implementation of the Housing Element is included in this report in the format required by California Department of Housing and Community Development (HCD). This report is presented to the Tracy City Council at a public meeting held on March 3, 2026.

General Plan Element	Objective	Action Item	2025 Status Notes
Land Use	LU-1.1 Establish a clearly defined urban form and city structure.	A1. Amend the zoning code and map for overall consistency with the General Plan.	Rezoning is an on-going effort site-by-site for conformity with the land use designation established by the General Plan.
		A.2 Initiate process to adjust Sphere of Influence proposed in this General Plan with the Local Agency Formation Commission (LAFCo) and with the community members in the affected areas.	On-going. Reviewed on a project-by-project basis.
		A.3 Conduct a formal review the General Plan every five years, or more frequently if necessary. In particular, the Land Use Designation Map should be reviewed to ensure that the amount and location of land designated in various categories meets community goals.	As part of the City's Housing Element Update, which was approved by the City Council in 2025, the City updated the Land Use Element, Safety Element, Circulation, and added the new Environmental Justice Element. The City is starting a comprehensive update of the General Plan (CIP# 71120) in summer of 2026.
		A.4 Take actions necessary to ensure that Specific Plans are in conformance with the General Plan.	Will be done as necessary.
	LU-1.4 Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.	A1. Develop criteria or amended criteria for inclusion in the GMO Guidelines or other implementation tools, to guide the issuance of RGA's. Such criteria may include assigning new or modified priorities to development projects or areas based on location, mix of housing types, use of "green" building features and practices, and other factors.	On July 1, 2025, the City Council adopted the 2023 – 2031 Housing Element. The City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023 – 2031 planning period.
	LU-5.1 Target new uses for the Downtown to reinforce its role as the heart of the City.	A1. Prepare a Downtown Urban Design and Specific Plan.	On October 1, 2024, the City Council of the City of Tracy approved the City's Downtown Vision Plan. The City of Tracy's Downtown Vision Plan establishes the community's vision for mixed-use development and high-density housing in Downtown Tracy, including plans for a grand central park located in the heart of Downtown Tracy, which will be a vibrant focal point serving as a linchpin for the Downtown, creating a community gathering space, connecting to adjacent neighborhoods, enhancing the attractiveness for new housing development, and spurring Downtown revitalization.
		A2. Continue the Central Business District (CBD) Downtown in-lieu parking fee and the Downtown Incentive Area.	The CBD Zone Parking In-Lieu Fee Pilot Program expired on October 26, 2025 (Resolution 2019-160). Due to the success of the parking fee waiver program over the last ten years, City Council adopted permanent elimination of parking requirements in the CBD Zone. The adopted amendment carries on the language of the original in-lieu parking fee program in that all buildings, inclusive of new buildings, modifications to existing buildings, and tenant changes will not have parking requirements in the CBD Zone.
		A3. Develop short- and long-term parking strategies to address parking issues, including the evaluation of a parking garage to serve the Downtown.	The Tracy City Center Association (TCCA) conducted a survey to assess availability of parking during the summer months and school year in 2019. On July 16, 2019, TCCA presented short, medium, and long-term parking recommendations to the City Council. The Council directed staff to work with TCCA to explore these concepts further, and no changes to downtown parking policies occurred in 2024. On December 16, 2025, City Council made the in-lieu parking fee program provisions permanent in the CBD Zone.
	LU-6.4 Ensure that development conforms to flood safety requirements.	A1. Conduct a review as necessary of areas that are subject to flooding, as identified in flood plain maps prepared by the Federal Emergency Management Agency (FEMA) (Figure 8-1 in the Safety Element) or the Department of Water Resources (DWR).	Will be done as necessary.
		A2. Amend the Land Use Element as necessary to reflect any new flood plain maps when provided by FEMA or DWR.	Will be done as necessary.

General Plan Element	Objective	Action Item	2025 Status Notes
	LU-8.1 Participate proactively in land use decision making within Tracy's Planning Area in pursuit of the above-stated goal.	A1. Provide written comments to San Joaquin County on all proposed significant development projects in the Planning Area in accordance with the above-stated policies.	The City regularly communicates with San Joaquin County on proposed development projects.
		A2. Testify in opposition to development proposals that are not consistent with the policies stated herein at all San Joaquin County public hearings.	On-going. Done as necessary, none in 2025.
		A3. Pursue an intergovernmental agreement with San Joaquin County to the extent legally permissible to implement the above-stated goals.	The City regularly communicates with the County.
	LU-9.1 Undertake measures to reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents, and businesses in Tracy.	A1. Implement the Sustainability Action Plan and monitor its effectiveness as funding allows, ideally every five years, by conducting a greenhouse gas emissions inventory. Adjust the Sustainability Action Plan as needed every five years and as funding allows based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.	The City's first greenhouse gas (GHG) emission inventory was done for baseline year 2006 and updated for year 2010. In 2019, the City began working on updating the GHG inventory using year 2018, but it has not yet been completed due to lack of data and resources.
	CC-1.3 Enhance the unique quality of the city through the use of art and entryway treatments.	A1. Implement the entry monument recommendations of the City's Civic Art Plan.	Completed prior to the reporting year.
	CC-1.5 Provide underground utilities throughout Tracy.	A1. Use of funding available through the Public Utilities Commission to underground utilities in parts of the City that have above-ground utilities shall be continued.	City Council approved an undergrounding district on Valpico Road between Corral Hollow and Cagneey Road. Process to underground utilities in this area have been initiated. City is also conditioning new development to underground overhead utilities on an on-going basis.
	CC-3.1 Identify and preserve cultural and historic resources.	A1. Update, expand and maintain inventories of Tracy's historic resources, using criteria and methods that are consistent with State and federal guidelines.	On-going as feasible.
	CC-5.2 Size and design Neighborhoods to be walkable.	A1. Conduct a study to modify and narrow residential street standards from the current width requirements. The goal will be to reduce vehicle speeds, improve visual character and increase pedestrian safety in neighborhoods while also maintaining traffic flow.	Completed prior to the reporting year.
	CC-6.2 Design neighborhoods to foster interactions among residents and to be responsive to the human scale.	A1. Develop design guidelines or pattern book(s) that ensure that overall neighborhood and housing design promotes the urban design principles set forth in the Community Character Element and enhances Tracy's "hometown feel."	Completed prior to the reporting year. The document titled City of Tracy Design Goals and Standards, most recently updated by the City Council in 2019, is implemented with every private development project application.

General Plan Element	Objective	Action Item	2025 Status Notes
Community Character	CC-6.3 Preserve and enhance the character of existing residential neighborhoods.	A1. Continue proactive code enforcement and nuisance abatement programs to ensure that Tracy's neighborhoods remain attractive and free of public nuisances.	On-going. The City's Code Enforcement Division merged with the Police Department in 2019 to provide Code Enforcement with additional resources and authority. During mid-2021, the Parking Enforcement unit, which was originally under the Traffic Division, merged with the Code Enforcement Division. The Parking Enforcement section consist of two (2) part-time Parking Interns responsible for addressing parking violations and abandoned/inoperative vehicles located in the public streets within the City's jurisdiction. The Parking Enforcement Section opened/investigated 1,244 cases and closed 1,134 cases during 2025. The Code Enforcement Division opened/investigated 2,543 cases and closed 1,853 cases during 2025. Of these total cases, 141 of these were associated with encampments and cleanup efforts conducted three (3) days per week within the City's. Lastly, the Familiar Faces Program received grant funding for one additional outreach worker to supplement its existing staff of two to broaden its efforts in offering and providing services to the unsheltered on a daily basis.
		A2. Work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight and ensure that community aesthetic standards are maintained.	Homelessness remained a primary focus of the City in 2024. A total of 141 reported encampments were investigated by two (2) Code Enforcement Officers each spending 80% of their work schedule dedicated to addressing encampments and other homeless related activity. Furthermore, encampments are posted and scheduled for cleanup three times per week (days vary). Operation Helping Hands (OHH), an outreach program consisting of various City, County, Veterans, and other resources such as Familiar Faces would visit the unsheltered population twice a month (every other Wednesday) to offer and provide services. Two (2) Orders to Vacate Notices were issued for dangerous and substandard buildings; no unsafe buildings were demolished; 90 Notice and Orders were issued; 299 Orders to Abate or Show Cause were issued for nuisances on private property; and 300 Administrative Citations were issued for non-compliant properties with fees ranging from $100 to $500 each, totaling $$955,950.00 The Code Enforcement Division held 19 Administrative Hearings before a Hearing Officer, and no appeals were received involving building code violations, which are heard by the Building Board of Appeals. Three (3) inspections associated with marijuana grow operations were conducted; and one (1) inspection of substandard buildings related to structure fires were performed.

General Plan Element	Objective	Action Item	2025 Status Notes
Community Character	CC-8.2 Preserve the historic character of the Downtown.	A1. Continue to implement streetscape improvements in the Downtown.	On-going as resourses allow.
	CC-8.3 Revitalize the Downtown by strengthening its urban design character.	A1. Prepare a Downtown Urban Design and Specific Plan that incorporates the *Downtown Urban Design and Implementation Plan (August 2000).*	On October 1, 2024, the City Council of the City of Tracy approved the City's Downtown Vision Plan.
		A2. Continue to implement the *Downtown Urban Design and Implementation Plan,* Grand Theater project, Civic Center project, Downtown Infrastructure and Streetscape project and the Multi-Modal Station project.	Aside from the Downtown Plan (as explained above), all were completed prior to the reporting year.
Economic Development	ED-1.1 Attract emerging growth industries in order to increase employment opportunities for a wide range of skill levels and salaries to meet the current and future employment needs of residents.	A1. Create a marketing and communications program to promote Tracy to the region, the Bay Area, and the nation, based upon the recommendations in the City's Economic Development Strategy.	On-going. The Economic Development Division regularly attends trade shows, meets with businesses, puts out articles and advertisement in industry publications, and works with landowners, developers, and brokers to market Tracy. Additionally, the City has established a Quarterly Economic Development newsletter.
		A2. Evaluate the Strategic Plan, including "targets" on the periodic basis.	The City monitors implementation of the Economic Development Strategic Plan (EDSP) through ongoing tracking of activities aligned with EDSP Goals 1 and 5. Progress is reviewed by the Economic Development Division's manager and used to adjust priorities and work programs as needed.
		A3. The City shall explore ways to provide incentives to attract higher-wage jobs to the City.	The City addresses this objective through the EDSP Goals 2 and 3, the City focuses on attracting higher-wage industries such as advanced manufacturing and logistics. Incentive strategies are explored on a project-specific basis through business assistance, development facilitation, and workforce partnerships.
	ED-2.1 Assist and encourage existing businesses to expand within the City.	A1. Continue to provide business assistance services, including visitation to existing businesses.	On-going. The Economic Development Division frequently meets with existing businesses to provide business expansion, hiring, workforce training, market trends, and financing incentives to local businesses.
		A2. Publicize local businesses success stories in the City Newsletter.	The Economic Development Division has established a quarterly Economic Development newsletter sharing highlights of new businesses and business resources.
	ED-3.1 Continue to foster a supportive business environment by providing clear and consistent development standards, procedures, and information on available City services for businesses.	A1. Publish and distribute a document that effectively outlines permitting and licensing procedures and fees.	On-going, Economic Development is collaborating with local partner agencies, including the Tracy Chamber of Commerce and San Joaquin County Worknet to develop
		A2. Maintain a centralized economic development and land information system.	The Economic Development Division entered into an SaaS Agreement with Bludot.io, an Economic Development Customer Relationship Management (CRM) software.
		A3. Monitor "cost of doing business" in Tracy relative to the Bay Area and the Central Valley to keep apprised of Tracy's competitive position.	On-going.
		A4. Investigate the use of incentives to assist in attracting key higher-end office and industrial users.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
	ED-4.1 Ensure an adequate, balanced supply of all land uses for future economic development.	A1. Monitor current and future land supply needs for industrial, office and retail growth.	On-going. The City executed a contract with CoStar, a leading provider of commercial real estate information & analytics to monitor local property availability and lease activity. It also continues to utilize services from GIS and engages local commercial brokers on vacanies and/or opportunity sites.
	ED-6.1 Support and expand	A1. Expand the Downtown Revitalization Task Force.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
		A2. Monitor and evaluate parking and pedestrian improvements.	On-going as feasible.

General Plan Element	Objective	Action Item	2025 Status Notes
	Tracy's Downtown for a wide range of uses.	A3. Develop benchmark statistics on the Downtown to identify opportunities for expansion. Examples of benchmark statistics include vacancy rates, rental rates, merchant mix and sales tax revenues.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation. Economic Development will support the Tracy City Center Association in adopting Main Street Program principles to support expasion of Downtown Tracy as a regional destination.
	ED-6.7 Develop higher-end office and office-flex uses, particularly along entryways to the City along I-205 and I-580.	A1. Work with developers to identify and implement various State incentives that may be available to qualified employers.	On-going.
	ED-7.1 Identify and improve workforce training to support business expansion and attraction.	A1. Survey businesses to identify additional workforce preparedness needs.	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.
		A2. Consult with institutions of higher learning, regional partnerships, and state agencies dedicated to workforce issues (e.g., California Employment Development Department).	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.
	ED-8.1 Create and implement an ongoing monitoring system to track economic vitality, identify changing conditions, and respond to rapidly new economic development opportunities.	A1. Create database of economic conditions and indicators such as job growth by sector (North American Industry Standard Classification), skill sets of employed residents (Labor Market Survey), employment by industry, lease rates, land costs, operating expenses and relevant legislation.	On-going. Economic Development Division staff continues to track various citywide and regional data sources and publish key performance indices in various marketing, newsletters, data through Economic Development databases including CoStar and ESRI, and other communications.
		A2. Publish annual reports of recent economic trend (e.g., "State of the City").	On-going. State of the City was held in May 2025.
		A3. Conduct surveys on the economic climate and conditions in Tracy.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023, which included the assessment of the current clminate, identifications of the strengths, weaknesses, opportunities, and threats in Tracy, and the development of a strategic framework and roadmap to enhance economic development and community resiliency.
		A4. Continue to expand network of research tools to assist with identifying industry trend to include site selectors, interviews with businesses in target industries, brokers, investors, developers, as well as industry associations.	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.
	ED-9.1 Maintain and enhance the financial viability of the City.	A1. Maintain impact fees for new development to cover costs of providing public facilities and services.	On-going. Every new development is responsible for funding their impact fees for their projects. Some developers are conditioned to build public facilities.

General Plan Element	Objective	Action Item	2025 Status Notes
Circulation	CIR-1.1 Implement a hierarchical street system in which each street serves a specific, primary function and is sensitive to the context of the land uses served.	A1. Update the Roadway Master Plan upon adoption of the General Plan. The Roadway Master Plan should contain the following information: -Improvement needs and ultimate right-of-way for 50 years, based on development anticipated by the General Plan and foreseeable development based on proposed projects, current absorption rates for nonresidential properties and historical population growth rates. -Appropriate street classifications for arterial and collector roadways as well as innovative concepts such as boulevards and other roadway types not currently employed in the City of Tracy. These roadway designs should reflect context-based design principles. -Detailed connectivity standards for arterials, collectors, and local streets. These connectivity standards should further refine minimum and maximum spacing of facilities and traffic control devices identified in the Roadway Classification Standards in Section B of this Element.	The Roadway Master Plan is currently being updated.
		A2. Prepare Precise Plan Lines studies for major new roads and widenings, and consult with Caltrans for new interchanges identified in the Roadway Master Plan in order to define the rights-of-way needed to construct further facilities.	These were completed pursuant to the current Roadway Master Plan, and it's expected these will be updated based on the updated Master Plan when it is complete.
		A3. Consult with San Joaquin and the City of Lathrop to ensure the adequate rights-of-way are preserved in the City's Sphere of Influence.	On-going.
	CIR-1.3 Adopt and enforce LOS standards that provide a high level of mobility and accessibility for all modes for residents and workers.	A1. Evaluate the performance of the roadway system or portion of the roadway system on an as-needed basis based on existing traffic volumes, LOS and other traffic operational issues, and accident locations.	On-going.
		A2. Maintain an up-to-date record of intersections exempted from the City's LOS standards.	No intersections are exempted from City LOS.
	CIR-1.4 Protect residential areas from commercial truck traffic.	A1. Update the truck route designations periodically as needed.	On-going as needed.
		A2. Maintain a map of truck routes in the City.	Completed prior to reporting year.
	CIR-1.6 Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.	A1. Monitor and record accident locations and prepare a regular summary of accident locations.	On-going. Reports are prepared for collision data by intersection on a quarterly basis.
		A2. Explore traffic calming techniques for existing areas of the city.	On-going as needed.
	CIR-2.1 Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.	A1. Prepare a plan line study that identifies and preserves necessary right-of-way north of I-205 within the City of Tracy that allows the future construction of a route parallel to I-205.	This correlates with a previous regional effort that is no longer being pursued. The City anticipates that the future extension of Golden Valley Parkway in Lathrop to be a path connecting Arbor Ave, Larch Road and Pavilion Parkway and this will run approximately parallel to I-205 on the north side of the freeway. The City is not anticipating to preserve or identify any other alternative path.
	CIR-2.2 Discourage interregional travel from diverting from freeways onto Tracy streets.	A1. Conduct a study to quantify the level of traffic diverting from I-205 onto Tracy roadways.	Completed as part of the traffic model being done for the Roadway Master Plan update. The final document is anticipated to be presented to City Council in 2026.
	CIR-3.1 Achieve a comprehensive system of citywide bikeways and	A1. Update the City of Tracy Bikeways Master Plan on an as-needed basis.	The Bikeways Master Plan update began in mid-2019. This update has been completed and is part of the Citywide Roadway and Transportation Master Plan Update that was presented to City Council in 2024.
		A2. Update the City of Tracy Roadway Master Plan to include bicycle routes.	Included in the final Citywide Roadway and Transportation Master Plan Update which was presented to City Council in 2024.
		A3. Maintain a map of existing bicycle facilities in the city.	Completed prior to reporting year.

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	system of citywide bikeways and pedestrian facilities.	A4. Incorporate bicycle and pedestrian facilities into the roadway design standards of the Roadway Master Plan.	City standards have been amended to include bikeway design standards in 2020. The Citywide Roadway and Transportation Master Plan Update has incorporated bikeway guidelines for the City.
		A5. Seek local, State and federal funding for bicycle improvements identified in updates to the Bikeways Master Plan.	On-going as available.
		A6. Improve city-wide pedestrian access as funding becomes available.	On-going as feasible.
	CIR-4.1 Promote public transit as an alternative to the automobile.	A1. Maintain transit facility design guidelines that clearly specify expectations for all types of development.	On-going. When transit system improvements are needed in new development areas, they are communicated to project applicants and implemented as part of the project or as conditions of approval.
		A2. Maintain a map of existing transit facilities in this city.	On-going.
	CIR-4.2 Work to achieve connectivity between all modes of transportation.	A1. Create a Multi-Modal Transportation Master Plan that addresses the movement of people, goods and services within the City and from the City to the surrounding region. Modes of travel that should be included in this Master Plan include: automobile, transit, freight, air, bicycle, and pedestrian transportation. The plan shall consider short-term and long-term actions to preserve rights-of-way for future transportation options, such as light-rail.	These concepts, including the Valley Link rail plan, are incorporated into the Roadway Master Plan, which was drafted in 2021 and presented to City Council in 2024.
Open Space and Conservation	OSC-4 Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.	A1. Update the Parks Master Plan on a regular basis.	Completed prior to reporting year.
		A2. Expand partnerships with the school districts that operate within the Planning Area to enhance and create new joint use facilities.	On-going. The City regularly coordinates its parks and open space near schools for joint use opportunities.
		A3. Explore the development and funding of a regional park, possibly 60 to 100 acres in size, that includes both passive and active recreational amenities.	On-going. The Nature Park Master Plan and associated environmental review was adopted by the City Council in February 2021.
	OSC-4.2 Ensure that new development is responsible for providing parks and recreation facilities throughout the City of Tracy.	A1. Conduct the required studies to implement the increased parks standard.	On-going. The Parks Master Plan (PMP) is the governing document that establishes goals related to level of service in our park system. The City has completed an update to the PMP which includes modernizing the standards for level of service based on existing conditions in our community. This includes setting standards and goals for things such as walking distances to neighborhood and community parks.
	OSC-4.3 Establish a regional linear parkway system that meets recreational, open space and transportation needs.	A1. Work with San Joaquin County to explore creating a large recreational area between the City and Mountain House which can serve as a community separator as well as provide valuable needed recreational facilities to both communities.	The City worked with San Joaquin County to explore this opportunity during a previous reporting year, but the County did not have the available capital funds. The Nature Park project will, once built, satisfy the need for open space.

General Plan Element	Objective	Action Item	2025 Status Notes
Open Space and Conservation	OSC-4.4 To the extent possible, prevent undeveloped lands within the Planning Area but outside of the Sphere of Influence from developing.	A1. Prepare a comprehensive plan for areas outside of the City that identifies important areas for non-urban uses, analyzes appropriate methods of preserving agricultural and non-urbanized land, develops funding mechanisms for the purchase of land or agricultural easements and identifies methods of administration. This study should include, but is not limited to, the following: -An analysis of the impact that open space programs would have on the cost of housing. -The feasibility and advisability of the Holly Sugar property forming the base for an open space program and/ or be part of such a program. -The identification of alternate funding tools for open space. -An evaluation of alternate methods of preserving open space, such as the purchase of property or development rights, buying the first rights of refusal in the event of a potential sale or developer dedication. -Development of specific policies guiding the purchase of undeveloped lands including only purchasing land from willing land owners, respecting the rights of property owners when seeking to purchase open spaces for the public good and paying fair market value based on third-party appraisals of land. -A survey to determine the public's interest in open space programs and preferred methods for paying for the purchase and maintenance of open space. Specific information on the public's desire to increase sales, property and parcel taxes or issue General Obligation bonds to pay for the acquisition and maintenance of open space lands should be included in the study. -An analysis of an open space dedication requirement for all new residential development projects.	This is being done as part of the Parks Master Plan update, which includes identifying the 1000-plus acres of open space near the Legacy Fields Sports Complex.
		A2. Partner with non-profit organizations, such as the Central Valley Farmland Trust, to identify and purchase land and easements within the Planning Area.	On-going. Project applicants are required to participate in the City's agricultural mitigation fee program by paying the established fees to the City on a per-acre basis for the loss of important farmland. Fees paid toward the City's program are collected and distributed to the Central Valley Farmland Trust, which are used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.
		A3. Pursue a cooperative effort with the City of Lathrop and San Joaquin County to implement an open space community separator program.	Not yet begun.
	OSC-5.2 Ensure that development is designed for maximum energy efficiency.	A1. Study programs that encourage "green" building, such as the LEED (Leadership in Energy & Environmental Design) program developed by the US Green Building Council, and consider code amendments that encourage "green" construction.	The California Building Standards Commission mandates that all jurisdictions within the state enforce the California Code of Regulations Title 24 part 6 and part 11 (specifically the California Energy Code and the California Green Building Standards Code). The City of Tracy locally adopts and enforces these codes.
		A2. Develop a program to educate the public about energy efficiency technologies and practices for homes and businesses, such as solar panels and low-energy appliances.	The City regularly educates property owners and developers through its typical development and plan check review processes for new construction and all remodel work.
		A3. Partner with public utilities to establish and promote a program for home weatherization and solar retrofit.	The City has partnered with various agencies in the past in relation to particular energy-saving/green programs.
		A4. Develop design guidelines for residential construction to address the placement of solar panels.	Title 24 does have some requirements that regulate the location of solar panels. Staff regularly works with design professionals on panel locations to ensure appropriate firefighter access and that the greatest efficiency can be gained by avoiding shadowing by structures/trees/objects as well as taking into consideration building orientation.
		A1. Develop emergency contingency energy plans, in cooperation with other local agencies and regional suppliers, to assure needed energy supplies and significant reduction in non-essential consumption during periods of abrupt energy shortage.	Completed prior to reporting year in coordination with PG&E.

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	OSC-5.3 Promote sustainability and energy efficiency and conservation through the City's direct actions.	A2. Develop or otherwise make available information to developers and citizens on energy efficient and conserving building design and technologies, including enhanced wall and ceiling insulation, thermally efficient glazing, and efficient heating and cooling equipment and household appliances.	The City frequently has conversations with interested homeowners, contractors, building owners, business owners or designers at the front counter or during video meetings and during the plan check or inspection process. Primarily, however, the plans examiner is enforcing the state requirements as it relates to such energy saving during the plan review process with the project applicant or designer.
		A3. Review, and revise if necessary, the zoning ordinance and building codes, to allow for a variety of energy efficiency technologies so long as the revisions do not adversely impact human health or safety or conflict with other goals in this General Plan.	On-going. The building codes allow for a variety of energy efficient technology as long as such does not adversely affect the intent of the mandated codes.
		A4. The City shall consider requiring green building standards, such as obtaining LEED or similar certification, as a requirement for new or substantial renovations to public buildings.	The City explored this but ultimately did not implement requirements for specific certifications. Additionally, the new 2025 California Energy Code that went into effect in 2025, requires that all new residential homes have photovoltaic panels to completely offset any electrical load in the use of the home. The 2025 California Energy Code will additionally require certain new non-residential buildings to have both photovoltaic systems and energy storage systems. These new requirements went into effect on January 1, 2026.
Public Facilities and Services	PF-1.2 Promote coordination between land use planning and fire protection.	A1. Maintain an on-going fire and life safety inspection program for all commercial and industrial buildings.	On-going and maintained by the South San Joaquin County Fire Authority (SSJCFA).
	PF-2.1 Plan for on-going management and development of law enforcement activities.	A1. Annually update the capital improvement plan to indicate the specific use of fee revenues for facilities to accommodate growth.	The FY 2024-2025 capital improvement plan was adopted by the City Council on June 3, 2025.
	PF-2.3 Maintain and improve law enforcement services to keep up with Tracy's changing population.	A1. Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	On-going.
		A2. Establish Neighborhood Watch programs that promote mutual assistance and crime prevention techniques among residents.	On-going.
		A3. Monitor Tracy's crime rates and types of crime to determine the most appropriate methods to reduce crime in the city.	On-going.
		A4. Disseminate information on crime and crime prevention techniques to the community.	On-going.
	PF-4.2 Provide sufficient library service to meet the informational, cultural and educational needs of the City of Tracy.	A1. Work cooperatively with San Joaquin County to continue to fund the City of Tracy Library.	On-going.
		A2. Study the feasibility of a Library Impact Fee.	Not yet begun.
		A3. Identify locations for additional library branches in Tracy.	A Needs Assessment has identified a library/tech space as a desired program element within the Multi-Generational Recreation Center. This project will be located in El Pescadero Park on the north side of Tracy. Staff continues to discuss other opportunities with the City of Stockton who runs our existing library.

General Plan Element	Objective	Action Item	2025 Status Notes
Public Facilities and Services	PF-5.1 Reduce volumes of solid waste generated in Tracy through recycling and resource conservation.	A1. Continue the bi-weekly, city-wide collection program to compost leaf and yard waste.	On-going.
		A2. Continue "grass-cycling" at City parks, public facilities and open spaces.	On-going.
		A3. Continue residential single-stream curbside recycling.	On-going by Tracy Delta Disposal.
		A4. Continue the recycling program for electronics waste and tires.	On-going.
		A5. Develop and maintain a recycling and diversion plan.	On-going. The City has a plan for both residential and commercial recycling.
		A6. Continue to develop new specialized recycling programs for residential, commercial, office, educational, and retail sectors.	On-going. The City continues to adjust its programs and requirements based on State mandates and customer needs.
	PF-5.2 Ensure adequate solid waste collection and disposal.	A1. Continue weekly curbside trash collection service.	On-going by Tracy Delta Disposal.
		A2. Continue operation of the Tracy Material Recovery Facility and Transfer Station.	On-going.
		A3. Partner with San Joaquin County to ensure that there is adequate landfill space to meet projected growth.	On-going.
	PF-6.1 Ensure that reliable water supply can be provided within the City's service area, even during drought conditions, while protecting the natural environment.	A1. Update the Water Master Plan upon adoption of the General Plan and on a regular basis.	The Water Master Plan is anticipated to be completed in 2028.
		A2. Revise the water use projections in the Urban Water Management Plan based on development projections contained in the General Plan and the Growth Management Ordinance (GMO).	Completed prior to reporting year.
		A3. Implement an Aquifer Storage and Recovery Program to improve water quality for customers.	The Aquifer Storage and Recovery program is ongoing with efforts made to store water in wet years and recover water in dry years to serve its customers.
	PF-6.2 Provide adequate water infrastructure facilities to meet current and future populations.	A1. Review the current water system maintenance program and coordinate planned water main replacements with the Urban Water Management Plan.	On-going efforts to plan and implement the maintenance program with submitted and approved funding.
		A2. Update the existing System Control and Data Acquisition (SCADA) system to optimize operational efficiency and ensure coordination of existing and proposed water system facilities.	The Water Treatment Plant SCADA system was updated previously and efforts now are aimed at optimizing operation efficiencies.
	PF-6.5 Use recycled water to reduce non-potable water demands whenever practicable and feasible.	A1. Explore incentives for businesses and industries to use recycled water for irrigation.	In 2022, the Recycled Water Program received a $20 million grant to provide additional purple pipe infrastructure connecting to the existing system. This construction will eventually be able to service business and industry, if the City receives approval from the State for this type of non-potable application. The design of the recycle water extension project is at 60 percent.
		A2. Develop a program to supply recycled water to all new parks and schools.	On-going. A phase of a major recycled water transmission main was completed in 2023. The next phase is proposed to be by two different developers. The final Water Master Plan update was presented to the City Council in March 2024.
		A3. Update the Water Master Plan to include a recycled water plan.	The 2012 Water Master Plan includes a Recycled Water component. This component should be in the Water Master Plan which is anticipated to be completed in 2028
		A4. Develop a plan to irrigate agricultural land with recycled water, both inside and outside of the City's service area, where feasible.	The Water Master Plan update is anticipated to be completed in 2028
	PF-7.1 Collect, transmit, treat and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.	A1. Prepare a comprehensive update to the Wastewater Master Plan upon adoption of the General Plan and update on a regular basis. The Wastewater Master Plan shall identify the expected number of additional wastewater facilities, potential locations for those facilities and locations for the land application of treated effluent.	The Wastewater Master Plan is anticipated to be completed in 2028

General Plan Element	Objective	Action Item	2025 Status Notes
	PF-8.1 Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.	A1. Prepare a comprehensive update to the Storm Drainage Master Plan upon adoption of the General Plan.	Completed.
		A2. Update the Storm Drainage Master Plan on a periodic basis and at least every five years.	Staff is in the process of updating the Stormwater Master Plan.
	PF-8.2 Provide effective storm drainage facilities for development projects.	A1. Revise the Tracy Municipal Code to limit the amount of impervious surfaces in private yards.	Completed prior to reporting year (Ordinance 1238).
Safety	SA-2.1 Minimize flood risks to development.	A1. Continue to participate in the National Flood Insurance Program.	On-going.
		A2. Continue to implement the City's existing Storm Drainage Master Plan which provides storm drainage conveyance capacity sufficient to contain 100-year flood flows in the rights-of-way of the major public streets and 10-year flood flows within the top of the street curbs.	On-going.
		A3. Continue to implement floodplain overlay zones provided by FEMA, control the types of structures and land uses permitted in areas deemed high risk and require these structures be built in a manner that minimizes flood losses.	On-going.
		A4. Maintain historical data on flooding.	On-going.
	SA-2.2 Maintain a high level of preparedness in the event of flooding.	A1. Update the General Plan within 24 months of the adoption of the Central Valley Flood Protection Plan (CVFPP) to appropriately reflect the CVFPP and to identify State and local flood management facilities and flood hazard zones.	On-going.
	SA-3.1 Evaluate the potential for wildland fire hazards when considering new development.	A1. Maintain a current map of areas subject to wildland fires.	The South San Joaquin County Fire Authority (SSJCFA) references a map produced by San Joaquin County GIS.
	SA-4.1 Minimize exposure to harmful hazardous materials and waste by Tracy residents.	A1. Continue to implement processing procedures and local siting criteria in order to implement relevant and applicable provisions consistent with the hazardous materials and waste management plans for San Joaquin County.	On-going.
		A2. Consult with San Joaquin County Office of Emergency Services to maintain an inventory of businesses or facilities involved in the transportation, use and storage of hazardous materials.	On-going through the SSJCFA Community Risk Reduction Division. This division is responsible for annual inspections of businesses to ensure that the use and storage of hazardous materials (HM) has not modified since its original approval. Fire personnel responding to emergencies will connect with the CUPA (SJCO) to ensure they have knowledge of the HM risk at each particular site as it may relate/interfere/create caution/require different approaches to their emergency response.
		A3. Hold at least one hazardous materials collection event per year.	On-going. The City holds an annual hazardous materials collection event.
		A4. Continue public education programs on the safe disposal of household hazardous waste at designated locations in San Joaquin County.	Ongoing. The City mails out brochures each year and publishes information on www.RecycleInsideTheTriangle.com with recycling information on various programs. City staff also provides information at various events throughout the year.
	SA-5.1 Ensure that land uses within the vicinity of the Tracy Municipal Airport are compatible with airport restrictions and operations.	A1. Develop an emergency plan to respond to aviation incidents in the City.	The City follows an established emergency plan that is established by the National Transportation Safety Board for all aircraft incidents.

General Plan Element	Objective	Action Item	2025 Status Notes
Safety	SA-6.1 Prepare and update City emergency procedures in the event of natural or man-made disasters.	A1. Maintain, periodically update and test the effectiveness of an Emergency Preparedness Plan. As part of the update, the City shall review County and State emergency response plans and procedures to ensure coordination with the City's plan.	The City, in coordination with SSJCFA, engaged Tetra Tech to update the Emergency Operations Plan which was approved by City Council on March 7, 2023.
		A2. Identify and regularly update emergency access routes.	The City of Tracy has identified major arterials to serve as evacuation routes to Interstate 580 in the event of flooding or dam failure. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road. In a non-flood emergency The City of Tracy has identified major arterials to Highways 5, 205 and 580. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road.
		A3. Identify alternative water sources for firefighting purposes, as recommended by the City's Water Master Plan.	The City has a portfolio of water sources that it uses for its water system. These sources include groundwater, state water contract sources, water banking, and sources from neighboring water purveyors (e.g. SSJID). All of these potable water sources are supplied into the City's water network and hydrants receive water through that network.
		A4. Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	The City, in coordination with SSJCFA, engaged Tetra Tech to update the Emergency Operations Plan which was completed in late 2022 and will be reviewed by City Council for approval on March 7, 2023.
		A5. Provide community awareness and education programs for citizens that describe procedures and evacuation routes to be followed in the event of a disaster.	The City will educate the community on where to find specific emergency information and directions in the event of a disaster. During a disaster, the City will use mass notification systems available within the County such as Everbridge/Nixle, and available social media mediums to communicate disaster specific information including evacuation routes for citizens to follow.
Noise	N-1.2 Control sources of excessive noise.	A1. Enforce Section 27007 of the California Motor Vehicle Code that prohibits amplified sound that can be heard 50 or more feet from a vehicle.	On-going.
		A2. Enforce Section 27150 of the California Motor Vehicle Code that addresses excessive exhaust noise.	On-going.
		A3. Develop noise abatement flight procedures for large aircraft accessing Tracy Municipal Airport.	On-going.
	AQ-1.2 Promote development that minimizes air pollutant and greenhouse gas emissions and their impact on sensitive receptors as a result of indirect and stationary sources.	A1. Review standards for the design and use of new drive through businesses with the aim of reducing adverse impacts on air quality.	Not yet begun.
		A2. Research and include where feasible in the Roadway Master Plan update, requirements to use materials that minimize particulate emissions and that are appropriate to the scale and intensity of use.	Design details such as materials are not part of the Roadway Master Plan, but rather, are found in the City Standard Plans. As new technologies become commercially viable, the standards will be updated accordingly.
		A3. Investigate the feasibility of new development fees to be used on coordination with local air pollution reduction efforts, such as clean air transit projects (e.g. ACE, Park & Ride, TRACER, BART and school buses).	The City does not collect impact fees specifically for local transit, but does collect the Regional Transportation Impact Fee which is sent to and managed by San Joaquin County. The City's development impact fee includes funding for Park and Ride. The master plans update is likely to expand on that funding. Funding and planning will be included for multi-modal transportation facilities.
		A4. Develop a green building standard for new development.	The City follows and enforces the California Green Building Code.

General Plan Element	Objective	Action Item	2025 Status Notes
Air Quality		A5. The City shall evaluate the installation of light emitting diodes (LEDs) or similar technology for traffic, street and other outdoor lighting where feasible.	On-going.
	AQ-1.3 Provide a diverse and efficient transportation system that minimizes air pollutant and greenhouse gas emissions.	A1. Pursue funding sources for the planning and development of local and regional transit services.	The City is actively working with Valley Link to establish a regional rail line that will extend from Lathrop to the Dublin BART station (Phase 1) with a possible future extension to Stockton (Phase 2). In support of the Valley Link effort, the City Council directed staff to prepare a Downtown Transit Oriented Development Specific Plan in July 2020.
		A2. Consider measures to increase the capacity of the existing road network prior to constructing additional capacity (e.g. additional lanes, etc.).	On-going.
	AQ-1.4 Support local and regional air quality improvement efforts.	A1. Notify local and regional jurisdictions of proposed projects that may affect regional air quality.	On-going. Every development application received is routed to SJCOG and APCD for review and comment. Their requirements are communicated to project applicants and implemented as conditions of approval.
		A2. Utilize the City's website, billboards, or newsletter to promote information regarding air quality, recycling, use of efficient energy devices and renewable energy.	The City regularly promotes information on the City's website and social media platforms. Events and programs are advertised in the printed press.
		A3. Develop a citywide sustainability strategy that would include a baseline inventory of greenhouse gas emissions from all sources within the City; greenhouse gas emissions reduction targets; and enforceable greenhouse gas emissions reduction measures.	Completed prior to the reporting year.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Attachment B

Jurisdiction	Tracy	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		63
Total Units		**87**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	60	482
2 to 4 units per structure	0	0	2
5+ units per structure	443	0	0
Accessory Dwelling Unit	0	27	83
Mobile/Manufactured Home	0	0	0
Total	**443**	**87**	**567**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	28	28
Not Indicated as Infill	59	59

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	1,106
Total Housing Units Approved:	379
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	0	0
Discretionary	7	1106

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	80
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	94
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Tracy
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5											7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	6	0	28	0	186	0	4	882	0	1106	379	0						
	23506910	601 CENTRAL	THE JUNCTION APARTMENTS	D25-0006	5+	R	5/15/2025			6		28		11		1			46	46	0	NONE	No	Yes	Yes	Approved	Discretionary	
	24005037	24005037 24004003 24005039	URBAN RESERVE 7-BRIGHT DEVELOPMENT	D25-0013	5+	R	6/25/2025							144			549		693	0	0	NONE	No	No	N/A	Pending	Discretionary	SB330
	23805002	1381 BERG RD	BERG ROAD DEVELOPMENT-34 SFD'S	D25-0014	5+	O	7/2/2025							31		3			34	0	0	NONE	No	Yes	Yes	Pending	Discretionary	
	23506312	160 W 6th St	Birla Mixed-Use Center	D24-0002	5+	R	1/2/2025										14		14	14	0	NONE	No	No	No	Approved	Discretionary	
	23510077	W Mt Diablo Ave	Mount Oso Condos (Townhomes)	D22-0029	5+	O	1/22/2025										36		36	36	0	NONE	No	No	No	Approved	Discretionary	
	23805021	2450 & 2460 BYRON RD	Tracy Apartments (2 exl homes,2 single, 2 duplex, 2 ADU)	D22-0023	5+	R	5/29/2025										8		8	8	0	NONE	No	No	No	Approved	Discretionary	
	24613003	200 VALPICO	The Triway	D24-0003	5+	R	9/2/2025										275		275	275	0	NONE	No	No	No	Approved	Discretionary	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	6	0	28	0	11	0	0					0							
	23804050	2642 REMY JAVIER	GARAGE CONVERSION TO 490 SQ FT JADU	RES25-0468	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23502410	912 TAFT AV	CONVERT SHED TO 325 SQ FT ADU	RES25-0312	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23513049	119 & 121 D ST	2 ATTACHED 598SQ' ADU'S	RES23-1337	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23508704	70 W FIRST ST	CONVERT (E) BEDROOM AND BATHROOM TO 275 SQ FT JADU	RES24-1227	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23510077	W Mt Diablo Ave	Mount Oso Condos (Townhomes)	D22-0029	5+	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23805021	2450 & 2460 BYRON RD	Tracy Apartments (2 ext homes,2 single, 2 duplex, 2 ADU)	D22-0023	5+	R												We entered the rental amount into HCD's affordability calculator.										
	24613003	200 VALPICO	The Triway	D24-0003	5+	R												We entered the rental amount into HCD's affordability calculator.										
	23336814	137 E BERVERDOR AVE	GARAGE CONVERSION TO 345 SQ FT ADU	RES24-1168	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23506210	115 W SEVENTH ST	747 SQ FT ADU	RES24-1279	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23331109	119 PEREIRA AVE	748SQ' DETACHED ADU	RES24-0057	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator.										
	23229054	1246 MADISON AVE	DEMO UNPERMITTED STRUCTURES/PERMIT PATIO COVER & 570SQFT ADU	RES24-0360	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24429035	4693 MORNING BROOK LN	CONVERT DETACHED GARAGE TO 483 SQ FT ADU	RES23-2005	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23537040	442 CHARLEMAGNE LN	CODE CASE - 372 SQ FT ADU	RES24-0748	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23329039	124 E TWENTY FIRST ST	660 SQFT DETACHED ADU	RES25-0195	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24206038	1030 MENAY	748 SQ FT DETACHED ADU	RES25-0068	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23820040	2763 DORSET LN	NEW 499 SQ' DETACHED ADU W/18 SQ' PORCH	RES25-0115	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23223507	1300 COOLIDGE AVE	749 SQ FT ACCESSORY DWELLING UNIT	RES22-1352	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23341036	316 E. LOWELL	650 SQ FT DETACHED ADU	RES25-0105	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23539020	419 BURLINGTON DR	442 SQ FT JADU GARAGE CONVERSION	RES25-0287	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23508704	70 W FIRST ST	651 SQ FT DETACHED ADU	RES25-0179	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23232001	1383 FERNGROVE LN	NEW 401SQ' DETACHED ADU	RES25-0208	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24439015	722 CREPE MYRTLE CT	739 SQ FT DETACHED ADU/26 SQ FT STORAGE	RES24-1217	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	24416019	4347 DALEHURST	CONVERT GAME ROOM TO 442SQ FT JADU	RES25-0642	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23844016	2636 GAINES COURT	743 SQ FT GARAGE CONVERSION	RES25-0317	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	24432015	1781 RIVERVIEW AV	CONVERT (E) 486 SQ FT GARAGE TO JADU	RES25-0498	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25240026	1713 SAINT EMILLION CT	749SQ FT DETACHED ADU	RES25-0515	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24054027	220 NABOR CT	728SQ' PRE-MANUFACTURED DETACHED ADU	RES25-0739	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23311508	122 W HIGHLAND AVE	(N) 732 SQ FT DETACHED ADU	RES25-0658	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24629038	720 TRADITIONS CT	CONVERT 465 SQ FT GARAGE TO ADU	RES24-0586	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23306601	1668 WALL ST	GARAGE CONVERSION TO 515SQ' ADU	RES23-1479	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365034	7307 REBUS PL LOT 50	KT HILLVIEW/PLAN 2B/1890SQ'	RES21-2268	SFD	O												We entered the rental amount into HCD's affordability calculator.										
	25365033	7323 REBUS PL LOT 49	KT HILLVIEW/PLAN 3E-R/2075SQ'	RES21-2267	SFD	O												We entered the rental amount into HCD's affordability calculator.										
	25365031	7338 REBUS PL LOT 47	KT HILLVIEW/PLAN 3F/2075SQ'	RES21-2264	SFD	O												We entered the rental amount into HCD's affordability calculator.										
	25365032	7339 REBUS PL LOT 48	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'	RES21-2266	SFD	O												We entered the rental amount into HCD's affordability calculator.										
	25365029	7306 REBUS PLACE	KT HILLVIEW/PLAN 4E-R/2209SQ'	RES21-2265	SFD	O												We entered the rental amount into HCD's affordability calculator.										
	25365030	7322 REBUS PL LOT 46	KT HILLVIEW/PLAN 1A-R/1723SQ'	RES21-2263	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	21426012	3288 CABRILLO DR	CREATE 378 SQ FT ADU WITHIN FOOTPRINT OF SFD	RES23-1934	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	23516709	127 E SIXTH ST	CONVERT (E) GARAGE TO 199 SQ JADU	RES23-1765	ADU	R												We entered the rental amount into HCD's affordability calculator.										
	25365041	1705 MALACHITE PL LOT 87	KT HILLVIEW/PLAN 1F/1723SQ'	RES21-2269	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23226020	1154 W EATON AVENUE	CONVERT (E) DETACHED GARAGE TO 601 SQ FT ADU	RES24-1203	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365052	1692 QUENTIN PL LOT 41	KT HILLVIEW/PLAN 4A/2209SQ'	RES21-2300	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365024	1646 QUENTIN PL LOT 40	KT HILLVIEW/PLAN 1E-R/1723SQ'	RES21-2298	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365023	1600 QUENTIN PL LOT 39	KT HILLVIEW/PLAN 2BY-R/1890SQ'	RES21-2297	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365021	1647 QUENTIN PL LOT 37	KT HILLVIEW/PLAN 3D-R/2075SQ'	RES21-2295	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365022	1601 QUENTIN PL LOT 38	KT HILLVIEW/PLAN 4BY/2209SQ'	RES21-2296	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25365020	1693 QUENTIN PL LOT 36	KT HILLVIEW/PLAN 2F-R/1878SQ'	RES21-2294	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24865025	500 DELANEY CT	481SQ' ADU ADDITION	RES23-1169	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365026	7347 ALABASTER WY LOT 42	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES21-2301	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365028	7315 ALABASTER WY LOT 44	KT HILLVIEW/PLAN 2AX/1878SQ'	RES21-2303	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23804050	1282 MAMIE ANDERSON LN	NEW 735SQ' ADU	RES23-1852	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365027	7331 ALABASTER WY LOT 43	KT HILLVIEW/PLAN 4B/2209SQ'	RES21-2302	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365019	1694 PLACER PL LOT 35	KT HILLVIEW/PLAN 4C/2209SQ'	RES21-2290	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365018	1648 PLACER PL LOT 34	KT HILLVIEW/PLAN 2BY-R/1890SQ'	RES21-2289	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365017	1602 PLACER PL LOT 33	KT HILLVIEW/PLAN 3F-R/2075SQ'	RES21-2288	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365016	1603 PLACER PL LOT 32	KT HILLVIEW/PLAN 4AY/2209SQ'	RES21-2287	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365015	1649 PLACER PL LOT 31	KT HILLVIEW/PLAN 1C-R/1723SQ'	RES21-2286	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23526028	465 CECELIO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)	RES24-0071	2 to 4	R												We entered the rental amount into HCD's affordability calculator.										
	25365042	7293 ALABASTER WY LOT 88	KT HILLVIEW/PLAN 4B-R/2209SQ'	RES21-2291	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365043	7271 ALABASTER WY LOT 89	KT HILLVIEW/PLAN 3E/2075SQ'	RES21-2292	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365044	7249 ALABASTER WY LOT 90	KT HILLVIEW/PLAN 1B-R/1723SQ'	RES21-2293	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365046	7205 ALABASTER WY	KT HILLVIEW/PLAN 2F/1878SQ'	RES21-2283	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365045	7227 ALABASTER WY LOT 91	KT HILLVIEW/PLAN 3A-R/2075SQ'	RES21-2282	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	24604016	1423 CERRO VERDE WY	624 SQ FT DETACHED ADU	RES24-0935	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365013	1696 OPHELIA PL	KT HILLVIEW/PLAN 4D/2209SQ'	RES21-2281	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365012	1650 OPHELIA PL	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES21-2280	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365011	1604 OPHELIA PL	KT HILLVIEW/PLAN 1E-R/1723SQ'	RES21-2279	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25365010	1605 OPHELIA PL LOT 26	KT HILLVIEW/PLAN 4BY/2209SQ'	RES21-2278	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365009	1651 OPHELIA PL LOT 25	KT HILLVIEW/PLAN 1D-R/1723SQ'	RES21-2276	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365008	1697 OPHELIA PL LOT 24	KT HILLVIEW/PLAN 2E-R/1878SQ'	RES21-2277	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365007	1698 NELL PL LOT 23	KT HILLVIEW/PLAN 4E/2209SQ'	RES21-2373	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365006	1652 NELL PL LOT 22	KT HILLVIEW/PLAN 3D-R/2075SQ'	RES21-2374	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365005	1606 NELL PL LOT 21	KT HILLVIEW/PLAN 2AY-R/1878SQ'	RES21-2372	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365004	1607 NELL PL LOT 20	KT HILLVIEW/PLAN 3B/2075SQ'	RES21-2371	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365003	1653 NELL PL LOT 19	KT HILLVIEW/PLAN 1A-R/1723SQ'	RES21-2370	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25365002	1699 NELL PL LOT 18	KT HILLVIEW/PLAN 2C-R/1878SQ'	RES21-2369	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363024	1906 CATONA PL LOT 166	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	RES21-2304	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23226015	1273 LONNA WAY	1200 SQ FT ADU W/ 468 SQ FT CARPORT	RES22-2645	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363023	1932 CATONA PL LOT 167	KT HILLVIEW/PLAN 3D-R/2075SQ'	RES21-2305	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363025	1959 CATONA PL LOT 169	KT HILLVIEW/PLAN 1C-R/1723SQ'	RES21-2307	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363022	1958 CATONA PL LOT 168	KT HILLVIEW/PLAN 4A/2209SQ'	RES21-2306	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363026	1933 CATONA PL LOT 170	KT HILLVIEW/PLAN 2A-R/1878SQ'	RES21-2308	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363027	1907 CATONA PL LOT 171	KT HILLVIEW/PLAN 4E/2209SQ'	RES21-2309	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	23306309	1725 WALL ST	2 STORY 1,199 SQ DT DETACHED ADU	RES24-0117	ADU	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363029	1934 ARIANA PL LOT 173	KT HILLVIEW/PLAN 1D-R/1723SQ'	RES21-2360	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363028	1908 ARIANA PL LOT 172	KT HILLVIEW/PLAN 2A-R/1878SQ'	RES21-2359	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363030	1960 ARIANA PL LOT 174	KT HILLVIEW/PLAN 4B/2209SQ'	RES21-2361	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25363031	1961 ARIANA PL LOT 175	KT HILLVIEW/PLAN 1E-R/1723SQ'	RES21-2364	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363032	1935 ARIANA PL LOT 176	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES21-2363	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363033	1909 ARIANA PL LOT 177	KT HILLVIEW/PLAN 4F/2209SQ'	RES21-2362	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363034	1898 BANNISTER PL LOT 178	KT HILLVIEW/PLAN 2C/1878SQ'	RES21-2365	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363035	1886 BANNISTER PL LOT 179	KT HILLVIEW/PLAN 3B/2075SQ'	RES21-2366	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25363036	1874 BANNISTER PL LOT 180	KT HILLVIEW/PLAN 4A-R/2209SQ'	RES21-2367	SFD	O												We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
	25106024	Stanek & Sierra View Dr	Tracy Hills Phase 2B(1) - Villages 11-14	D24-0019	5+	O																					
	24006026	Redbridge Rd & S Lammers Rd	Shea Homes Design Review Rocking Horse	D25-0008	5+	O																					
	25104008	28321 LAMMERS	Tracy Hills Phase 1C 345-lot VTSM	TSM22-0001	5+	O																					
	24444043	3238 ECHO WY	TRACY LAKES/CALERO/PLAN 1A-R/2393 SQ FT	RES24-0190	SFD	O																					
	24444055	3187 ECHO WAY	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	RES24-1019	SFD	O																					
	24444056	3161 ECHO WAY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	RES24-1020	SFD	O																					
	24444053	3239 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	RES24-0193	SFD	O																					
	24444044	3264 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	RES24-0191	SFD	O																					
	24444054	3213 ECHO WY	TRACY LAKES/CALERO/PLAN 3A-R/2520 SQ FT	RES24-0194	SFD	O																					
	24444042	3212 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	RES24-0189	SFD	O																					
	25349010	6230 GRANVILLE	CONVERT PORTION OF HOUSE AND 3RD CAR GARAGE TO 643 SQ FT ADU	RES24-0468	ADU	O																					
	24451001	3481 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 1C/2183 SQ FT	RES25-0055	SFD	O																					
	24451002	3503 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 2A/2244 SQ FT	RES25-0056	SFD	O																					
	24451003	3525 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 3B-R/2323 SQ FT	RES25-0057	SFD	O																					
	24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	RES25-0050	SFD	O																					
	24440036	1884 SERENE CT	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	RES25-0051	SFD	O																					
	24440004	2857 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	RES25-0049	SFD	O																					
	24440002	2821 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	RES25-0047	SFD	O																					
	24440038	1892 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	RES25-0052	SFD	O																					
	24440001	2803 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	RES25-0046	SFD	O																					
	24440003	2839 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A-R/1880 SQ FT	RES25-0048	SFD	O																					
	24443033	2882 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	RES24-1017	SFD	O																					
	24443030	2834 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	RES25-0085	SFD	O																					
	24443034	2898 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	RES24-1018	SFD	O																					
	24443031	2850 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT	RES25-0086	SFD	O																					
	24443032	2866 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	RES25-0087	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
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	24440007	1891 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES25-0309	SFD	O																					
	24440009	1883 SERENE CT LOT 15	TRACY LAKES/LAGUNA/PLAN 3B-R/1880 SQ FT	RES25-0310	SFD	O																					
	24440035	1876 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT	RES25-0311	SFD	O																					
	24443029	2818 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B-R/1919 SQ FT	RES25-0290	SFD	O																					
	23507032	21 E THIRD ST	2555 SQ FT SFD AND 2 CAR GARAGE	RES23-1621	SFD	O																					
	24089002	3572 MEMORY LN	ELLIS AVENUES 55'S/PLAN 1C-R/2335 SQ FT MODEL	RES25-0504	SFD	O																					
	24089004	3556 MEMORY LN	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT MODEL	RES25-0539	SFD	O																					
	24089005	3534 MEMORY LN	ELLIS AVENUES 55'S/PLAN 4B-R/3213 SQ FT MODEL	RES25-0540	SFD	O																					
	24089058	3573 SUMMIT DR LOT 231	ELLIS AVENUES 40'S/ PLAN 2B/ 2156 SQ FT/ MODEL	RES25-0750	SFD	O																					
	24089058	3557 SUMMIT DR LOT 232	ELLIS AVENUES 40'S/ PLAN 3C/ 2302 SQ FT/ MODEL	RES25-0748	SFD	O																					
	24089056	3585 SUMMIT DR LOT 230	ELLIS AVENUES 40'S/PLAN 1A/ 2020 SQ FT/MODEL	RES25-0749	SFD	O																					
	24443005	2851 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	RES25-0717	SFD	O																					
	24443028	2802 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	RES25-0720	SFD	O																					
	24443006	2835 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	RES25-0718	SFD	O																					
	24443007	2803 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	RES25-0719	SFD	O																					
	24089049	2337 FRONT ST LOT 137	ELLIS AVENUES 50'S/PLAN 1C/2108 SQ FT MODEL	RES25-0757	SFD	O																					
	24089048	2323 FRONT ST LOT 136	ELLIS AVENUES 50'S/PLAN 3B/2766 SQ FT MODEL	RES25-0756	SFD	O																					
	24089047	2315 FRONT ST LOT 135	ELLIS AVENUES 50'S/PLAN 4A/2948 SQ FT MODEL	RES25-0755	SFD	O																					
	21452009	2551 HOLLY DR	747SQ' DETCH ADU W/81SQ' COVERED PORCH & 2.52KW PV	RES25-0461	ADU	R																					
	24088008	2339 TRITON WY	ELLIS AVENUES 55'S/PLAN 1C/2335 SQ FT	RES25-1053	SFD	O																					
	24088009	2351 TRITON WY	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT	RES25-1054	SFD	O																					
	24088010	2363 TRITON WY	ELLIS AVENUES 55'S/PLAN 3B/3039 SQ FT	RES25-1055	SFD	O																					
	24088065	3179 IVES LN	ELLIS AVENUES 40'S/PLAN 1C/ 2020 SQ FT	RES25-1165	SFD	O																					
	23847030	3155 IVES LN	ELLIS AVENUES 40'S/PLAN 3A/2302 SQ FT	RES25-1161	SFD	O																					
	24088049	3166 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 3C/2302 SQ FT/467SQ' HOME PLUS OPT	RES25-1163	SFD	O																					
	24088050	3178 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 4A/2586 SQ FT	RES25-1164	SFD	O																					
	24091025	2448 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 2A/2540 SQ FT	RES25-1171	SFD	O																					
	24091026	2460 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 3C/2766 SQ FT	RES25-1172	SFD	O																					
	24091024	2436 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT	RES25-1170	SFD	O																					
	24088069	2352 TRITON WAY	ELLIS AVENUES 55'S/PLAN 2B/2907 SQ FT	RES25-1180	SFD	O																					
	24088070	2340 TRITON WAY	ELLIS AVENUES 55'S/PLAN 3C/3039 SQ FT	RES25-1181	SFD	O																					
	24088071	2328 TRITON WAY	ELLIS AVENUES 55'S/PLAN 4A/3213 SQ FT	RES25-1182	SFD	O																					
	24080006	4490 MINER DR	CONVERT 230SQ' ATTACHED GARAGE TO JADU W/KITCHEN	RES25-0487	ADU	O																					
	24088047	3142 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 1A/2020 SQ FT/467SQ FT HOME PLUS OPT	RES25-1159	SFD	O																					
	24088066	3167 IVES LN	ELLIS AVENUES 40'S/PLAN 2B/2156 SQ FT/467SQ FT HOME PLUS OPT	RES25-1166	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	24088048	3154 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 2C/ 2156 SQ FT	RES25-1160	SFD	O																					
	24088068	3143 IVES LN	ELLIS AVENUES 40'S/PLAN 4B/2586 SQ FT/467SQ FT HOME PLUS OPT	RES25-1162	SFD	O																					
	24091040	2459 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 1A/2108 SQ FT	RES25-1175	SFD	O																					
	24091039	3303 JOHN AVE	ELLIS AVENUES 50'S/PLAN 2B/2540 SQ FT	RES25-1174	SFD	O																					
	24091038	3281 JOHN LN	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT	RES25-1173	SFD	O																					
	25139030	5679 MOOREFIELD AVE LOT 92	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES21-3487	SFD	O																					
	25139031	5697 MOOREFIELD AVE LOT 93	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	RES21-3488	SFD	O																					
	23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT	RES22-2066	ADU	O																					
	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	RES23-1049	ADU	O																					
	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	RES23-1049	SFD	O																					
	25106023	8122 FLOYD GLENN WISE DR LOT 85	V10 SLATESHIRE/PLAN 1D-R/2908SQ' - MODEL	RES22-2277	SFD	O																					
	25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3489	ADU	O																					
	25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3489	SFD	O																					
	25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1709	ADU	O																					
	25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1709	SFD	O																					
	25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1710	SFD	O																					
	24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	RES23-1897	SFD	O																					
	25139033	5733 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	RES21-3490	SFD	O																					
	25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	RES22-1825	SFD	O																					
	24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	RES24-0075	SFD	O																					
	24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	RES23-1717	SFD	O																					
	25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	RES22-1824	SFD	O																					
	24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	RES24-0038	SFD	O																					
	24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES23-1894	SFD	O																					
	24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	RES23-1900	SFD	O																					
	25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF	RES22-1822	SFD	O																					
	25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF	RES22-1843	SFD	O																					
	25139014	3718 NEEDHAM AVENUE LOT 76	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF	RES21-3297	SFD	O																					
	24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	RES24-0043	SFD	O																					
	24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES24-0040	SFD	O																					
	25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	RES22-1844	SFD	O																					
	25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	RES22-1742	SFD	O																					
	25139017	5872 PLACER DR LOT 79	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	RES21-3558	SFD	O																					
	24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	RES23-1898	SFD	O																					
	24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	RES24-0301	SFD	O																					
	24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	RES24-0303	SFD	O																					
	25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	RES22-1708	SFD	O																					
	25139016	5884 PLACER DR LOT 78	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES21-3556	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES21-3298	ADU	O																					
	25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES21-3298	SFD	O																					
25106035	25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'	RES23-2088	ADU	O																					
25106035	25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'	RES23-2088	SFD	O																					
	25106023	2758 JOSHUA ST LOT 82	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF	RES22-2803	SFD	O																					
	25106023	2766 JOSHUA ST LOT 83	RANGEWOOD VILLAGE 7/PLAN 2F/3184SQSF	RES22-2804	SFD	O																					
	25106023	2734 JOSHUA ST LOT 79	RANGEWOOD VILLAGE 7/PLAN 2F-R/3184SQSF	RES22-2800	SFD	O																					
25106035	25149028	2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQ'	RES23-2086	SFD	O																					
	25106023	2742 JOSHUA ST LOT 80	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF	RES22-2801	SFD	O																					
	25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF	RES22-2799	ADU	O																					
	25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF	RES22-2799	SFD	O																					
	25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'	RES22-2175	SFD	O																					
	25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'	RES23-1354	SFD	O																					
	25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'	RES22-2180	SFD	O																					
	25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'	RES22-2178	SFD	O																					
	25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'	RES22-2189	SFD	O																					
	25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'	RES22-2185	SFD	O																					
25106027	25142051	2608 DASHWOOD ST LOT 103	V2 CAIRNWAY/PLAN 2B/2639SQ'	RES22-2179	SFD	O																					
	25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	RES22-1752	SFD	O																					
	25106023	2625 EMERY ST LOT 75	V2 CAIRNWAY/PLAN 1A-R/2220SQ'	RES22-2169	SFD	O																					
	25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF	RES22-1821	SFD	O																					
	25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1845	SFD	O																					
	25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	RES22-1820	SFD	O																					
	25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	RES22-1846	SFD	O																					
	25106023	2633 EMERY ST LOT 76	V2 CAIRNWAY/PLAN 3B-R/2763SQ'	RES22-2170	SFD	O																					
	24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES23-1843	SFD	O																					
	25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1741	ADU	O																					
	25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1741	SFD	O																					
	25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF	RES22-2805	ADU	O																					
	25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF	RES22-2805	SFD	O																					
	25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	RES22-2802	ADU	O																					
	25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	RES22-2802	SFD	O																					
	25106023	2710 JOSHUA ST LOT 76	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF	RES22-2797	SFD	O																					
	25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	RES22-1753	SFD	O																					
	25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'	RES22-2186	SFD	O																					
	25106023	2727 JOSHUA ST LOT 85	RANGEWOOD VILLAGE 7/PLAN 1A-R/2492SQSF	RES22-2806	SFD	O																					
	25106023	2718 JOSHUA ST LOT 77	RANGEWOOD VILLAGE 7/PLAN 1B-R/2492SQSF	RES22-2798	SFD	O																					
	25106023	2719 JOSHUA ST LOT 86	RANGEWOOD VILLAGE 7/PLAN 3B/2369SQSF	RES22-2807	SFD	O																					
25106035	25149044	2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	RES23-2089	SFD	O																					
	24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT	RES24-0403	SFD	O																					
	25106023	2711 JOSHUA ST LOT 87	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQSF	RES22-2808	SFD	O																					
	25106023	2569 DASHWOOD ST LOT 28	V2 CAIRNWAY/PLAN 1D/2220SQ' - MODEL	RES22-2126	SFD	O																					
	25106023	2577 DASHWOOD ST LOT 27	V2 CAIRNWAY/PLAN 4B-R/3196SQ' - MODEL	RES22-2125	SFD	O																					
	25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'	RES22-2176	SFD	O																					
	25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'	RES23-1353	SFD	O																					
	25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	RES22-1740	SFD	O																					
	25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'	RES22-2177	SFD	O																					
25106035	25149045	2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	RES23-2090	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1754	ADU	O																					
	25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1754	SFD	O																					
25106035	25149029	2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'	RES23-2087	SFD	O																					
	25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF	RES22-1819	SFD	O																					
	25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	RES22-1847	SFD	O																					
	25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	RES22-1818	SFD	O																					
	25106023	2703 JOSHUA ST LOT 88	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF	RES22-2809	SFD	O																					
	25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF	RES22-1739	SFD	O																					
	25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21	RES22-1994	SFD	O																					
	25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23	RES22-1991	SFD	O																					
	25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24	RES22-1992	SFD	O																					
	25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22	RES22-1993	SFD	O																					
	25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'	RES23-1365	SFD	O																					
	25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'	RES23-1364	SFD	O																					
	25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	RES23-2036	SFD	O																					
	25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	RES23-2034	SFD	O																					
	25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'	RES22-2188	SFD	O																					
	25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'	RES22-2187	SFD	O																					
	25106023	2911 FROST ST LOT 68	RIDGERTON VILLAGE 8/PLAN 1A/2363 SF	RES22-2093	SFD	O																					
	25106023	8254 PUNJYA BROTHERS DR LOT 77	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	RES22-2102	SFD	O																					
	25106023	2879 FROST ST LOT 72	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	RES22-2097	SFD	O																					
	25106023	2943 FROST ST LOT 64	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF	RES22-2089	SFD	O																					
	25106023	2935 FROST ST LOT 65	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF	RES22-2090	SFD	O																					
	25106023	2903 FROST ST LOT 69	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	RES22-2094	SFD	O																					
	25106023	8266 PUNJYA BROTHERS DR LOT 76	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF	RES22-2101	SFD	O																					
	25106023	2871 FROST ST LOT 73	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF	RES22-2098	SFD	O																					
	25106023	8278 PUNJYA BROTHERS DR LOT 75	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF	RES22-2100	SFD	O																					
	25106023	2887 FROST ST LOT 71	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF	RES22-2096	SFD	O																					
	25106023	2919 FROST ST LOT 67	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	RES22-2092	SFD	O																					
	25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN	RES22-2099	ADU	O																					
	25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN	RES22-2099	SFD	O																					
	25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES22-2091	ADU	O																					
	25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES22-2091	SFD	O																					
	25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2095	ADU	O																					
	25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2095	SFD	O																					
	25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF	RES22-1848	SFD	O																					
	25106023	8051 LAMPLIGHT DR LOT 1	V10 SLATESHIRE/PLAN 1A/2908SQ'	RES22-2242	SFD	O																					
	25106023	7784 LAMPLIGHT CT LOT 29	V9 ROCKINGHAM/PLAN 2D/3364SQ'	RES22-2201	SFD	O																					
	25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	RES22-2246	ADU	O																					
	25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	RES22-2246	SFD	O																					
	25106023	7826 LAMPLIGHT CT LOT 23	V9 ROCKINGHAM/PLAN 2B-R/3364SQ'	RES22-2204	SFD	O																					
	25106023	7870 LAMPLIGHT CT LOT 26	V9 ROCKINGHAM/PLAN 2E/3364SQ'	RES22-2207	SFD	O																					
	25106023	2742 OLD LARKS LN LOT 6	CRESTWICK VILLAGE 5/PLAN 3F-R/2972SQSF	RES22-2601	SFD	O																					
	25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	RES22-2602	ADU	O																					
	25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	RES22-2602	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25106023	8066 LAMPLIGHT DR LOT 58	V10 SLATESHIRE/PLAN 2E-R/3766SQ'	RES22-2263	SFD	O																					
	25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN	RES22-2262	ADU	O																						
	25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN	RES22-2262	SFD	O																						
	25106023	7799 LAMPLIGHT CT LOT 18	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'	RES22-2199	SFD	O																						
	25106023	7856 LAMPLIGHT CT LOT 25	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'	RES22-2206	SFD	O																						
	25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2200	ADU	O																						
	25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2200	SFD	O																						
	25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN	RES22-2205	ADU	O																						
	25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN	RES22-2205	SFD	O																						
	25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN	RES22-2198	ADU	O																						
	25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN	RES22-2198	SFD	O																						
	24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	RES24-0583	SFD	O																						
	25106023	7883 LAMPLIGHT CT LOT 12	V9 ROCKINGHAM/PLAN 1A-R/2673SQ'	RES22-2193	SFD	O																						
	25106023	7869 LAMPLIGHT CT LOT 13	V9 ROCKINGHAM/PLAN 3D/3524SQ'	RES22-2194	SFD	O																						
	25106023	7812 LAMPLIGHT CT LOT 22	V9 ROCKINGHAM/PLAN 3E/3524SQ'	RES22-2203	SFD	O																						
	25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN	RES22-2195	ADU	O																						
	25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN	RES22-2195	SFD	O																						
	25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	RES22-1736	SFD	O																						
	25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1738	SFD	O																						
	25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	RES22-2660	ADU	O																						
	25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	RES22-2660	SFD	O																						
	25106023	7827 LAMPLIGHT CT LOT 16	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'	RES22-2197	SFD	O																						
	25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF	RES22-1737	SFD	O																						
	25106023	2733 JONAH ST LOT 26	CRESTWICK VILLAGE 5/PLAN 1E/2500SQSF	RES22-2663	SFD	O																						
	25106023	8092 LAMPLIGHT DR LOT 60	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	RES22-2265	SFD	O																						
	25106023	8080 LAMPLIGHT DR LOT 59	V10 SLATESHIRE/PLAN 3B-R/3912SQ'	RES22-2264	SFD	O																						
	25106023	8093 LAMPLIGHT DR LOT 4	V10 SLATESHIRE/PLAN 3E/3912SQ'	RES22-2252	SFD	O																						
	25106023	7841 LAMPLIGHT CT LOT 15	V9 ROCKINGHAM/PLAN 2D/3364SQ'	RES22-2196	SFD	O																						
25106035	25149003	7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQSF	RES22-2349	SFD	O																						
25106035	25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF	RES22-2350	ADU	O																						
25106035	25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF	RES22-2350	SFD	O																						
	24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	RES24-0661	SFD	O																						
	25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	RES22-2606	ADU	O																						
	25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	RES22-2606	SFD	O																						
	25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	RES23-2093	SFD	O																						
	25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	RES23-2033	SFD	O																						
	25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	RES23-1362	SFD	O																						
	25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	RES23-1350	SFD	O																						
	25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'	RES23-1363	SFD	O																						
	25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'	RES23-1349	SFD	O																						
	25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	RES23-1351	SFD	O																						
	25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'	RES23-1352	SFD	O																						
25106035	25149001	7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-R/2494SQSF	RES22-2346	SFD	O																						
	24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	RES24-0966	SFD	O																						
	25106023	2609 EMERY ST LOT 73	V2 CAIRNWAY/PLAN 2E-R/2639SQ'	RES22-2167	SFD	O																						
	25106023	2617 EMERY ST LOT 74	V2 CAIRNWAY/PLAN 4D/3196SQ'	RES22-2168	SFD	O																						
	25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'	RES23-1360	SFD	O																						

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4								16	17	18	19	20			21	22	23	24	25
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	25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	RES23-1361	SFD	O																				
	25106023	2766 OLD LARKS LN LOT 9	CRESTWICK VILLAGE 5/PLAN 2D/2877SQSF	RES22-2604	SFD	O																				
	25106023	7915 FLOYD GLENN WISE CT LOT 49	V9 ROCKINGHAM/PLAN 1D-R/2673SQ'	RES22-2211	SFD	O																				
	25106023	7886 FLOYD GLENN WISE CT LOT 56	V9 ROCKINGHAM/PLAN 2B/3364SQ'	RES22-2218	SFD	O																				
	25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES22-2210	ADU	O																				
	25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES22-2210	SFD	O																				
	25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	RES22-1735	ADU	O																				
	25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	RES22-1735	SFD	O																				
	25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	RES22-2598	ADU	O																				
	25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	RES22-2598	SFD	O																				
	25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	RES23-2029	SFD	O																				
	25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	RES23-2035	SFD	O																				
	25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	RES23-2032	SFD	O																				
	25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	RES23-2030	SFD	O																				
	25106023	2702 OLD LARKS LN LOT 1	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF	RES22-2596	SFD	O																				
	25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF	RES23-2031	SFD	O																				
	25106023	2734 OLD LARKS LN LOT 5	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF	RES22-2600	SFD	O																				
	25106023	2710 OLD LARKS LN LOT 2	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF	RES22-2597	SFD	O																				
	25106023	8107 LAMPLIGHT DR LOT 5	V10 SLATESHIRE/PLAN 1B/2908SQ'	RES22-2253	SFD	O																				
	25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	RES22-1799	SFD	O																				
	25106023	8079 LAMPLIGHT DR LOT 3	V10 SLATESHIRE/PLAN 2D/3766SQ'	RES22-2250	SFD	O																				
	25106023	7914 FLOYD GLENN WISE CT LOT 58	V9 ROCKINGHAM/PLAN 2A-R/3364SQ'	RES22-2221	SFD	O																				
	25106023	7901 FLOYD GLENN WISE CT LOT 50	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'	RES22-2212	SFD	O																				
	25106023	7928 FLOYD GLENN WISE CT LOT 59	V9 ROCKINGHAM/PLAN 3E/3524SQ'	RES22-2222	SFD	O																				
	25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN	RES22-2213	ADU	O																				
	25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN	RES22-2213	SFD	O																				
	25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	RES22-2220	ADU	O																				
	25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	RES22-2220	SFD	O																				
	25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2566SQSF	RES23-2094	SFD	O																				
	25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	RES23-2132	SFD	O																				
	25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	RES22-1797	SFD	O																				
	25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	RES22-1800	SFD	O																				
	25106023	2798 OLD LARKS LN LOT 13	CRESTWICK VILLAGE 5/PLAN 1D/2500SQSF	RES22-2608	SFD	O																				
	25106023	8149 LAMPLIGHT DR LOT 8	V10 SLATESHIRE/PLAN 1D/2908SQ'	RES22-2256	SFD	O																				
	25106023	8176 LAMPLIGHT DR LOT 66	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	RES22-2272	SFD	O																				
	25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	RES22-2258	ADU	O																				
	25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	RES22-2258	SFD	O																				
	25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF	RES23-2095	SFD	O																				
	25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF	RES23-2096	SFD	O																				
	25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	RES23-2130	SFD	O																				
	25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	RES22-1744	SFD	O																				
	25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	RES22-1755	SFD	O																				
	25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2266	ADU	O																				
	25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2266	SFD	O																				

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES22-1756	ADU	O																					
	25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES22-1756	SFD	O																					
25106035	25149002	7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQSF	RES22-2347	SFD	O																					
	25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	RES22-1743	SFD	O																					
	25106023	2741 JONAH ST LOT 25	CRESTWICK VILLAGE 5/PLAN 2F/2877SQSF	RES22-2662	SFD	O																					
	25106023	2758 OLD LARKS LN LOT 8	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF	RES22-2603	SFD	O																					
	25106023	2765 JONAH ST LOT 22	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF	RES22-2659	SFD	O																					
	25106023	8120 LAMPLIGHT DR LOT 62	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	RES22-2268	SFD	O																					
	25106023	8218 PUNJYA BROTHERS DR LOT 80	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	RES22-2105	SFD	O																					
	25106023	8206 PUNJYA BROTHERS DR LOT 81	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF	RES22-2106	SFD	O																					
	25106023	8230 PUNJYA BROTHERS DR LOT 79	RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF	RES22-2104	SFD	O																					
	25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES22-2103	ADU	O																					
	25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES22-2103	SFD	O																					
	25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2107	ADU	O																					
	25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2107	SFD	O																					
	25106023	7798 LAMPLIGHT CT LOT 21	V9 ROCKINGHAM/PLAN 1A/2673SQ'	RES22-2202	SFD	O																					
	25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	RES22-1798	SFD	O																					
	25106023	2749 JONAH ST LOT 24	CRESTWICK VILLAGE 5/PLAN 3D-R/2972SQSF	RES22-2661	SFD	O																					
	25106023	2773 JONAH ST LOT 21	CRESTWICK VILLAGE 5/PLAN 3F/2972SQSF	RES22-2658	SFD	O																					
	25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN	RES22-2254	ADU	O																					
	25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN	RES22-2254	SFD	O																					
	25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2271	ADU	O																					
	25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2271	SFD	O																					
	25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-R/2795SQSF	RES23-2097	SFD	O																					
	25106023	2781 JONAH ST LOT 20	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF	RES22-2657	SFD	O																					
	25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF	RES22-2656	ADU	O																					
	25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF	RES22-2656	SFD	O																					
	25106023	8135 LAMPLIGHT DR LOT 7	V10 SLATESHIRE/PLAN 2E/3766SQ'	RES22-2255	SFD	O																					
	25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	RES23-2098	SFD	O																					
25106035	25149005	2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	RES22-2351	SFD	O																					
	25106023	2797 JONAH ST LOT 18	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF	RES22-2655	SFD	O																					
25106035	25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	RES22-2352	ADU	O																					
25106035	25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	RES22-2352	SFD	O																					
	25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	RES23-2133	SFD	O																					
	25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'	RES23-1348	SFD	O																					
	25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	RES22-1579	SFD	O																					
	25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	RES22-1580	SFD	O																					
	25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	RES22-1581	SFD	O																					
	25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	RES22-1758	SFD	O																					
	25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	RES23-2129	SFD	O																					
	25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	RES23-2131	SFD	O																					
	25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF	RES22-1582	SFD	O																					
	25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF	RES22-1583	SFD	O																					
	25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	RES22-1584	SFD	O																					
	25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES22-1757	SFD	O																					
	25106023	8190 LAMPLIGHT DR LOT 67	V10 SLATESHIRE/PLAN 1B/2908SQ'	RES22-2273	SFD	O																					
	25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	RES23-1347	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106035	25149007	2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN 1C/2492SQSF	RES22-2353	SFD	O																					
	25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF	RES22-2610	ADU	O																					
	25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF	RES22-2610	SFD	O																					
	25106023	8163 LAMPLIGHT DR LOT 9	V10 SLATESHIRE/PLAN 3B/3912SQ'	RES22-2257	SFD	O																					
	25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	RES22-1759	SFD	O																					
	25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	RES23-2128	SFD	O																					
25106035	25149052	2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQ'	RES23-1468	SFD	O																					
	25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	RES22-1760	SFD	O																					
	25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'	RES23-1359	SFD	O																					
	25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	RES22-1750	ADU	O																					
	25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	RES22-1750	SFD	O																					
	25106023	2825 JONAH ST LOT 14	CRESTWICK VILLAGE 5/PLAN 3A-R/2972SQSF	RES22-2609	SFD	O																					
	25106023	8191 LAMPLIGHT DR LOT 11	V10 SLATESHIRE/PLAN 1A/2908SQ'	RES22-2259	SFD	O																					
	25106023	8148 LAMPLIGHT DR LOT 64	V10 SLATESHIRE/PLAN 1E-R/2908SQ'	RES22-2270	SFD	O																					
	25106023	8134 LAMPLIGHT DR LOT 63	V10 SLATESHIRE/PLAN 2B-R/3766SQ'	RES22-2269	SFD	O																					
	25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF	RES23-2126	SFD	O																					
	25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF	RES23-2100	SFD	O																					
	25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF	RES23-2127	SFD	O																					
	25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1751	SFD	O																					
	25106023	7873 FLOYD GLENN WISE CT LOT 52	V9 ROCKINGHAM/PLAN 2E/3364SQ'	RES22-2214	SFD	O																					
	25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2215	ADU	O																					
	25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2215	SFD	O																					
	25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	RES23-2099	SFD	O																					
	25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'	RES23-1358	SFD	O																					
	24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	RES24-0079	SFD	O																					
	25106023	2845 NATION WAY LOT 36	CRESTWICK VILLAGE 6/PLAN 1A-R/2500SQSF	RES22-2719	SFD	O																					
	25106023	8205 LAMPLIGHT DR LOT 12	V10 SLATESHIRE/PLAN 2D/3766SQ'	RES22-2260	SFD	O																					
	25106023	7858 FLOYD GLENN WISE CT LOT 54	V9 ROCKINGHAM/PLAN 3A/3524SQ'	RES22-2216	SFD	O																					
	25106023	2837 NATION WAY LOT 35	CRESTWICK VILLAGE 6/PLAN 3D/2972SQSF	RES22-2718	SFD	O																					
25106035	25149051	2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN 3F/3269SQ'	RES23-1467	SFD	O																					
	25106023	2846 NATION WAY LOT 37	CRESTWICK VILLAGE 6/PLAN 2F/2877SQSF	RES22-2720	SFD	O																					
	25106023	7872 FLOYD GLENN WISE CT LOT 55	V9 ROCKINGHAM/PLAN 1D/2673SQ'	RES22-2217	SFD	O																					
	25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	RES22-1734	SFD	O																					
	25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1585	SFD	O																					
	25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF	RES22-2721	ADU	O																					
	25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF	RES22-2721	SFD	O																					
	25106023	8219 LAMPLIGHT DR LOT 13	V10 SLATESHIRE/PLAN 3E/3912SQ'	RES22-2261	SFD	O																					
	25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1733	SFD	O																					
	25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2510	ADU	O																					
	25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES22-2510	SFD	O																					
	24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	RES24-0585	SFD	O																					
	24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	RES24-0584	SFD	O																					
	25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1745	ADU	O																					
	25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1745	SFD	O																					
	25106023	2913 DAPPER ST LOT 42	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	RES22-2077	SFD	O																					
	25106023	2896 DAPPER ST LOT 61	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF	RES22-2086	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25106023	2905 DAPPER ST LOT 43	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	RES22-2078	SFD	O																					
	25106023	2912 DAPPER ST LOT 63	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF	RES22-2088	SFD	O																					
	25106023	2897 DAPPER ST LOT 44	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF	RES22-2079	SFD	O																					
	25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN	RES22-2087	ADU	O																					
	25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN	RES22-2087	SFD	O																					
	25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2080	ADU	O																					
	25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	RES22-2080	SFD	O																					
	25106023	2888 DAPPER ST LOT 60	RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF	RES22-2085	SFD	O																					
	25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	RES22-2507	ADU	O																					
	25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	RES22-2507	SFD	O																					
	25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	RES22-1732	SFD	O																					
	25106023	2881 DAPPER ST LOT 46	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	RES22-2081	SFD	O																					
	25106023	2872 DAPPER ST LOT 58	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	RES22-2083	SFD	O																					
	25106023	2873 DAPPER ST LOT 47	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF	RES22-2082	SFD	O																					
	25106023	2880 DAPPER ST LOT 59	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF	RES22-2084	SFD	O																					
	25106023	8247 LAMPLIGHT DR LOT 15	V10 SLATESHIRE/PLAN 1E/2908SQ'	RES22-2509	SFD	O																					
	24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT	RES24-0404	SFD	O																					
25106035	25149008	2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-R/3269SQSF	RES22-2354	SFD	O																					
	25106023	8220 LAMPLIGHT DR LOT 69	V10 SLATESHIRE/PLAN 2B-R/3766SQ'	RES22-2511	SFD	O																					
	25106023	8234 LAMPLIGHT DR LOT 70	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	RES22-2512	SFD	O																					
25106035	25149009	2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF	RES22-2355	SFD	O																					
	24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	RES24-0677	SFD	O																					
	24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	RES24-0672	SFD	O																					
	24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	RES24-0184	SFD	O																					
	25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES22-1731	ADU	O																					
	25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES22-1731	SFD	O																					
	24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES24-0673	SFD	O																					
	24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	RES24-0077	SFD	O																					
	25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	RES22-1746	SFD	O																					
	25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	RES23-2101	SFD	O																					
	25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	RES23-2125	SFD	O																					
	25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	RES23-2102	SFD	O																					
	25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'	RES23-1346	SFD	O																					
	24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	RES24-0528	SFD	O																					
	25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF	RES22-1730	SFD	O																					
	25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF	RES22-2666	ADU	O																					
	25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF	RES22-2666	SFD	O																					
	25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF	RES23-2124	SFD	O																					
	25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'	RES23-1345	SFD	O																					
25106035	25149011	2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	RES22-2357	SFD	O																					
25106035	25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF	RES22-2356	ADU	O																					
25106035	25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF	RES22-2356	SFD	O																					
	24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES24-0179	SFD	O																					
	25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	RES22-1729	SFD	O																					
	25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF	RES23-1077	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4								16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	RES23-1070	SFD	O																				
	25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES23-1069	ADU	O																				
	25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	RES23-1069	SFD	O																				
	25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN	RES23-1078	ADU	O																				
	25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN	RES23-1078	SFD	O																				
	24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES24-0180	SFD	O																				
	24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES24-0181	SFD	O																				
	25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'	RES23-1344	SFD	O																				
25106035	25149048	2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-R/3184SQ'	RES23-1464	SFD	O																				
	25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1816	SFD	O																				
	25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	RES22-1817	SFD	O																				
	25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT GEN	RES22-1728	ADU	O																				
	25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT GEN	RES22-1728	SFD	O																				
	25106023	2830 NATION WAY LOT 39	CRESTWICK VILLAGE 6/PLAN 1F/2500SQSF	RES22-2722	SFD	O																				
	25106023	2822 NATION WAY LOT 40	CRESTWICK VILLAGE 6/PLAN 3E-R/2972SQSF	RES22-2723	SFD	O																				
25106035	25149049	2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN 1B/2492SQ'	RES23-1465	SFD	O																				
25106035	25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'	RES23-1466	ADU	O																				
25106035	25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'	RES23-1466	SFD	O																				
25106035	25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	RES23-1463	ADU	O																				
25106035	25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	RES23-1463	SFD	O																				
	24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT	RES24-0796	SFD	O																				
	25140031	5137 YARROW AVENUE	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	RES22-1804	SFD	O																				
	25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	RES22-1805	SFD	O																				
	25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'	RES23-1342	SFD	O																				
	24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT	RES24-0128	SFD	O																				
	24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	RES24-0129	SFD	O																				
	25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'	RES23-1341	SFD	O																				
	25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	RES22-1815	SFD	O																				
	25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	RES22-1727	SFD	O																				
	25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN 2A/3766SQ'	RES23-0734	SFD	O																				
	25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	RES22-1726	SFD	O																				
	25106023	7897 LAMPLIGHT DR LOT 11	V9 ROCKINGHAM/PLAN 2B/3364SQ'	RES22-2192	SFD	O																				
	25106023	7911 LAMPLIGHT DR LOT 10	V9 ROCKINGHAM/PLAN 3E/3524SQ'	RES22-2191	SFD	O																				
	24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES24-1397	SFD	O																				
	25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	RES22-1747	SFD	O																				
	25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1725	ADU	O																				
	25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1725	SFD	O																				
	25106023	7896 LAMPLIGHT DR LOT 27	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'	RES22-2208	SFD	O																				
	25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2209	ADU	O																				
	25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	RES22-2209	SFD	O																				
	25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN 3D/3912SQ'	RES23-0735	SFD	O																				
	25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1748	SFD	O																				
	25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	RES23-0748	SFD	O																				
	25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN	RES23-0747	ADU	O																				

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN	RES23-0747	SFD	O																					
	25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF	RES22-1813	SFD	O																					
	25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF	RES22-1814	SFD	O																					
	25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	RES23-0736	ADU	O																					
	25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	RES23-0736	SFD	O																					
	25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	RES22-1802	SFD	O																					
	25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	RES22-1803	SFD	O																					
	25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	RES22-1812	SFD	O																					
	25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN 3B/3912SQ'	RES23-0737	SFD	O																					
	25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	RES22-1801	SFD	O																					
	25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1724	SFD	O																					
	25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-R/3766SQ'	RES23-0749	SFD	O																					
	25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1D/2452SF	RES22-1723	SFD	O																					
	25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES22-1749	SFD	O																					
	25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES22-1722	ADU	O																					
	25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES22-1722	SFD	O																					
	24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	RES24-0581	SFD	O																					
	24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	RES24-0662	SFD	O																					
	25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN 2D/3766SQ'	RES23-0738	SFD	O																					
	24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	RES24-0582	SFD	O																					
	25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	RES22-1720	SFD	O																					
	24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES24-0183	SFD	O																					
	24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	RES24-1014	SFD	O																					
	25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN 1A/2908SQ'	RES23-0739	SFD	O																					
	24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	RES24-1016	SFD	O																					
	24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	RES24-1517	SFD	O																					
	25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES22-1719	SFD	O																					
	25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN 2D/3364SQ'	RES23-0921	SFD	O																					
	25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-R/2908SQ'	RES23-0753	SFD	O																					
	24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	RES24-1012	SFD	O																					
	24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	RES24-1015	SFD	O																					
	25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	RES22-1721	SFD	O																					
	25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'	RES23-0923	SFD	O																					
	24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	RES24-0402	SFD	O																					
	24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES24-0182	SFD	O																					
	25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES23-0922	ADU	O																					
	25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES23-0922	SFD	O																					
	24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES24-0675	SFD	O																					
	24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT	RES24-0401	SFD	O																					
	25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES23-0752	ADU	O																					
	25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	RES23-0752	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
	24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES24-0674	SFD	O																					
	25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'	RES23-2078	SFD	O																					
	25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'	RES23-2077	SFD	O																					
	24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	RES24-0676	SFD	O																					
	24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	RES24-0526	SFD	O																					
	24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	RES24-0524	SFD	O																					
	24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	RES24-0525	SFD	O																					
	24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	RES24-0523	SFD	O																					
	24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	RES24-0527	SFD	O																					
	25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES21-3354	ADU	O																					
	25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES21-3354	SFD	O																					
	25136057	5494 IRONWOOD STREET LOT 57	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	RES21-3355	SFD	O																					
	25136055	5530 IRONWOOD STREET LOT 55	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES21-3353	SFD	O																					
	24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	RES24-0304	SFD	O																					
	24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	RES24-0302	SFD	O																					
	25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	RES22-1811	SFD	O																					
	24444017	3086 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	RES24-0305	SFD	O																					
	25136059	5458 IRONWOOD STREET LOT 59	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	RES21-3357	SFD	O																					
	25105042	4234 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF	RES22-1810	SFD	O																					
	25105042	4258 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	RES22-1808	SFD	O																					
	25105042	4246 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF	RES22-1809	SFD	O																					
	25140034	4270 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	RES22-1807	SFD	O																					
	25136058	5476 IRONWOOD STREET LOT 58	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	RES21-3356	SFD	O																					
	24443014	1625 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	RES24-1032	SFD	O																					
	24443015	1617 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	RES24-1033	SFD	O																					
	24443017	1601 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	RES24-1035	SFD	O																					
	24443016	1609 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	RES24-1034	SFD	O																					
	25105042	4282 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	RES22-1806	SFD	O																					
	25106027	2737 EMERY ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'	RES23-1356	SFD	O																					
	25106027	2745 EMERY ST	V2 CAIRNWAY/PLAN 3D-R/2763 SQ'	RES23-1357	SFD	O																					
	25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL	RES23-1047	SFD	O																					
	24404033	3228 BOCA WAY	TRACY LAKES/ECHO/PLAN 1C/2548SQ FT	RES24-0967	SFD	O																					
	25106023	2903 PENELOPE ST LOT 75	CRESTWICK VILLAGE 6/PLAN 4A/3267SQSF - MODEL	RES22-2761	SFD	O																					
	23806011	2719 FABIAN RD	728 SQ FT PRE-MANUFACTURED ADU	RES24-1149	ADU	R																					
	25106023	2887 PENELOPE ST LOT 73	CRESTWICK VILLAGE 5/PLAN 1E/2500 SQSF MODEL	RES22-2759	SFD	O																					
	25106027	2730 EMERY ST	V2 CAIRNWAY/PLAN 1A/2220 SQ'	RES23-1340	SFD	O																					
	25106027	2729 EMERY ST	V2 CAIRNWAY/PLAN 4A-R/3198 SQ'	RES23-1355	SFD	O																					
	25106023	2895 PENELOPE ST LOT 74	CRESTWICK VILLAGE 6/PLAN 2F-R/2877SQSF - MODEL	RES22-2760	SFD	O																					
	24441009	1877 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES24-0680	SFD	O																					
	25106027	2713 EMERY ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'	RES23-2075	SFD	O																					
	25106027	2721 EMERY ST	V2 CAIRNWAY/PLAN 2B/2639 SQ'	RES23-2076	SFD	O																					

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	25106027	2722 EMERY ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	RES23-2065	SFD	O																					
	25105042	5158 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF	RES22-1589	SFD	O																					
	25106023	7953 LAMPLIGHT DR LOT 7	V9 ROCKINGHAM/PLAN 1E-R/2673SQ'	RES23-0920	SFD	O																					
	25106023	7967 LAMPLIGHT DR LOT 6	V9 ROCKINGHAM/PLAN 3B/3524SQ'	RES23-0919	SFD	O																					
	25105042	5140 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	RES22-1588	SFD	O																					
	25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES23-0925	ADU	O																					
	25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	RES23-0925	SFD	O																					
	25106023	7966 LAMPLIGHT DR LOT 32	V9 ROCKINGHAM/PLAN 3D-R/3524SQ'	RES23-0926	SFD	O																					
	25105042	5122 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	RES22-1587	SFD	O																					
	25105042	5104 ANDREW CAMILLERI AVE LOT 80	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	RES22-1586	SFD	O																					
	25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	RES23-0917	ADU	O																					
	25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	RES23-0917	SFD	O																					
	23506910	601 CENTRAL AVE	THE JUNCTION APARTMENTS	D25-0006	5+	R			6		28		11			USDA	DB	We made assumptions based on other units of similar size that were verified by HCD's affordability calculator	55				59.0%	1	Development Standards Modification	Yes	

Table A2

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
			51	347		443	0	0	0	0	1					0							
23804050	2642 REMY JAVIER	GARAGE CONVERSION TO 490 SQ FT JADU				0								We entered the rental amount into HCD's affordability calculator.									
23502410	912 TAFT AV	CONVERT SHED TO 325 SQ FT ADU				0								We entered the rental amount into HCD's affordability calculator.									
23513049	119 & 121 D ST	2 ATTACHED 598SQ' ADU'S				0								We entered the rental amount into HCD's affordability calculator.									
23508704	70 W FIRST ST	CONVERT (E) BEDROOM AND BATHROOM TO 275 SQ FT JADU				0								We entered the rental amount into HCD's affordability calculator.									
23510077	W Mt Diablo Ave	Mount Oso Condos (Townhomes)	37		1/22/2025	37								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23805021	2450 & 2460 BYRON RD	Tracy Apartments (2 ext homes,2 single, 2 duplex, 2 ADU)	12		8/26/2025	12								We entered the rental amount into HCD's affordability calculator.									
24613003	200 VALPICO	The Triway	1		9/2/2025	1								We entered the rental amount into HCD's affordability calculator.									
23336814	137 E BERVERDOR AVE	GARAGE CONVERSION TO 345 SQ FT ADU				0								We entered the rental amount into HCD's affordability calculator.									
23506210	115 W SEVENTH ST	747 SQ FT ADU				0								We entered the rental amount into HCD's affordability calculator.									
23331109	119 PEREIRA AVE	748SQ' DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23229054	1246 MADISON AVE	DEMO UNPERMITTED STRUCTURES/PERMIT PATIO COVER & 570SQFT ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24429035	4693 MORNING BROOK LN	CONVERT DETACHED GARAGE TO 483 SQ FT ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23537040	442 CHARLEMAGNE LN	CODE CASE - 372 SQ FT ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23329039	124 E TWENTY FIRST ST	660 SQFT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24206038	1030 MENAY	748 SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23820040	2763 DORSET LN	NEW 499 SQ' DETACHED ADU W/18 SQ' PORCH				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23223507	1300 COOLIDGE AVE	749 SQ FT ACCESSORY DWELLING UNIT				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23341036	316 E. LOWELL	650 SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23539020	419 BURLINGTON DR	442 SQ FT JADU GARAGE CONVERSION				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23508704	70 W FIRST ST	651 SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
23232001	1383 FERNGROVE LN	NEW 401SQ' DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24439015	722 CREPE MYRTLE CT	739 SQ FT DETACHED ADU/26 SQ FT STORAGE				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24416019	4347 DALEHURST	CONVERT GAME ROOM TO 442SQ FT JADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23844016	2636 GAINES COURT	743 SQ FT GARAGE CONVERSION				0								We entered the rental amount into HCD's affordability calculator.									
24432015	1781 RIVERVIEW AV	CONVERT (E) 486 SQ FT GARAGE TO JADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25240026	1713 SAINT EMILLION CT	749SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24054027	220 NABOR CT	728SQ' PRE-MANUFACTURED DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23311508	122 W HIGHLAND AVE	(N) 732 SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24629038	720 TRADITIONS CT	CONVERT 465 SQ FT GARAGE TO ADU				0								We entered the rental amount into HCD's affordability calculator.									
23306601	1668 WALL ST	GARAGE CONVERSION TO 515SQ' ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365034	7307 REBUS PL LOT 50	KT HILLVIEW/PLAN 2B/1890SQ'				0								We entered the rental amount into HCD's affordability calculator.									
25365033	7323 REBUS PL LOT 49	KT HILLVIEW/PLAN 3E-R/2075SQ'				0								We entered the rental amount into HCD's affordability calculator.									
25365031	7338 REBUS PL LOT 47	KT HILLVIEW/PLAN 3F/2075SQ'				0								We entered the rental amount into HCD's affordability calculator.									
25365032	7339 REBUS PL LOT 48	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'				0								We entered the rental amount into HCD's affordability calculator.									
25365029	7306 REBUS PLACE	KT HILLVIEW/PLAN 4E-R/2209SQ'				0								We entered the rental amount into HCD's affordability calculator.									
25365030	7322 REBUS PL LOT 46	KT HILLVIEW/PLAN 1A-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
21426012	3288 CABRILLO DR	CREATE 378 SQ FT ADU WITHIN FOOTPRINT OF SFD				0								We entered the rental amount into HCD's affordability calculator.									
23516709	127 E SIXTH ST	CONVERT (E) GARAGE TO 199 SQ JADU				0								We entered the rental amount into HCD's affordability calculator.									
25365041	1705 MALACHITE PL LOT 87	KT HILLVIEW/PLAN 1F/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23226020	1154 W EATON AVENUE	CONVERT (E) DETACHED GARAGE TO 601 SQ FT ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365052	1692 QUENTIN PL LOT 41	KT HILLVIEW/PLAN 4A/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25365024	1646 QUENTIN PL LOT 40	KT HILLVIEW/PLAN 1E-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365023	1600 QUENTIN PL LOT 39	KT HILLVIEW/PLAN 2BY-R/1890SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365021	1647 QUENTIN PL LOT 37	KT HILLVIEW/PLAN 3D-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365022	1601 QUENTIN PL LOT 38	KT HILLVIEW/PLAN 4BY/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365020	1693 QUENTIN PL LOT 36	KT HILLVIEW/PLAN 2F-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24865025	500 DELANEY CT	481SQ' ADU ADDITION				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365026	7347 ALABASTER WY LOT 42	KT HILLVIEW/PLAN 3C-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365028	7315 ALABASTER WY LOT 44	KT HILLVIEW/PLAN 2AX/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23804050	1282 MAMIE ANDERSON LN	NEW 735SQ' ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365027	7331 ALABASTER WY LOT 43	KT HILLVIEW/PLAN 4B/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365019	1694 PLACER PL LOT 35	KT HILLVIEW/PLAN 4C/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365018	1648 PLACER PL LOT 34	KT HILLVIEW/PLAN 2BY-R/1890SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365017	1602 PLACER PL LOT 33	KT HILLVIEW/PLAN 3F-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365016	1603 PLACER PL LOT 32	KT HILLVIEW/PLAN 4AY/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365015	1649 PLACER PL LOT 31	KT HILLVIEW/PLAN 1C-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23526028	465 CECELIO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)				0								We entered the rental amount into HCD's affordability calculator.									
25365042	7293 ALABASTER WY LOT 88	KT HILLVIEW/PLAN 4B-R/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365043	7271 ALABASTER WY LOT 89	KT HILLVIEW/PLAN 3E/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365044	7249 ALABASTER WY LOT 90	KT HILLVIEW/PLAN 1B-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25365046	7205 ALABASTER WY	KT HILLVIEW/PLAN 2F/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365045	7227 ALABASTER WY LOT 91	KT HILLVIEW/PLAN 3A-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24604016	1423 CERRO VERDE WY	624 SQ FT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365013	1696 OPHELIA PL	KT HILLVIEW/PLAN 4D/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365012	1650 OPHELIA PL	KT HILLVIEW/PLAN 3C-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365011	1604 OPHELIA PL	KT HILLVIEW/PLAN 1E-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365010	1605 OPHELIA PL LOT 26	KT HILLVIEW/PLAN 4BY/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365009	1651 OPHELIA PL LOT 25	KT HILLVIEW/PLAN 1D-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365008	1697 OPHELIA PL LOT 24	KT HILLVIEW/PLAN 2E-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365007	1698 NELL PL LOT 23	KT HILLVIEW/PLAN 4E/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365006	1652 NELL PL LOT 22	KT HILLVIEW/PLAN 3D-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365005	1606 NELL PL LOT 21	KT HILLVIEW/PLAN 2AY-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365004	1607 NELL PL LOT 20	KT HILLVIEW/PLAN 3B/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365003	1653 NELL PL LOT 19	KT HILLVIEW/PLAN 1A-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365002	1699 NELL PL LOT 18	KT HILLVIEW/PLAN 2C-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363024	1906 CATONA PL LOT 166	KT HILLVIEW/PLAN 2B-R INT/1890SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23226015	1273 LONNA WAY	1200 SQ FT ADU W/ 468 SQ FT CARPORT				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363023	1932 CATONA PL LOT 167	KT HILLVIEW/PLAN 3D-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363025	1959 CATONA PL LOT 169	KT HILLVIEW/PLAN 1C-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

New Construction, Entitled, Permits and Completed Units

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					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25363022	1958 CATONA PL LOT 168	KT HILLVIEW/PLAN 4A/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363026	1933 CATONA PL LOT 170	KT HILLVIEW/PLAN 2A-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363027	1907 CATONA PL LOT 171	KT HILLVIEW/PLAN 4E/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23306309	1725 WALL ST	2 STORY 1,199 SQ DT DETACHED ADU				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363029	1934 ARIANA PL LOT 173	KT HILLVIEW/PLAN 1D-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363028	1908 ARIANA PL LOT 172	KT HILLVIEW/PLAN 2A-R/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363030	1960 ARIANA PL LOT 174	KT HILLVIEW/PLAN 4B/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363031	1961 ARIANA PL LOT 175	KT HILLVIEW/PLAN 1E-R/1723SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363032	1935 ARIANA PL LOT 176	KT HILLVIEW/PLAN 3C-R/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363033	1909 ARIANA PL LOT 177	KT HILLVIEW/PLAN 4F/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363034	1898 BANNISTER PL LOT 178	KT HILLVIEW/PLAN 2C/1878SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363035	1886 BANNISTER PL LOT 179	KT HILLVIEW/PLAN 3B/2075SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363036	1874 BANNISTER PL LOT 180	KT HILLVIEW/PLAN 4A-R/2209SQ'				0								We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25106024	Stanek & Sierra View Dr	Tracy Hills Phase 2B(1) - Villages 11-14		1	2/19/2025	1																	
24006026	Redbridge Rd & S Lammers Rd	Shea Homes Design Review-Rocking Horse		1	8/27/2025	1																	
25104008	28321 LAMMERS	Tracy Hills Phase 1C 345-lot VTSM		345	9/2/2025	345																	
24444043	3238 ECHO WY	TRACY LAKES/CALERO/PLAN 1A-R/2393 SQ FT				0																	
24444055	3187 ECHO WAY	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT				0																	
24444056	3161 ECHO WAY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT				0																	
24444053	3239 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT				0																	
24444044	3264 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT				0																	
24444054	3213 ECHO WY	TRACY LAKES/CALERO/PLAN 3A-R/2520 SQ FT				0																	
24444042	3212 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT				0																	
25349010	6230 GRANVILLE	CONVERT PORTION OF HOUSE AND 3RD CAR GARAGE TO 643 SQ FT ADU				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
24451001	3481 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 1C/2183 SQ FT				0																	
24451002	3503 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 2A/2244 SQ FT				0																	
24451003	3525 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 3B-R/2323 SQ FT				0																	
24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT				0																	
24440036	1884 SERENE CT	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT				0																	
24440004	2857 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT				0																	
24440002	2821 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT				0																	
24440038	1892 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT				0																	
24440001	2803 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT				0																	
24440003	2839 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A-R/1880 SQ FT				0																	
24443033	2882 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT				0																	
24443030	2834 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT				0																	
24443034	2898 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT				0																	
24443031	2850 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT				0																	
24443032	2866 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT				0																	
24440007	1891 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT				0																	
24440009	1883 SERENE CT LOT 15	TRACY LAKES/LAGUNA/PLAN 3B-R/1880 SQ FT				0																	
24440035	1876 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT				0																	
24443029	2818 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B-R/1919 SQ FT				0																	
23507032	21 E THIRD ST	2555 SQ FT SFD AND 2 CAR GARAGE				0																	
24089002	3572 MEMORY LN	ELLIS AVENUES 55'S/PLAN 1C-R/2335 SQ FT MODEL				0																	
24089004	3556 MEMORY LN	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT MODEL				0																	
24089005	3534 MEMORY LN	ELLIS AVENUES 55'S/PLAN 4B-R/3213 SQ FT MODEL				0																	
24089058	3573 SUMMIT DR LOT 231	ELLIS AVENUES 40'S/ PLAN 2B/ 2156 SQ FT/ MODEL				0																	
24089058	3557 SUMMIT DR LOT 232	ELLIS AVENUES 40'S/ PLAN 3C/ 2302 SQ FT/ MODEL				0																	
24089056	3585 SUMMIT DR LOT 230	ELLIS AVENUES 40'S/PLAN 1A/ 2020 SQ FT/MODEL				0																	
24443005	2851 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT				0																	
24443028	2802 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT				0																	
24443006	2835 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT				0																	
24443007	2803 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT				0																	
24089049	2337 FRONT ST LOT 137	ELLIS AVENUES 50'S/PLAN 1C/2108 SQ FT MODEL				0																	
24089048	2323 FRONT ST LOT 136	ELLIS AVENUES 50'S/PLAN 3B/2766 SQ FT MODEL				0																	
24089047	2315 FRONT ST LOT 135	ELLIS AVENUES 50'S/PLAN 4A/2948 SQ FT MODEL				0																	

New Construction, Entitled, Permits and Completed Units

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21452009	2551 HOLLY DR	747SQ' DETCH ADU W/81SQ' COVERED PORCH & 2.52KW PV				0																	
24088008	2339 TRITON WY	ELLIS AVENUES 55'S/PLAN 1C/2335 SQ FT				0																	
24088009	2351 TRITON WY	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT				0																	
24088010	2363 TRITON WY	ELLIS AVENUES 55'S/PLAN 3B/3039 SQ FT				0																	
24088065	3179 IVES LN	ELLIS AVENUES 40'S/PLAN 1C/ 2020 SQ FT				0																	
23847030	3155 IVES LN	ELLIS AVENUES 40'S/PLAN 3A/2302 SQ FT				0																	
24088049	3166 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 3C/2302 SQ FT/467SQ' HOME PLUS OPT				0																	
24088050	3178 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 4A/2586 SQ FT				0																	
24091025	2448 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 2A/2540 SQ FT				0																	
24091026	2460 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 3C/2766 SQ FT				0																	
24091024	2436 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT				0																	
24088069	2352 TRITON WAY	ELLIS AVENUES 55'S/PLAN 2B/2907 SQ FT				0																	
24088070	2340 TRITON WAY	ELLIS AVENUES 55'S/PLAN 3C/3039 SQ FT				0																	
24088071	2328 TRITON WAY	ELLIS AVENUES 55'S/PLAN 4A/3213 SQ FT				0																	
24080006	4490 MINER DR	CONVERT 230SQ' ATTACHED GARAGE TO JADU W/KITCHEN				0																	
24088047	3142 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 1A/2020 SQ FT/467SQ FT HOME PLUS OPT				0																	
24088066	3167 IVES LN	ELLIS AVENUES 40'S/PLAN 2B/2156 SQ FT/467SQ FT HOME PLUS OPT				0																	
24088048	3154 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 2C/ 2156 SQ FT				0																	
24088068	3143 IVES LN	ELLIS AVENUES 40'S/PLAN 4B/2586 SQ FT/467SQ FT HOME PLUS OPT				0																	
24091040	2459 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 1A/2108 SQ FT				0																	
24091039	3303 JOHN AVE	ELLIS AVENUES 50'S/PLAN 2B/2540 SQ FT				0																	
24091038	3281 JOHN LN	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT				0																	
25139030	5679 MOOREFIELD AVE LOT 92	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF				0																	
25139031	5697 MOOREFIELD AVE LOT 93	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF				0																	
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT				0																	
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL				0																	
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL				0																	
25106023	8122 FLOYD GLENN WISE DR LOT 85	V10 SLATESHIRE/PLAN 1D-R/2908SQ' - MODEL				0																	
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN				0																	
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN				0																	
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN				0																	
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN				0																	

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25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF				0																	
24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT				0																	
25139033	5733 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF				0																	
25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF				0																	
24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT				0																	
24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT				0																	
25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF				0																	
24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT				0																	
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT				0																	
24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT				0																	
25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF				0																	
25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF				0																	
25139014	3718 NEEDHAM AVENUE LOT 76	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF				0																	
24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT				0																	
24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT				0																	
25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF				0																	
25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF				0																	
25139017	5872 PLACER DR LOT 79	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF				0																	
24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT				0																	
24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT				0																	
24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT				0																	
25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF				0																	
25139016	5884 PLACER DR LOT 78	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF				0																	
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN				0																	
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN				0																	
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'				0																	
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'				0																	
25106023	2758 JOSHUA ST LOT 82	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF				0																	
25106023	2766 JOSHUA ST LOT 83	RANGEWOOD VILLAGE 7/PLAN 2F/3184SQSF				0																	
25106023	2734 JOSHUA ST LOT 79	RANGEWOOD VILLAGE 7/PLAN 2F-R/3184SQSF				0																	
25149028	2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQ'				0																	
25106023	2742 JOSHUA ST LOT 80	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF				0																	
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF				0																	
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF				0																	
25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'				0																	
25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'				0																	
25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'				0																	
25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'				0																	
25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'				0																	
25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'				0																	
25142051	2608 DASHWOOD ST LOT 103	V2 CAIRNWAY/PLAN 2B/2639SQ'				0																	

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25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF				0																	
25106023	2625 EMERY ST LOT 75	V2 CAIRNWAY/PLAN 1A-R/2220SQ'				0																	
25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF				0																	
25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF				0																	
25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF				0																	
25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF				0																	
25106023	2633 EMERY ST LOT 76	V2 CAIRNWAY/PLAN 3B-R/2763SQ'				0																	
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT				0																	
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN				0																	
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN				0																	
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF				0																	
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF				0																	
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF				0																	
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF				0																	
25106023	2710 JOSHUA ST LOT 76	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF				0																	
25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF				0																	
25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'				0																	
25106023	2727 JOSHUA ST LOT 85	RANGEWOOD VILLAGE 7/PLAN 1A-R/2492SQSF				0																	
25106023	2718 JOSHUA ST LOT 77	RANGEWOOD VILLAGE 7/PLAN 1B-R/2492SQSF				0																	
25106023	2719 JOSHUA ST LOT 86	RANGEWOOD VILLAGE 7/PLAN 3B/2369SQSF				0																	
25149044	2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'				0																	
24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT				0																	
25106023	2711 JOSHUA ST LOT 87	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQSF				0																	
25106023	2569 DASHWOOD ST LOT 28	V2 CAIRNWAY/PLAN 1D/2220SQ' - MODEL				0																	
25106023	2577 DASHWOOD ST LOT 27	V2 CAIRNWAY/PLAN 4B-R/3196SQ' - MODEL				0																	
25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'				0																	
25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'				0																	
25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF				0																	
25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'				0																	
25149045	2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'				0																	
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN				0																	
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN				0																	
25149029	2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'				0																	
25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF				0																	
25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF				0																	
25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF				0																	
25106023	2703 JOSHUA ST LOT 88	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF				0																	
25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF				0																	
25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21				0																	
25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23				0																	
25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24				0																	
25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22				0																	
25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'				0																	

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Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'				0																	
25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF				0																	
25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF				0																	
25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'				0																	
25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'				0																	
25106023	2911 FROST ST LOT 68	RIDGERTON VILLAGE 8/PLAN 1A/2363 SF				0																	
25106023	8254 PUNJYA BROTHERS DR LOT 77	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF				0																	
25106023	2879 FROST ST LOT 72	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF				0																	
25106023	2943 FROST ST LOT 64	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF				0																	
25106023	2935 FROST ST LOT 65	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF				0																	
25106023	2903 FROST ST LOT 69	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF				0																	
25106023	8266 PUNJYA BROTHERS DR LOT 76	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF				0																	
25106023	2871 FROST ST LOT 73	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF				0																	
25106023	8278 PUNJYA BROTHERS DR LOT 75	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF				0																	
25106023	2887 FROST ST LOT 71	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF				0																	
25106023	2919 FROST ST LOT 67	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF				0																	
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN				0																	
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN				0																	
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF				0																	
25106023	8051 LAMPLIGHT DR LOT 1	V10 SLATESHIRE/PLAN 1A/2908SQ'				0																	
25106023	7784 LAMPLIGHT CT LOT 20	V9 ROCKINGHAM/PLAN 2D/3364SQ'				0																	
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN				0																	
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN				0																	
25106023	7826 LAMPLIGHT CT LOT 23	V9 ROCKINGHAM/PLAN 2B-R/3364SQ'				0																	
25106023	7870 LAMPLIGHT CT LOT 26	V9 ROCKINGHAM/PLAN 2E/3364SQ'				0																	
25106023	2742 OLD LARKS LN LOT 6	CRESTWICK VILLAGE 5/PLAN 3F-R/2972SQSF				0																	
25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF				0																	
25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF				0																	
25106023	8066 LAMPLIGHT DR LOT 58	V10 SLATESHIRE/PLAN 2E-R/3766SQ'				0																	
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN				0																	
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN				0																	
25106023	7799 LAMPLIGHT CT LOT 18	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'				0																	
25106023	7856 LAMPLIGHT CT LOT 25	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'				0																	
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN				0																	
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN				0																	
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN				0																	
24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT				0																	
25106023	7883 LAMPLIGHT CT LOT 12	V9 ROCKINGHAM/PLAN 1A-R/2673SQ'				0																	
25106023	7869 LAMPLIGHT CT LOT 13	V9 ROCKINGHAM/PLAN 3D/3524SQ'				0																	
25106023	7812 LAMPLIGHT CT LOT 22	V9 ROCKINGHAM/PLAN 3E/3524SQ'				0																	
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN				0																	
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN				0																	
25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF				0																	
25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF				0																	
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF				0																	
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF				0																	
25106023	7827 LAMPLIGHT CT LOT 16	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'				0																	
25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF				0																	
25106023	2733 JONAH ST LOT 26	CRESTWICK VILLAGE 5/PLAN 1E/2500SQSF				0																	
25106023	8092 LAMPLIGHT DR LOT 60	V10 SLATESHIRE/PLAN 1A-R/2908SQ'				0																	
25106023	8080 LAMPLIGHT DR LOT 59	V10 SLATESHIRE/PLAN 3B-R/3912SQ'				0																	
25106023	8093 LAMPLIGHT DR LOT 4	V10 SLATESHIRE/PLAN 3E/3912SQ'				0																	
25106023	7841 LAMPLIGHT CT LOT 15	V9 ROCKINGHAM/PLAN 2D/3364SQ'				0																	
25149003	7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQSF				0																	
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF				0																	
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF				0																	
24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT				0																	
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF				0																	
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF				0																	
25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF				0																	
25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF				0																	
25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'				0																	
25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'				0																	
25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'				0																	
25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'				0																	
25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'				0																	
25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'				0																	
25149001	7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-R/2494SQSF				0																	
24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT				0																	
25106023	2609 EMERY ST LOT 73	V2 CAIRNWAY/PLAN 2E-R/2639SQ'				0																	
25106023	2617 EMERY ST LOT 74	V2 CAIRNWAY/PLAN 4D/3196SQ'				0																	
25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'				0																	
25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'				0																	
25106023	2766 OLD LARKS LN LOT 9	CRESTWICK VILLAGE 5/PLAN 2D/2877SQSF				0																	
25106023	7915 FLOYD GLENN WISE CT LOT 49	V9 ROCKINGHAM/PLAN 1D-R/2673SQ'				0																	
25106023	7886 FLOYD GLENN WISE CT LOT 56	V9 ROCKINGHAM/PLAN 2B/3364SQ'				0																	
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	

New Construction, Entitled, Permits and Completed Units

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					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN				0																	
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN				0																	
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF				0																	
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF				0																	
25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF				0																	
25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF				0																	
25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF				0																	
25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF				0																	
25106023	2702 OLD LARKS LN LOT 1	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF				0																	
25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF				0																	
25106023	2734 OLD LARKS LN LOT 5	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF				0																	
25106023	2710 OLD LARKS LN LOT 2	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF				0																	
25106023	8107 LAMPLIGHT DR LOT 5	V10 SLATESHIRE/PLAN 1B/2908SQ'				0																	
25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF				0																	
25106023	8079 LAMPLIGHT DR LOT 3	V10 SLATESHIRE/PLAN 2D/3766SQ'				0																	
25106023	7914 FLOYD GLENN WISE CT LOT 58	V9 ROCKINGHAM/PLAN 2A-R/3364SQ'				0																	
25106023	7901 FLOYD GLENN WISE CT LOT 50	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'				0																	
25106023	7928 FLOYD GLENN WISE CT LOT 59	V9 ROCKINGHAM/PLAN 3E/3524SQ'				0																	
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN				0																	
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN				0																	
25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN				0																	
25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN				0																	
25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2566SQSF				0																	
25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF				0																	
25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF				0																	
25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF				0																	
25106023	2798 OLD LARKS LN LOT 13	CRESTWICK VILLAGE 5/PLAN 1D/2500SQSF				0																	
25106023	8149 LAMPLIGHT DR LOT 8	V10 SLATESHIRE/PLAN 1D/2908SQ'				0																	
25106023	8176 LAMPLIGHT DR LOT 66	V10 SLATESHIRE/PLAN 3D-R/3912SQ'				0																	
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN				0																	
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN				0																	
25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF				0																	
25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF				0																	
25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF				0																	
25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF				0																	
25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF				0																	
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN				0																	
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN				0																	
25149002	7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQSF				0																	
25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF				0																	
25106023	2741 JONAH ST LOT 25	CRESTWICK VILLAGE 5/PLAN 2F/2877SQSF				0																	

New Construction, Entitled, Permits and Completed Units

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					5	6	7					16	17	18	19	20			21	22	23	24	25
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25106023	2758 OLD LARKS LN LOT 8	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF				0																	
25106023	2765 JONAH ST LOT 22	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF				0																	
25106023	8120 LAMPLIGHT DR LOT 62	V10 SLATESHIRE/PLAN 3D-R/3912SQ'				0																	
25106023	8218 PUNJYA BROTHERS DR LOT 80	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF				0																	
25106023	8206 PUNJYA BROTHERS DR LOT 81	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF				0																	
25106023	8230 PUNJYA BROTHERS DR LOT 79	RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF				0																	
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25106023	7798 LAMPLIGHT CT LOT 21	V9 ROCKINGHAM/PLAN 1A/2673SQ'				0																	
25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF				0																	
25106023	2749 JONAH ST LOT 24	CRESTWICK VILLAGE 5/PLAN 3D-R/2972SQSF				0																	
25106023	2773 JONAH ST LOT 21	CRESTWICK VILLAGE 5/PLAN 3F/2972SQSF				0																	
25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN				0																	
25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN				0																	
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-R/2795SQSF				0																	
25106023	2781 JONAH ST LOT 20	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF				0																	
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF				0																	
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF				0																	
25106023	8135 LAMPLIGHT DR LOT 7	V10 SLATESHIRE/PLAN 2E/3766SQ'				0																	
25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF				0																	
25149005	2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF				0																	
25106023	2797 JONAH ST LOT 18	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF				0																	
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF				0																	
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF				0																	
25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF				0																	
25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'				0																	
25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF				0																	
25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF				0																	
25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF				0																	
25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF				0																	
25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF				0																	
25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF				0																	
25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF				0																	
25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF				0																	
25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF				0																	
25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF				0																	
25106023	8190 LAMPLIGHT DR LOT 67	V10 SLATESHIRE/PLAN 1B/2908SQ'				0																	
25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'				0																	
25149007	2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN 1C/2492SQSF				0																	
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF				0																	
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	8163 LAMPLIGHT DR LOT 9	V10 SLATESHIRE/PLAN 3B/3912SQ'				0																	
25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF				0																	
25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF				0																	
25149052	2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQ'				0																	
25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF				0																	
25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'				0																	
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN				0																	
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN				0																	
25106023	2825 JONAH ST LOT 14	CRESTWICK VILLAGE 5/PLAN 3A-R/2972SQSF				0																	
25106023	8191 LAMPLIGHT DR LOT 11	V10 SLATESHIRE/PLAN 1A/2908SQ'				0																	
25106023	8148 LAMPLIGHT DR LOT 64	V10 SLATESHIRE/PLAN 1E-R/2908SQ'				0																	
25106023	8134 LAMPLIGHT DR LOT 63	V10 SLATESHIRE/PLAN 2B-R/3766SQ'				0																	
25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF				0																	
25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF				0																	
25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF				0																	
25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF				0																	
25106023	7873 FLOYD GLENN WISE CT LOT 52	V9 ROCKINGHAM/PLAN 2E/3364SQ'				0																	
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF				0																	
25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'				0																	
24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT				0																	
25106023	2845 NATION WAY LOT 36	CRESTWICK VILLAGE 6/PLAN 1A-R/2500SQSF				0																	
25106023	8205 LAMPLIGHT DR LOT 12	V10 SLATESHIRE/PLAN 2D/3786SQ'				0																	
25106023	7858 FLOYD GLENN WISE CT LOT 54	V9 ROCKINGHAM/PLAN 3A/3524SQ'				0																	
25106023	2837 NATION WAY LOT 35	CRESTWICK VILLAGE 6/PLAN 3D/2972SQSF				0																	
25149051	2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN 3F/3269SQ'				0																	
25106023	2846 NATION WAY LOT 37	CRESTWICK VILLAGE 6/PLAN 2F/2873SQSF				0																	
25106023	7872 FLOYD GLENN WISE CT LOT 55	V9 ROCKINGHAM/PLAN 1D/2673SQ'				0																	
25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF				0																	
25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF				0																	
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF				0																	
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF				0																	
25106023	8219 LAMPLIGHT DR LOT 13	V10 SLATESHIRE/PLAN 3E/3912SQ'				0																	
25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF				0																	
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT				0																	
24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT				0																	
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN				0																	
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN				0																	
25106023	2913 DAPPER ST LOT 42	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF				0																	
25106023	2896 DAPPER ST LOT 61	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	2905 DAPPER ST LOT 43	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF				0																	
25106023	2912 DAPPER ST LOT 63	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF				0																	
25106023	2897 DAPPER ST LOT 44	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF				0																	
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN				0																	
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN				0																	
25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN				0																	
25106023	2888 DAPPER ST LOT 60	RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF				0																	
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN				0																	
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN				0																	
25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF				0																	
25106023	2881 DAPPER ST LOT 46	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF				0																	
25106023	2872 DAPPER ST LOT 58	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF				0																	
25106023	2873 DAPPER ST LOT 47	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF				0																	
25106023	2880 DAPPER ST LOT 59	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF				0																	
25106023	8247 LAMPLIGHT DR LOT 15	V10 SLATESHIRE/PLAN 1E/2908SQ'				0																	
24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT				0																	
25149008	2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-R/3269SQSF				0																	
25106023	8220 LAMPLIGHT DR LOT 69	V10 SLATESHIRE/PLAN 2B-R/3766SQ'				0																	
25106023	8234 LAMPLIGHT DR LOT 70	V10 SLATESHIRE/PLAN 3D-R/3912SQ'				0																	
25149009	2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF				0																	
24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT				0																	
24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT				0																	
24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT				0																	
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN				0																	
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN				0																	
24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT				0																	
24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT				0																	
25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF				0																	
25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF				0																	
25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF				0																	
25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF				0																	
25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'				0																	
24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT				0																	
25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF				0																	
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF				0																	
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF				0																	
25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF				0																	
25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'				0																	
25149011	2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF				0																	
25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF				0																	

New Construction, Entitled, Permits and Completed Units

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					5	6	7					16	17	18	19	20			21	22	23	24	25
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25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF				0																	
24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT				0																	
25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF				0																	
25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF				0																	
25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF				0																	
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN				0																	
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN				0																	
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN				0																	
24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT				0																	
24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT				0																	
25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'				0																	
25149048	2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-R/3184SQ'				0																	
25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF				0																	
25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF				0																	
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT GEN				0																	
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT GEN				0																	
25106023	2830 NATION WAY LOT 39	CRESTWICK VILLAGE 6/PLAN 1F/2500SQSF				0																	
25106023	2822 NATION WAY LOT 40	CRESTWICK VILLAGE 6/PLAN 3E-R/2972SQSF				0																	
25149049	2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN 1B/2492SQ'				0																	
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'				0																	
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'				0																	
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'				0																	
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'				0																	
24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT				0																	
25140031	5137 YARROW AVENUE	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF				0																	
25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF				0																	
25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'				0																	
24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT				0																	
24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT				0																	
25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'				0																	
25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF				0																	
25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF				0																	
25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN 2A/3766SQ'				0																	
25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF				0																	
25106023	7897 LAMPLIGHT DR LOT 11	V9 ROCKINGHAM/PLAN 2B/3364SQ'				0																	
25106023	7911 LAMPLIGHT DR LOT 10	V9 ROCKINGHAM/PLAN 3E/3524SQ'				0																	
24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT				0																	
25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF				0																	
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN				0																	
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN				0																	

New Construction, Entitled, Permits and Completed Units

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					5	6	7					16	17	18	19	20			21	22	23	24	25
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25106023	7896 LAMPLIGHT DR LOT 27	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'				0																	
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN				0																	
25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN 3D/3912SQ'				0																	
25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF				0																	
25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-R/2908SQ'				0																	
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN				0																	
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN				0																	
25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF				0																	
25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF				0																	
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN				0																	
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN				0																	
25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF				0																	
25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF				0																	
25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF				0																	
25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN 3B/3912SQ'				0																	
25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF				0																	
25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF				0																	
25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-R/3766SQ'				0																	
25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1D/2452SF				0																	
25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF				0																	
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN				0																	
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN				0																	
24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT				0																	
24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT				0																	
25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN 2D/3766SQ'				0																	
24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT				0																	
25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF				0																	
24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT				0																	
24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT				0																	
25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN 1A/2908SQ'				0																	
24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT				0																	
24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT				0																	
25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF				0																	
25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN 2D/3364SQ'				0																	
25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-R/2908SQ'				0																	
24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT				0																	
24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT				0																	
25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'				0																	
24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT				0																	
24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT				0																	
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	
24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT				0																	
24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT				0																	
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN				0																	
24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT				0																	
25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'				0																	
25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'				0																	
24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT				0																	
24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT				0																	
24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT				0																	
24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT				0																	
24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT				0																	
24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT				0																	
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN				0																	
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN				0																	
25136057	5494 IRONWOOD STREET LOT 57	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF				0																	
25136055	5530 IRONWOOD STREET LOT 55	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF				0																	
24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT				0																	
24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT				0																	
25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF				0																	
24444017	3086 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT				0																	
25136059	5458 IRONWOOD STREET LOT 59	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF				0																	
25105042	4234 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF				0																	
25105042	4258 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF				0																	
25105042	4246 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF				0																	
25140034	4270 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF				0																	
25136058	5476 IRONWOOD STREET LOT 58	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF				0																	
24443014	1625 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT				0																	
24443015	1617 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT				0																	
24443017	1601 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT				0																	

New Construction, Entitled, Permits and Completed Units

Project Identifier							Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					5	6	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+	
24443016	1609 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT				0																	
25105042	4282 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF				0																	
25106027	2737 EMERY ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'				0																	
25106027	2745 EMERY ST	V2 CAIRNWAY/PLAN 3D-R/2763 SQ'				0																	
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL				0																	
24404033	3228 BOCA WAY	TRACY LAKES/ECHO/PLAN 1C/2548SQ FT				0																	
25106023	2903 PENELOPE ST LOT 75	CRESTWICK VILLAGE 6/PLAN 4A/3267SQSF - MODEL				0																	
23806011	2719 FABIAN RD	728 SQ FT PRE-MANUFACTURED ADU				0																	
25106023	2887 PENELOPE ST LOT 73	CRESTWICK VILLAGE 5/PLAN 1E/2500 SQSF MODEL				0																	
25106027	2730 EMERY ST	V2 CAIRNWAY/PLAN 1A/2220 SQ'				0																	
25106027	2729 EMERY ST	V2 CAIRNWAY/PLAN 4A-R/3196 SQ'				0																	
25106023	2895 PENELOPE ST LOT 74	CRESTWICK VILLAGE 6/PLAN 2F-R/2877SQSF - MODEL				0																	
24441009	1877 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT				0																	
25106027	2713 EMERY ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'				0																	
25106027	2721 EMERY ST	V2 CAIRNWAY/PLAN 2B/2639 SQ'				0																	
25106027	2722 EMERY ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'				0																	
25105042	5158 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF				0																	
25106023	7953 LAMPLIGHT DR LOT 7	V9 ROCKINGHAM/PLAN 1E-R/2673SQ'				0																	
25106023	7967 LAMPLIGHT DR LOT 6	V9 ROCKINGHAM/PLAN 3B/3524SQ'				0																	
25105042	5140 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF				0																	
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN				0																	
25106023	7966 LAMPLIGHT DR LOT 32	V9 ROCKINGHAM/PLAN 3D-R/3524SQ'				0																	
25105042	5122 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF				0																	
25105042	5104 ANDREW CAMILLERI AVE LOT 80	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF				0																	
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN				0																	
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN				0																	
23506910	601 CENTRAL AVE	THE JUNCTION APARTMENTS	1		11/18/2025	1						USDA	DB	We made assumptions based on other units of similar size that were verified by HCD's affordability calculator	55				59.0%	1	Development Standards Modification	Yes	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier												Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
			1	0	2	0	21	63		87	0					0							
23804050	2642 REMY JAVIER	GARAGE CONVERSION TO 490 SQ FT JADU			1				9/29/2025	1				We entered the rental amount into HCD's affordability calculator.										
23502410	912 TAFT AV	CONVERT SHED TO 325 SQ FT ADU			1				12/16/2025	1				We entered the rental amount into HCD's affordability calculator.										
23513049	119 & 121 D ST	2 ATTACHED 598SQ' ADU'S								0				We entered the rental amount into HCD's affordability calculator.										
23508704	70 W FIRST ST	CONVERT (E) BEDROOM AND BATHROOM TO 275 SQ FT JADU	1						1/6/2025	1				We entered the rental amount into HCD's affordability calculator.										
23510077	W Mt Diablo Ave	Mount Oso Condos (Townhomes)								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23805021	2450 & 2460 BYRON RD	Tracy Apartments (2 ext homes,2 single, 2 duplex, 2 ADU)								0				We entered the rental amount into HCD's affordability calculator.										
24613003	200 VALPICO	The Triway								0				We entered the rental amount into HCD's affordability calculator.										
23336814	137 E BERVERDOR AVE	GARAGE CONVERSION TO 345 SQ FT ADU					1		1/16/2025	1				We entered the rental amount into HCD's affordability calculator.										
23506210	115 W SEVENTH ST	747 SQ FT ADU					1		2/19/2025	1				We entered the rental amount into HCD's affordability calculator.										
23331109	119 PEREIRA AVE	748SQ' DETACHED ADU					1		3/12/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23229054	1246 MADISON AVE	DEMO UNPERMITTED STRUCTURES/PERMIT PATIO COVER & 570SQFT ADU					1		3/31/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
24429035	4693 MORNING BROOK LN	CONVERT DETACHED GARAGE TO 483 SQ FT ADU					1		4/2/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23537040	442 CHARLEMAGNE LN	CODE CASE - 372 SQ FT ADU					1		4/23/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23329039	124 E TWENTY FIRST ST	660 SQFT DETACHED ADU					1		5/5/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
24206038	1030 MENAY	748 SQ FT DETACHED ADU					1		5/15/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23820040	2763 DORSET LN	NEW 499 SQ' DETACHED ADU W/18 SQ' PORCH					1		5/19/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23223507	1300 COOLIDGE AVE	749 SQ FT ACCESSORY DWELLING UNIT					1		5/19/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23341036	316 E. LOWELL	650 SQ FT DETACHED ADU					1		5/21/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
23539020	419 BURLINGTON DR	442 SQ FT JADU GARAGE CONVERSION					1		5/29/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23508704	70 W FIRST ST	651 SQ FT DETACHED ADU					1		6/11/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23232001	1383 FERNGROVE LN	NEW 401SQ' DETACHED ADU					1		7/28/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24439015	722 CREPE MYRTLE CT	739 SQ FT DETACHED ADU/26 SQ FT STORAGE					1		8/14/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24416019	4347 DALEHURST	CONVERT GAME ROOM TO 442SQ FT JADU					1		8/21/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23844016	2636 GAINES COURT	743 SQ FT GARAGE CONVERSION					1		8/26/2025	1				We entered the rental amount into HCD's affordability calculator.									
24432015	1781 RIVERVIEW AV	CONVERT (E) 486 SQ FT GARAGE TO JADU					1		9/10/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25240026	1713 SAINT EMILLION CT	749SQ FT DETACHED ADU					1		9/25/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24054027	220 NABOR CT	728SQ' PRE-MANUFACTURED DETACHED ADU					1		11/11/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23311508	122 W HIGHLAND AVE	(N) 732 SQ FT DETACHED ADU					1		11/13/2025	1				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24629038	720 TRADITIONS CT	CONVERT 465 SQ FT GARAGE TO ADU								0				We entered the rental amount into HCD's affordability calculator.									
23306601	1668 WALL ST	GARAGE CONVERSION TO 515SQ' ADU								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365034	7307 REBUS PL LOT 50	KT HILLVIEW/PLAN 2B/1890SQ'								0				We entered the rental amount into HCD's affordability calculator.									
25365033	7323 REBUS PL LOT 49	KT HILLVIEW/PLAN 3E-R/2075SQ'								0				We entered the rental amount into HCD's affordability calculator.									
25365031	7338 REBUS PL LOT 47	KT HILLVIEW/PLAN 3F/2075SQ'								0				We entered the rental amount into HCD's affordability calculator.									
25365032	7339 REBUS PL LOT 48	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'								0				We entered the rental amount into HCD's affordability calculator.									
25365029	7306 REBUS PLACE	KT HILLVIEW/PLAN 4E-R/2209SQ'								0				We entered the rental amount into HCD's affordability calculator.									
25365030	7322 REBUS PL LOT 46	KT HILLVIEW/PLAN 1A-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

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Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
21426012	3288 CABRILLO DR	CREATE 378 SQ FT ADU WITHIN FOOTPRINT OF SFD								0				We entered the rental amount into HCD's affordability calculator.									
23516709	127 E SIXTH ST	CONVERT (E) GARAGE TO 199 SQ JADU								0				We entered the rental amount into HCD's affordability calculator.									
25365041	1705 MALACHITE PL LOT 87	KT HILLVIEW/PLAN 1F/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23226020	1154 W EATON AVENUE	CONVERT (E) DETACHED GARAGE TO 601 SQ FT ADU								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365052	1692 QUENTIN PL LOT 41	KT HILLVIEW/PLAN 4A/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365024	1646 QUENTIN PL LOT 40	KT HILLVIEW/PLAN 1E-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365023	1600 QUENTIN PL LOT 39	KT HILLVIEW/PLAN 2BY-R/1890SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365021	1647 QUENTIN PL LOT 37	KT HILLVIEW/PLAN 3D-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365022	1601 QUENTIN PL LOT 38	KT HILLVIEW/PLAN 4BY/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365020	1693 QUENTIN PL LOT 36	KT HILLVIEW/PLAN 2F-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24865025	500 DELANEY CT	481SQ' ADU ADDITION								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365026	7347 ALABASTER WY LOT 42	KT HILLVIEW/PLAN 3C-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365028	7315 ALABASTER WY LOT 44	KT HILLVIEW/PLAN 2AX/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23804050	1282 MAMIE ANDERSON LN	NEW 735SQ' ADU								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365027	7331 ALABASTER WY LOT 43	KT HILLVIEW/PLAN 4B/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365019	1694 PLACER PL LOT 35	KT HILLVIEW/PLAN 4C/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365018	1648 PLACER PL LOT 34	KT HILLVIEW/PLAN 2BY-R/1890SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25365017	1602 PLACER PL LOT 33	KT HILLVIEW/PLAN 3F-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365016	1603 PLACER PL LOT 32	KT HILLVIEW/PLAN 4AY/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365015	1649 PLACER PL LOT 31	KT HILLVIEW/PLAN 1C-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23526028	465 CECELIO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)								0				We entered the rental amount into HCD's affordability calculator.									
25365042	7293 ALABASTER WY LOT 88	KT HILLVIEW/PLAN 4B-R/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365043	7271 ALABASTER WY LOT 89	KT HILLVIEW/PLAN 3E/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365044	7249 ALABASTER WY LOT 90	KT HILLVIEW/PLAN 1B-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365046	7205 ALABASTER WY	KT HILLVIEW/PLAN 2F/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365045	7227 ALABASTER WY LOT 91	KT HILLVIEW/PLAN 3A-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24604016	1423 CERRO VERDE WY	624 SQ FT DETACHED ADU								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365013	1696 OPHELIA PL	KT HILLVIEW/PLAN 4D/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365012	1650 OPHELIA PL	KT HILLVIEW/PLAN 3C-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365011	1604 OPHELIA PL	KT HILLVIEW/PLAN 1E-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365010	1605 OPHELIA PL LOT 26	KT HILLVIEW/PLAN 4BY/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365009	1651 OPHELIA PL LOT 25	KT HILLVIEW/PLAN 1D-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365008	1697 OPHELIA PL LOT 24	KT HILLVIEW/PLAN 2E-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365007	1698 NELL PL LOT 23	KT HILLVIEW/PLAN 4E/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25365006	1652 NELL PL LOT 22	KT HILLVIEW/PLAN 3D-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365005	1606 NELL PL LOT 21	KT HILLVIEW/PLAN 2AY-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365004	1607 NELL PL LOT 20	KT HILLVIEW/PLAN 3B/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365003	1653 NELL PL LOT 19	KT HILLVIEW/PLAN 1A-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365002	1699 NELL PL LOT 18	KT HILLVIEW/PLAN 2C-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363024	1906 CATONA PL LOT 166	KT HILLVIEW/PLAN 2B-R INT/1890SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23226015	1273 LONNA WAY	1200 SQ FT ADU W/ 468 SQ FT CARPORT								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363023	1932 CATONA PL LOT 167	KT HILLVIEW/PLAN 3D-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363025	1959 CATONA PL LOT 169	KT HILLVIEW/PLAN 1C-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363022	1958 CATONA PL LOT 168	KT HILLVIEW/PLAN 4A/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363026	1933 CATONA PL LOT 170	KT HILLVIEW/PLAN 2A-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363027	1907 CATONA PL LOT 171	KT HILLVIEW/PLAN 4E/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23306309	1725 WALL ST	2 STORY 1,199 SQ DT DETACHED ADU								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363029	1934 ARIANA PL LOT 173	KT HILLVIEW/PLAN 1D-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363028	1908 ARIANA PL LOT 172	KT HILLVIEW/PLAN 2A-R/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363030	1960 ARIANA PL LOT 174	KT HILLVIEW/PLAN 4B/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25363031	1961 ARIANA PL LOT 175	KT HILLVIEW/PLAN 1E-R/1723SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363032	1935 ARIANA PL LOT 176	KT HILLVIEW/PLAN 3C-R/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363033	1909 ARIANA PL LOT 177	KT HILLVIEW/PLAN 4F/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363034	1898 BANNISTER PL LOT 178	KT HILLVIEW/PLAN 2C/1878SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363035	1886 BANNISTER PL LOT 179	KT HILLVIEW/PLAN 3B/2075SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363036	1874 BANNISTER PL LOT 180	KT HILLVIEW/PLAN 4A-R/2209SQ'								0				We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25106024	Stanek & Sierra View Dr	Tracy Hills Phase 2B(1) - Villages 11-14								0													
24006026	Redbridge Rd & S Lammers Rd	Shea Homes Design Review-Rocking Horse								0													
25104008	28321 LAMMERS	Tracy Hills Phase 1C 345-lot VTSM								0													
24444043	3238 ECHO WY	TRACY LAKES/CALERO/PLAN 1A-R/2393 SQ FT						1	1/30/2025	1													
24444055	3187 ECHO WAY	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT						1	1/30/2025	1													
24444056	3161 ECHO WAY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT						1	1/30/2025	1													
24444053	3239 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT						1	1/30/2025	1													
24444044	3264 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT						1	1/30/2025	1													
24444054	3213 ECHO WY	TRACY LAKES/CALERO/PLAN 3A-R/2520 SQ FT						1	1/30/2025	1													
24444042	3212 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT						1	1/30/2025	1													
25349010	6230 GRANVILLE	CONVERT PORTION OF HOUSE AND 3RD CAR GARAGE TO 643 SQ FT ADU						1	1/31/2025	1													
24451001	3481 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 1C/2183 SQ FT						1	2/11/2025	1													
24451002	3503 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 2A/2244 SQ FT						1	2/11/2025	1													
24451003	3525 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 3B-R/2323 SQ FT						1	2/11/2025	1													
24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT						1	2/18/2025	1													
24440036	1884 SERENE CT	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT						1	2/18/2025	1													
24440004	2857 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT						1	2/18/2025	1													
24440002	2821 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT						1	2/18/2025	1													
24440038	1892 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT						1	2/18/2025	1													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
								8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
24440001	2803 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT						1	2/18/2025	1												
24440003	2839 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A-R/1880 SQ FT						1	2/18/2025	1												
24443033	2882 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT						1	2/18/2025	1												
24443030	2834 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT						1	2/18/2025	1												
24443034	2898 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT						1	2/18/2025	1												
24443031	2850 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT						1	2/18/2025	1												
24443032	2866 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT						1	3/4/2025	1												
24440007	1891 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT						1	4/7/2025	1												
24440009	1883 SERENE CT LOT 15	TRACY LAKES/LAGUNA/PLAN 3B-R/1880 SQ FT						1	4/7/2025	1												
24440035	1876 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT						1	4/7/2025	1												
24443029	2818 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B-R/1919 SQ FT						1	4/7/2025	1												
23507032	21 E THIRD ST	2555 SQ FT SFD AND 2 CAR GARAGE						1	5/21/2025	1												
24089002	3572 MEMORY LN	ELLIS AVENUES 55'S/PLAN 1C-R/2335 SQ FT MODEL						1	6/11/2025	1												
24089004	3556 MEMORY LN	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT MODEL						1	6/11/2025	1												
24089005	3534 MEMORY LN	ELLIS AVENUES 55'S/PLAN 4B-R/3213 SQ FT MODEL						1	6/11/2025	1												
24089058	3573 SUMMIT DR LOT 231	ELLIS AVENUES 40'S/ PLAN 2B/ 2156 SQ FT/ MODEL						1	7/23/2025	1												
24089058	3557 SUMMIT DR LOT 232	ELLIS AVENUES 40'S/ PLAN 3C/ 2302 SQ FT/ MODEL						1	7/23/2025	1												
24089056	3585 SUMMIT DR LOT 230	ELLIS AVENUES 40'S/PLAN 1A/ 2020 SQ FT/MODEL						1	7/23/2025	1												
24443005	2851 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT						1	7/24/2025	1												
24443028	2802 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT						1	7/24/2025	1												
24443006	2835 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT						1	7/24/2025	1												
24443007	2803 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT						1	7/24/2025	1												
24089049	2337 FRONT ST LOT 137	ELLIS AVENUES 50'S/PLAN 1C/2108 SQ FT MODEL						1	7/28/2025	1												
24089048	2323 FRONT ST LOT 136	ELLIS AVENUES 50'S/PLAN 3B/2766 SQ FT MODEL						1	7/28/2025	1												
24089047	2315 FRONT ST LOT 135	ELLIS AVENUES 50'S/PLAN 4A/2948 SQ FT MODEL						1	7/28/2025	1												
21452009	2551 HOLLY DR	747SQ' DETCH ADU W/81SQ' COVERED PORCH & 2.52KW PV						1	9/23/2025	1												
24088008	2339 TRITON WY	ELLIS AVENUES 55'S/PLAN 1C/2335 SQ FT						1	10/28/2025	1												
24088009	2351 TRITON WY	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT						1	10/28/2025	1												
24088010	2363 TRITON WY	ELLIS AVENUES 55'S/PLAN 3B/3039 SQ FT						1	10/28/2025	1												

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
24088065	3179 IVES LN	ELLIS AVENUES 40'S/PLAN 1C/ 2020 SQ FT						1	11/17/2025	1													
23847030	3155 IVES LN	ELLIS AVENUES 40'S/PLAN 3A/2302 SQ FT						1	11/17/2025	1													
24088049	3166 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 3C/2302 SQ FT/467SQ' HOME PLUS OPT						1	11/17/2025	1													
24088050	3178 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 4A/2586 SQ FT						1	11/17/2025	1													
24091025	2448 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 2A/2540 SQ FT						1	11/17/2025	1													
24091026	2460 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 3C/2766 SQ FT						1	11/17/2025	1													
24091024	2436 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT						1	11/17/2025	1													
24088069	2352 TRITON WAY	ELLIS AVENUES 55'S/PLAN 2B/2907 SQ FT						1	11/17/2025	1													
24088070	2340 TRITON WAY	ELLIS AVENUES 55'S/PLAN 3C/3039 SQ FT						1	11/17/2025	1													
24088071	2328 TRITON WAY	ELLIS AVENUES 55'S/PLAN 4A/3213 SQ FT						1	11/17/2025	1													
24080006	4490 MINER DR	CONVERT 230SQ' ATTACHED GARAGE TO JADU W/KITCHEN						1	11/20/2025	1													
24088047	3142 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 1A/2020 SQ FT/467SQ FT HOME PLUS OPT						1	11/24/2025	1													
24088066	3167 IVES LN	ELLIS AVENUES 40'S/PLAN 2B/2156 SQ FT/467SQ FT HOME PLUS OPT						1	11/24/2025	1													
24088048	3154 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 2C/ 2156 SQ FT						1	11/24/2025	1													
24088068	3143 IVES LN	ELLIS AVENUES 40'S/PLAN 4B/2586 SQ FT/467SQ FT HOME PLUS OPT						1	11/24/2025	1													
24091040	2459 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 1A/2108 SQ FT						1	11/24/2025	1													
24091039	3303 JOHN AVE	ELLIS AVENUES 50'S/PLAN 2B/2540 SQ FT						1	11/24/2025	1													
24091038	3281 JOHN LN	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT						1	11/24/2025	1													
25139030	5679 MOOREFIELD AVE LOT 92	GREENWOOD VILLAGE 10C/PLAN								0													
25139031	5697 MOOREFIELD AVE LOT 93	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF								0													
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY								0													
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL								0													
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL								0													
25106023	8122 FLOYD GLENN WISE DR LOT 85	V10 SLATESHIRE/PLAN 1D-R/2908SQ' - MODEL								0													
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT								0													
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT								0													
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT								0													
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT								0													
25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT								0													
25139033	5733 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF								0													
25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF								0													
24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT								0													
24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT								0													
25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF								0													
24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT								0													
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT								0													
24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT								0													
25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF								0													
25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF								0													
25139014	3718 NEEDHAM AVENUE LOT 76	GREENWOOD VILLAGE 10C/PLAN								0													
24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT								0													
24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT								0													
25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF								0													
25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF								0													
25139017	5872 PLACER DR LOT 79	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF								0													
24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT								0													
24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT								0													
24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT								0													
25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF								0													
25139016	5884 PLACER DR LOT 78	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF								0													
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT								0													
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT								0													
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'								0													
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'								0													
25106023	2758 JOSHUA ST LOT 82	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF								0													
25106023	2766 JOSHUA ST LOT 83	RANGEWOOD VILLAGE 7/PLAN 2F/3184SQSF								0													
25106023	2734 JOSHUA ST LOT 79	RANGEWOOD VILLAGE 7/PLAN 2F-R/3184SQSF								0													
25149028	2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQ'								0													
25106023	2742 JOSHUA ST LOT 80	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF								0													
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF								0													
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF								0													
25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'								0													
25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'								0													
25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'								0													

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25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'								0													
25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'								0													
25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'								0													
25142051	2608 DASHWOOD ST LOT 103	V2 CAIRNWAY/PLAN 2B/2639SQ'								0													
25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF								0													
25106023	2625 EMERY ST LOT 75	V2 CAIRNWAY/PLAN 1A-R/2220SQ'								0													
25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF								0													
25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF								0													
25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF								0													
25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF								0													
25106023	2633 EMERY ST LOT 76	V2 CAIRNWAY/PLAN 3B-R/2763SQ'								0													
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT								0													
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT								0													
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT								0													
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF								0													
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF								0													
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF								0													
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF								0													
25106023	2710 JOSHUA ST LOT 76	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF								0													
25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF								0													
25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'								0													
25106023	2727 JOSHUA ST LOT 85	RANGEWOOD VILLAGE 7/PLAN 1A-R/2492SQSF								0													
25106023	2718 JOSHUA ST LOT 77	RANGEWOOD VILLAGE 7/PLAN 1B-R/2492SQSF								0													
25106023	2719 JOSHUA ST LOT 86	RANGEWOOD VILLAGE 7/PLAN 3B/2369SQSF								0													
25149044	2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'								0													
24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT								0													
25106023	2711 JOSHUA ST LOT 87	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQSF								0													
25106023	2569 DASHWOOD ST LOT 28	V2 CAIRNWAY/PLAN 1D/2220SQ' - MODEL								0													
25106023	2577 DASHWOOD ST LOT 27	V2 CAIRNWAY/PLAN 4B-R/3196SQ' - MODEL								0													
25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'								0													
25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'								0													
25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF								0													
25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'								0													
25149045	2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'								0													
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT								0													
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT								0													
25149029	2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'								0													
25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF								0													
25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF								0													
25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF								0													

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25106023	2703 JOSHUA ST LOT 88	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF								0													
25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF								0													
25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21								0													
25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23								0													
25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24								0													
25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22								0													
25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'								0													
25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'								0													
25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF								0													
25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF								0													
25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'								0													
25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'								0													
25106023	2911 FROST ST LOT 68	RIDGERTON VILLAGE 8/PLAN 1A/2363 SF								0													
25106023	8254 PUNJYA BROTHERS DR LOT 77	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF								0													
25106023	2879 FROST ST LOT 72	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF								0													
25106023	2943 FROST ST LOT 64	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF								0													
25106023	2935 FROST ST LOT 65	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF								0													
25106023	2903 FROST ST LOT 69	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF								0													
25106023	8266 PUNJYA BROTHERS DR LOT 76	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF								0													
25106023	2871 FROST ST LOT 73	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF								0													
25106023	8278 PUNJYA BROTHERS DR LOT 75	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF								0													
25106023	2887 FROST ST LOT 71	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF								0													
25106023	2919 FROST ST LOT 67	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF								0													
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN								0													
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN								0													
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF								0													
25106023	8051 LAMPLIGHT DR LOT 1	V10 SLATESHIRE/PLAN 1A/2908SQ'								0													
25106023	7784 LAMPLIGHT CT LOT 20	V9 ROCKINGHAM/PLAN 2D/3364SQ'								0													
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN								0													
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN								0													
25106023	7826 LAMPLIGHT CT LOT 23	V9 ROCKINGHAM/PLAN 2B-R/3364SQ'								0													
25106023	7870 LAMPLIGHT CT LOT 26	V9 ROCKINGHAM/PLAN 2E/3364SQ'								0													
25106023	2742 OLD LARKS LN LOT 6	CRESTWICK VILLAGE 5/PLAN 3F-R/2972SQSF								0													

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25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF								0													
25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF								0													
25106023	8066 LAMPLIGHT DR LOT 58	V10 SLATESHIRE/PLAN 2E-R/3766SQ'								0													
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN								0													
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN								0													
25106023	7799 LAMPLIGHT CT LOT 18	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'								0													
25106023	7856 LAMPLIGHT CT LOT 25	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'								0													
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN								0													
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN								0													
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN								0													
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN								0													
24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT								0													
25106023	7883 LAMPLIGHT CT LOT 12	V9 ROCKINGHAM/PLAN 1A-R/2673SQ'								0													
25106023	7869 LAMPLIGHT CT LOT 13	V9 ROCKINGHAM/PLAN 3D/3524SQ'								0													
25106023	7812 LAMPLIGHT CT LOT 22	V9 ROCKINGHAM/PLAN 3E/3524SQ'								0													
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN								0													
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN								0													
25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF								0													
25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF								0													
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF								0													
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF								0													
25106023	7827 LAMPLIGHT CT LOT 16	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'								0													
25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN								0													
25106023	2733 JONAH ST LOT 26	CRESTWICK VILLAGE 5/PLAN 1E/2500SQSF								0													
25106023	8092 LAMPLIGHT DR LOT 60	V10 SLATESHIRE/PLAN 1A-R/2908SQ'								0													
25106023	8080 LAMPLIGHT DR LOT 59	V10 SLATESHIRE/PLAN 3B-R/3912SQ'								0													
25106023	8093 LAMPLIGHT DR LOT 4	V10 SLATESHIRE/PLAN 3E/3912SQ'								0													
25106023	7841 LAMPLIGHT CT LOT 15	V9 ROCKINGHAM/PLAN 2D/3364SQ'								0													
25149003	7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQSF								0													
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF								0													
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF								0													
24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT								0													
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF								0													
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF								0													
25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF								0													
25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'								0													
25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'								0													
25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'								0													
25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'								0													
25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'								0													
25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'								0													
25149001	7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-R/2494SQSF								0													
24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT								0													
25106023	2609 EMERY ST LOT 73	V2 CAIRNWAY/PLAN 2E-R/2639SQ'								0													
25106023	2617 EMERY ST LOT 74	V2 CAIRNWAY/PLAN 4D/3196SQ'								0													
25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'								0													
25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'								0													
25106023	2766 OLD LARKS LN LOT 9	CRESTWICK VILLAGE 5/PLAN 2D/2877SQSF								0													
25106023	7915 FLOYD GLENN WISE CT LOT 49	V9 ROCKINGHAM/PLAN 1D-R/2673SQ'								0													
25106023	7886 FLOYD GLENN WISE CT LOT 56	V9 ROCKINGHAM/PLAN 2B/3364SQ'								0													
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT								0													
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT								0													
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF								0													
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF								0													
25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF								0													
25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF								0													
25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF								0													
25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF								0													
25106023	2702 OLD LARKS LN LOT 1	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF								0													
25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF								0													
25106023	2734 OLD LARKS LN LOT 5	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF								0													
25106023	2710 OLD LARKS LN LOT 2	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF								0													
25106023	8107 LAMPLIGHT DR LOT 5	V10 SLATESHIRE/PLAN 1B/2908SQ'								0													
25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF								0													
25106023	8079 LAMPLIGHT DR LOT 3	V10 SLATESHIRE/PLAN 2D/3766SQ'								0													
25106023	7914 FLOYD GLENN WISE CT LOT 58	V9 ROCKINGHAM/PLAN 2A-R/3364SQ'								0													
25106023	7901 FLOYD GLENN WISE CT LOT 50	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'								0													
25106023	7928 FLOYD GLENN WISE CT LOT 59	V9 ROCKINGHAM/PLAN 3E/3524SQ'								0													
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN								0													
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN								0													
25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
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25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN								0													
25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2566SQSF								0													
25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF								0													
25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF								0													
25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF								0													
25106023	2798 OLD LARKS LN LOT 13	CRESTWICK VILLAGE 5/PLAN 1D/2500SQSF								0													
25106023	8149 LAMPLIGHT DR LOT 8	V10 SLATESHIRE/PLAN 1D/2908SQ'								0													
25106023	8176 LAMPLIGHT DR LOT 66	V10 SLATESHIRE/PLAN 3D-R/3912SQ'								0													
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN								0													
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN								0													
25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF								0													
25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF								0													
25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF								0													
25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF								0													
25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF								0													
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT								0													
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT								0													
25149002	7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQSF								0													
25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN								0													
25106023	2741 JONAH ST LOT 25	CRESTWICK VILLAGE 5/PLAN 2F/2877SQSF								0													
25106023	2758 OLD LARKS LN LOT 8	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF								0													
25106023	2765 JONAH ST LOT 22	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF								0													
25106023	8120 LAMPLIGHT DR LOT 62	V10 SLATESHIRE/PLAN 3D-R/3912SQ'								0													
25106023	8218 PUNJYA BROTHERS DR LOT 80	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF								0													
25106023	8206 PUNJYA BROTHERS DR LOT 81	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF								0													
25106023	8230 PUNJYA BROTHERS DR LOT 79	RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF								0													
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25106023	7798 LAMPLIGHT CT LOT 21	V9 ROCKINGHAM/PLAN 1A/2673SQ'								0													
25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF								0													
25106023	2749 JONAH ST LOT 24	CRESTWICK VILLAGE 5/PLAN 3D-R/2972SQSF								0													
25106023	2773 JONAH ST LOT 21	CRESTWICK VILLAGE 5/PLAN 3F/2972SQSF								0													
25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN								0													
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-R/2795SQSF								0													
25106023	2781 JONAH ST LOT 20	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF								0													
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF								0													
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF								0													
25106023	8135 LAMPLIGHT DR LOT 7	V10 SLATESHIRE/PLAN 2E/3766SQ'								0													
25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF								0													
25149005	2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF								0													
25106023	2797 JONAH ST LOT 18	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF								0													
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF								0													
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF								0													
25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF								0													
25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'								0													
25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF								0													
25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF								0													
25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF								0													
25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF								0													
25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF								0													
25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF								0													
25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF								0													
25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF								0													
25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF								0													
25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN								0													
25106023	8190 LAMPLIGHT DR LOT 67	V10 SLATESHIRE/PLAN 1B/2908SQ'								0													
25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'								0													
25149007	2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN 1C/2492SQSF								0													
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF								0													
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF								0													
25106023	8163 LAMPLIGHT DR LOT 9	V10 SLATESHIRE/PLAN 3B/3912SQ'								0													
25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF								0													
25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF								0													
25149052	2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQ'								0													
25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN								0													
25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'								0													
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN								0													
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN								0													
25106023	2825 JONAH ST LOT 14	CRESTWICK VILLAGE 5/PLAN 3A-R/2972SQSF								0													
25106023	8191 LAMPLIGHT DR LOT 11	V10 SLATESHIRE/PLAN 1A/2908SQ'								0													
25106023	8148 LAMPLIGHT DR LOT 64	V10 SLATESHIRE/PLAN 1E-R/2908SQ'								0													

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Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	8134 LAMPLIGHT DR LOT 63	V10 SLATESHIRE/PLAN 2B-R/3766SQ'								0													
25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF								0													
25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF								0													
25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF								0													
25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF								0													
25106023	7873 FLOYD GLENN WISE CT LOT 52	V9 ROCKINGHAM/PLAN 2E/3364SQ'								0													
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF								0													
25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'								0													
24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT								0													
25106023	2845 NATION WAY LOT 36	CRESTWICK VILLAGE 6/PLAN 1A-R/2500SQSF								0													
25106023	8205 LAMPLIGHT DR LOT 12	V10 SLATESHIRE/PLAN 2D/3766SQ'								0													
25106023	7858 FLOYD GLENN WISE CT LOT 54	V9 ROCKINGHAM/PLAN 3A/3524SQ'								0													
25106023	2837 NATION WAY LOT 35	CRESTWICK VILLAGE 6/PLAN 3D/2972SQSF								0													
25149051	2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN 3F/3269SQ'								0													
25106023	2846 NATION WAY LOT 37	CRESTWICK VILLAGE 6/PLAN 2F/2877SQSF								0													
25106023	7872 FLOYD GLENN WISE CT LOT 55	V9 ROCKINGHAM/PLAN 1D/2673SQ'								0													
25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF								0													
25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF								0													
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF								0													
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF								0													
25106023	8219 LAMPLIGHT DR LOT 13	V10 SLATESHIRE/PLAN 3E/3912SQ'								0													
25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF								0													
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT								0													
24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT								0													
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT								0													
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT								0													
25106023	2913 DAPPER ST LOT 42	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF								0													
25106023	2896 DAPPER ST LOT 61	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF								0													
25106023	2905 DAPPER ST LOT 43	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF								0													
25106023	2912 DAPPER ST LOT 63	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF								0													
25106023	2897 DAPPER ST LOT 44	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF								0													
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN								0													
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
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25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN								0													
25106023	2888 DAPPER ST LOT 60	RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF								0													
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN								0													
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN								0													
25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF								0													
25106023	2881 DAPPER ST LOT 46	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF								0													
25106023	2872 DAPPER ST LOT 58	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF								0													
25106023	2873 DAPPER ST LOT 47	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF								0													
25106023	2880 DAPPER ST LOT 59	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF								0													
25106023	8247 LAMPLIGHT DR LOT 15	V10 SLATESHIRE/PLAN 1E/2908SQ'								0													
24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT								0													
25149008	2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-R/3269SQSF								0													
25106023	8220 LAMPLIGHT DR LOT 69	V10 SLATESHIRE/PLAN 2B-R/3766SQ'								0													
25106023	8234 LAMPLIGHT DR LOT 70	V10 SLATESHIRE/PLAN 3D-R/3912SQ'								0													
25149009	2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF								0													
24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT								0													
24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT								0													
24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT								0													
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT								0													
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT								0													
24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT								0													
24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT								0													
25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF								0													
25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF								0													
25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF								0													
25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF								0													
25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'								0													
24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT								0													
25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF								0													
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF								0													
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF								0													
25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF								0													
25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'								0													
25149011	2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF								0													
25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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									8	9	10	16	17	18	19	20			21	22	23	24	25
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25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF								0													
24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT								0													
25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF								0													
25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF								0													
25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF								0													
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN								0													
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN								0													
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN								0													
24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT								0													
24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT								0													
25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'								0													
25149048	2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-R/3184SQ'								0													
25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF								0													
25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF								0													
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT								0													
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT								0													
25106023	2830 NATION WAY LOT 39	CRESTWICK VILLAGE 6/PLAN 1F/2500SQSF								0													
25106023	2822 NATION WAY LOT 40	CRESTWICK VILLAGE 6/PLAN 3E-R/2972SQSF								0													
25149049	2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN 1B/2492SQ'								0													
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'								0													
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'								0													
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'								0													
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'								0													
24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT								0													
25140031	5137 YARROW AVENUE	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF								0													
25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF								0													
25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'								0													
24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT								0													
24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT								0													
25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'								0													
25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF								0													
25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF								0													
25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN 2A/3766SQ'								0													
25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF								0													
25106023	7897 LAMPLIGHT DR LOT 11	V9 ROCKINGHAM/PLAN 2B/3364SQ'								0													
25106023	7911 LAMPLIGHT DR LOT 10	V9 ROCKINGHAM/PLAN 3E/3524SQ'								0													

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24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT								0													
25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF								0													
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT								0													
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT								0													
25106023	7896 LAMPLIGHT DR LOT 27	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'								0													
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN								0													
25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN 3D/3912SQ'								0													
25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF								0													
25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-R/2908SQ'								0													
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN								0													
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN								0													
25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF								0													
25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF								0													
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN								0													
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN								0													
25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF								0													
25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF								0													
25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF								0													
25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN 3B/3912SQ'								0													
25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF								0													
25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF								0													
25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-R/3766SQ'								0													
25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1D/2452SF								0													
25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF								0													
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT								0													
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT								0													
24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT								0													
24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT								0													
25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN 2D/3766SQ'								0													
24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT								0													
25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF								0													
24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT								0													
24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT								0													

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25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN 1A/2908SQ'								0													
24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT								0													
24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT								0													
25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF								0													
25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN 2D/3364SQ'								0													
25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-R/2908SQ'								0													
24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT								0													
24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT								0													
25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF								0													
25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'								0													
24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT								0													
24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT								0													
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													
24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT								0													
24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT								0													
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN								0													
24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT								0													
25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'								0													
25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'								0													
24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT								0													
24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT								0													
24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT								0													
24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT								0													
24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT								0													
24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT								0													
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT								0													
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT								0													
25136057	5494 IRONWOOD STREET LOT 57	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF								0													
25136055	5530 IRONWOOD STREET LOT 55	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name[+]	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)[+]	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes[+]
24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT								0													
24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT								0													
25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF								0													
24444017	3086 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT								0													
25136059	5458 IRONWOOD STREET LOT 59	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF								0													
25105042	4234 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF								0													
25105042	4258 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF								0													
25105042	4246 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF								0													
25140034	4270 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF								0													
25136058	5476 IRONWOOD STREET LOT 58	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF								0													
24443014	1625 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT								0													
24443015	1617 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT								0													
24443017	1601 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT								0													
24443016	1609 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT								0													
25105042	4282 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF								0													
25106027	2737 EMERY ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'								0													
25106027	2745 EMERY ST	V2 CAIRNWAY/PLAN 3D-R/2763 SQ'								0													
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL								0													
24404033	3228 BOCA WAY	TRACY LAKES/ECHO/PLAN 1C/2548SQ FT								0													
25106023	2903 PENELOPE ST LOT 75	CRESTWICK VILLAGE 6/PLAN 4A/3267SQSF - MODEL								0													
23806011	2719 FABIAN RD	728 SQ FT PRE-MANUFACTURED ADU								0													
25106023	2887 PENELOPE ST LOT 73	CRESTWICK VILLAGE 5/PLAN 1E/2500 SQSF MODEL								0													
25106027	2730 EMERY ST	V2 CAIRNWAY/PLAN 1A/2220 SQ'								0													
25106027	2729 EMERY ST	V2 CAIRNWAY/PLAN 4A-R/3196 SQ'								0													
25106023	2895 PENELOPE ST LOT 74	CRESTWICK VILLAGE 6/PLAN 2F-R/2877SQSF - MODEL								0													
24441009	1877 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT								0													
25106027	2713 EMERY ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'								0													
25106027	2721 EMERY ST	V2 CAIRNWAY/PLAN 2B/2639 SQ'								0													
25106027	2722 EMERY ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'								0													
25105042	5158 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF								0													
25106023	7953 LAMPLIGHT DR LOT 7	V9 ROCKINGHAM/PLAN 1E-R/2673SQ'								0													
25106023	7967 LAMPLIGHT DR LOT 6	V9 ROCKINGHAM/PLAN 3B/3524SQ'								0													
25105042	5140 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF								0													
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN								0													

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier												Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
									8	9	10	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
25106023	7966 LAMPLIGHT DR LOT 32	V9 ROCKINGHAM/PLAN 3D-R/3524SQ'								0													
25105042	5122 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF								0													
25105042	5104 ANDREW CAMILLERI AVE LOT 80	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF								0													
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN								0													
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN								0													
23506910	601 CENTRAL AVE	THE JUNCTION APARTMENTS								0		USDA	DB	We made assumptions based on other units of similar size that were verified by HCD's affordability calculator	55				59.0%	1	Development Standards Modification	Yes	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
			0	0	0	0	1	0	2	0	68	496		567							0							
23804050	2642 REMY JAVIER	GARAGE CONVERSION TO 490 SQ FT JADU												0	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23502410	912 TAFT AV	CONVERT SHED TO 325 SQ FT ADU							1				12/30/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23513049	119 & 121 D ST	2 ATTACHED 598SQ' ADU'S							1				1/23/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23508704	70 W FIRST ST	CONVERT (E) BEDROOM AND BATHROOM TO 275 SQ FT JADU					1						4/21/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23510077	W Mt Diablo Ave	Mount Oso Condos (Townhomes)												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23805021	2450 & 2460 BYRON RD	Tracy Apartments (2 ext homes,2 single, 2 duplex, 2 ADU)												0	NONE	No			We entered the rental amount into HCD's affordability calculator.									
24613003	200 VALPICO	The Triway												0	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23336814	137 E BERVERDOR AVE	GARAGE CONVERSION TO 345 SQ FT ADU									1		9/9/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23506210	115 W SEVENTH ST	747 SQ FT ADU												0	NONE	No			We entered the rental amount into HCD's affordability calculator.									
23331109	119 PEREIRA AVE	748SQ' DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator.									
23229054	1246 MADISON AVE	DEMO UNPERMITTED STRUCTURES/PERMIT PATIO COVER & 570SQFT ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24429035	4693 MORNING BROOK LN	CONVERT DETACHED GARAGE TO 483 SQ FT ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23537040	442 CHARLEMAGNE LN	CODE CASE - 372 SQ FT ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23329039	124 E TWENTY FIRST ST	660 SQFT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24206038	1030 MENAY	748 SQ FT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23820040	2763 DORSET LN	NEW 499 SQ' DETACHED ADU W/18 SQ' PORCH												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23223507	1300 COOLIDGE AVE	749 SQ FT ACCESSORY DWELLING UNIT												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23341036	316 E. LOWELL	650 SQ FT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23539020	419 BURLINGTON DR	442 SQ FT JADU GARAGE CONVERSION												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23508704	70 W FIRST ST	651 SQ FT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23232001	1383 FERNGROVE LN	NEW 401SQ' DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24439015	722 CREPE MYRTLE CT	739 SQ FT DETACHED ADU/26 SQ FT STORAGE												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier															Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
													11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
24416019	4347 DALEHURST	CONVERT GAME ROOM TO 442SQ FT JADU									1		9/29/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23844016	2636 GAINES COURT	743 SQ FT GARAGE CONVERSION												0	NONE	No			We entered the rental amount into HCD's affordability calculator.										
24432015	1781 RIVERVIEW AV	CONVERT (E) 486 SQ FT GARAGE TO JADU									1		12/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25240026	1713 SAINT EMILLION CT	749SQ FT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
24054027	220 NABOR CT	728SQ' PRE-MANUFACTURED DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23311508	122 W HIGHLAND AVE	(N) 732 SQ FT DETACHED ADU												0	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
24629038	720 TRADITIONS CT	CONVERT 465 SQ FT GARAGE TO ADU									1		1/6/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
23306601	1668 WALL ST	GARAGE CONVERSION TO 515SQ' ADU									1		1/8/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365034	7307 REBUS PL LOT 50	KT HILLVIEW/PLAN 2B/1890SQ'									1		1/9/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365033	7323 REBUS PL LOT 49	KT HILLVIEW/PLAN 3E-R/2075SQ'									1		1/9/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365031	7338 REBUS PL LOT 47	KT HILLVIEW/PLAN 3F/2075SQ'									1		1/14/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365032	7339 REBUS PL LOT 48	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'									1		1/14/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365029	7306 REBUS PLACE	KT HILLVIEW/PLAN 4E-R/2209SQ'									1		1/27/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365030	7322 REBUS PL LOT 46	KT HILLVIEW/PLAN 1A-R/1723SQ'									1		1/27/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
21426012	3288 CABRILLO DR	CREATE 378 SQ FT ADU WITHIN FOOTPRINT OF SFD									1		1/28/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
23516709	127 E SIXTH ST	CONVERT (E) GARAGE TO 199 SQ JADU									1		1/29/2025	1	NONE	No			We entered the rental amount into HCD's affordability calculator.										
25365041	1705 MALACHITE PL LOT 87	KT HILLVIEW/PLAN 1F/1723SQ'									1		1/31/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
23226020	1154 W EATON AVENUE	CONVERT (E) DETACHED GARAGE TO 601 SQ FT ADU									1		2/14/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365052	1692 QUENTIN PL LOT 41	KT HILLVIEW/PLAN 4A/2209SQ'									1		3/13/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365024	1646 QUENTIN PL LOT 40	KT HILLVIEW/PLAN 1E-R/1723SQ'									1		3/14/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365023	1600 QUENTIN PL LOT 39	KT HILLVIEW/PLAN 2BY-R/1890SQ'									1		3/17/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365021	1647 QUENTIN PL LOT 37	KT HILLVIEW/PLAN 3D-R/2075SQ'									1		3/27/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25365022	1601 QUENTIN PL LOT 38	KT HILLVIEW/PLAN 4BY/2209SQ'									1		3/27/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25365020	1693 QUENTIN PL LOT 36	KT HILLVIEW/PLAN 2F-R/1878SQ'									1		3/31/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24865025	500 DELANEY CT	481SQ' ADU ADDITION									1		4/1/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365026	7347 ALABASTER WY LOT 42	KT HILLVIEW/PLAN 3C-R/2075SQ'									1		4/7/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365028	7315 ALABASTER WY LOT 44	KT HILLVIEW/PLAN 2AX/1878SQ'									1		4/9/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23804050	1282 MAMIE ANDERSON LN	NEW 735SQ' ADU									1		4/9/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365027	7331 ALABASTER WY LOT 43	KT HILLVIEW/PLAN 4B/2209SQ'									1		4/16/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365019	1694 PLACER PL LOT 35	KT HILLVIEW/PLAN 4C/2209SQ'									1		4/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365018	1648 PLACER PL LOT 34	KT HILLVIEW/PLAN 2BY-R/1890SQ'									1		4/23/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365017	1602 PLACER PL LOT 33	KT HILLVIEW/PLAN 3F-R/2075SQ'									1		4/25/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365016	1603 PLACER PL LOT 32	KT HILLVIEW/PLAN 4AY/2209SQ'									1		5/5/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365015	1649 PLACER PL LOT 31	KT HILLVIEW/PLAN 1C-R/1723SQ'									1		5/6/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23526028	465 CECELIO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)									2		5/12/2025	2	NONE	No			We entered the rental amount into HCD's affordability calculator.									
25365042	7293 ALABASTER WY LOT 88	KT HILLVIEW/PLAN 4B-R/2209SQ'									1		5/12/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365043	7271 ALABASTER WY LOT 89	KT HILLVIEW/PLAN 3E/2075SQ'									1		5/13/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365044	7249 ALABASTER WY LOT 90	KT HILLVIEW/PLAN 1B-R/1723SQ'									1		5/15/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365046	7205 ALABASTER WY	KT HILLVIEW/PLAN 2F/1878SQ'									1		5/20/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365045	7227 ALABASTER WY LOT 91	KT HILLVIEW/PLAN 3A-R/2075SQ'									1		5/20/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
24604016	1423 CERRO VERDE WY	624 SQ FT DETACHED ADU									1		6/12/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365013	1696 OPHELIA PL	KT HILLVIEW/PLAN 4D/2209SQ'									1		7/1/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365012	1650 OPHELIA PL	KT HILLVIEW/PLAN 3C-R/2075SQ'									1		7/2/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365011	1604 OPHELIA PL	KT HILLVIEW/PLAN 1E-R/1723SQ'									1		7/3/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
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25365010	1605 OPHELIA PL LOT 26	KT HILLVIEW/PLAN 4BY/2209SQ'									1		7/9/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365009	1651 OPHELIA PL LOT 25	KT HILLVIEW/PLAN 1D-R/1723SQ'									1		7/10/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365008	1697 OPHELIA PL LOT 24	KT HILLVIEW/PLAN 2E-R/1878SQ'									1		7/15/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365007	1698 NELL PL LOT 23	KT HILLVIEW/PLAN 4E/2209SQ'									1		7/29/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365006	1652 NELL PL LOT 22	KT HILLVIEW/PLAN 3D-R/2075SQ'									1		7/31/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365005	1606 NELL PL LOT 21	KT HILLVIEW/PLAN 2AY-R/1878SQ'									1		8/5/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365004	1607 NELL PL LOT 20	KT HILLVIEW/PLAN 3B/2075SQ'									1		8/7/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365003	1653 NELL PL LOT 19	KT HILLVIEW/PLAN 1A-R/1723SQ'									1		8/11/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25365002	1699 NELL PL LOT 18	KT HILLVIEW/PLAN 2C-R/1878SQ'									1		8/14/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363024	1906 CATONA PL LOT 166	KT HILLVIEW/PLAN 2B-R INT/1890SQ'									1		9/10/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23226015	1273 LONNA WAY	1200 SQ FT ADU W/ 468 SQ FT CARPORT									1		9/10/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363023	1932 CATONA PL LOT 167	KT HILLVIEW/PLAN 3D-R/2075SQ'									1		9/12/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363025	1959 CATONA PL LOT 169	KT HILLVIEW/PLAN 1C-R/1723SQ'									1		9/18/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363022	1958 CATONA PL LOT 168	KT HILLVIEW/PLAN 4A/2209SQ'									1		9/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363026	1933 CATONA PL LOT 170	KT HILLVIEW/PLAN 2A-R/1878SQ'									1		9/23/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363027	1907 CATONA PL LOT 171	KT HILLVIEW/PLAN 4E/2209SQ'									1		9/25/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
23306309	1725 WALL ST	2 STORY 1,199 SQ DT DETACHED ADU									1		10/2/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363029	1934 ARIANA PL LOT 173	KT HILLVIEW/PLAN 1D-R/1723SQ'									1		10/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363028	1908 ARIANA PL LOT 172	KT HILLVIEW/PLAN 2A-R/1878SQ'									1		10/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363030	1960 ARIANA PL LOT 174	KT HILLVIEW/PLAN 4B/2209SQ'									1		10/22/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									
25363031	1961 ARIANA PL LOT 175	KT HILLVIEW/PLAN 1E-R/1723SQ'									1		10/24/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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												11	12	13	14	16	17	18	19	20			21	22	23	24	25
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25363032	1935 ARIANA PL LOT 176	KT HILLVIEW/PLAN 3C-R/2075SQ'									1		11/3/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25363033	1909 ARIANA PL LOT 177	KT HILLVIEW/PLAN 4F/2209SQ'									1		11/3/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25363034	1898 BANNISTER PL LOT 178	KT HILLVIEW/PLAN 2C/1878SQ'									1		12/4/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25363035	1886 BANNISTER PL LOT 179	KT HILLVIEW/PLAN 3B/2075SQ'									1		12/8/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25363036	1874 BANNISTER PL LOT 180	KT HILLVIEW/PLAN 4A-R/2209SQ'									1		12/10/2025	1	NONE	No			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator										
25106024	Stanek & Sierra View Dr	Tracy Hills Phase 2B(1) - Villages 11-14												0	NONE	No												
24006026	Redbridge Rd & S Lammers Rd	Shea Homes Design Review-Rocking Horse												0	NONE	No												
25104008	28321 LAMMERS	Tracy Hills Phase 1C 345-lot VTSM												0	NONE	No												
24444043	3238 ECHO WY	TRACY LAKES/CALERO/PLAN 1A-R/2393 SQ FT												0	NONE	No												
24444055	3187 ECHO WAY	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT												0	NONE	No												
24444056	3161 ECHO WAY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT												0	NONE	No												
24444053	3239 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT												0	NONE	No												
24444044	3264 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT												0	NONE	No												
24444054	3213 ECHO WY	TRACY LAKES/CALERO/PLAN 3A-R/2520 SQ FT												0	NONE	No												
24444042	3212 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT												0	NONE	No												
25349010	6230 GRANVILLE	CONVERT PORTION OF HOUSE AND 3RD CAR GARAGE TO 643 SQ FT ADU										1	4/1/2025	1	NONE	No												
24451001	3481 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 1C/2183 SQ FT												0	NONE	No												
24451002	3503 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 2A/2244 SQ FT												0	NONE	No												
24451003	3525 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 3B-R/2323 SQ FT												0	NONE	No												
24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT										1	8/13/2025	1	NONE	No												
24440036	1884 SERENE CT	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT												0	NONE	No												
24440004	2857 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT												0	NONE	No												
24440002	2821 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT												0	NONE	No												
24440038	1892 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT												0	NONE	No												
24440001	2803 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT												0	NONE	No												
24440003	2839 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A-R/1880 SQ FT												0	NONE	No												
24443033	2882 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT												0	NONE	No												
24443030	2834 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT												0	NONE	No												
24443034	2898 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT												0	NONE	No												
24443031	2850 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT												0	NONE	No												
24443032	2866 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT												0	NONE	No												
24440007	1891 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT												0	NONE	No												
24440009	1883 SERENE CT LOT 15	TRACY LAKES/LAGUNA/PLAN 3B-R/1880 SQ FT												0	NONE	No												

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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24440035	1876 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT												0	NONE	No											
24443029	2818 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B-R/1919 SQ FT												0	NONE	No											
23507032	21 E THIRD ST	2555 SQ FT SFD AND 2 CAR GARAGE												0	NONE	No											
24089002	3572 MEMORY LN	ELLIS AVENUES 55'S/PLAN 1C-R/2335 SQ FT MODEL												0	NONE	No											
24089004	3556 MEMORY LN	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT MODEL												0	NONE	No											
24089005	3534 MEMORY LN	ELLIS AVENUES 55'S/PLAN 4B-R/3213 SQ FT MODEL												0	NONE	No											
24089058	3573 SUMMIT DR LOT 231	ELLIS AVENUES 40'S/ PLAN 2B/ 2156 SQ FT/ MODEL												0	NONE	No											
24089058	3557 SUMMIT DR LOT 232	ELLIS AVENUES 40'S/ PLAN 3C/ 2302 SQ FT/ MODEL												0	NONE	No											
24089056	3585 SUMMIT DR LOT 230	ELLIS AVENUES 40'S/PLAN 1A/ 2020 SQ FT/MODEL												0	NONE	No											
24443005	2851 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT												0	NONE	No											
24443028	2802 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT												0	NONE	No											
24443006	2835 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT												0	NONE	No											
24443007	2803 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT												0	NONE	No											
24089049	2337 FRONT ST LOT 137	ELLIS AVENUES 50'S/PLAN 1C/2108 SQ FT MODEL										1	12/4/2025	1	NONE	No											
24089048	2323 FRONT ST LOT 136	ELLIS AVENUES 50'S/PLAN 3B/2766 SQ FT MODEL												0	NONE	No											
24089047	2315 FRONT ST LOT 135	ELLIS AVENUES 50'S/PLAN 4A/2948 SQ FT MODEL												0	NONE	No											
21452009	2551 HOLLY DR	747SQ' DETCH ADU W/81SQ' COVERED PORCH & 2.52KW PV												0	NONE	No											
24088008	2339 TRITON WY	ELLIS AVENUES 55'S/PLAN 1C/2335 SQ FT												0	NONE	No											
24088009	2351 TRITON WY	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT												0	NONE	No											
24088010	2363 TRITON WY	ELLIS AVENUES 55'S/PLAN 3B/3039 SQ FT												0	NONE	No											
24088065	3179 IVES LN	ELLIS AVENUES 40'S/PLAN 1C/ 2020 SQ FT												0	NONE	No											
23847030	3155 IVES LN	ELLIS AVENUES 40'S/PLAN 3A/2302 SQ FT												0	NONE	No											
24088049	3166 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 3C/2302 SQ FT/467SQ' HOME PLUS OPT												0	NONE	No											
24088050	3178 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 4A/2586 SQ FT												0	NONE	No											
24091025	2448 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 2A/2540 SQ FT												0	NONE	No											
24091026	2460 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 3C/2766 SQ FT												0	NONE	No											
24091024	2436 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT												0	NONE	No											
24088069	2352 TRITON WAY	ELLIS AVENUES 55'S/PLAN 2B/2907 SQ FT												0	NONE	No											
24088070	2340 TRITON WAY	ELLIS AVENUES 55'S/PLAN 3C/3039 SQ FT												0	NONE	No											
24088071	2328 TRITON WAY	ELLIS AVENUES 55'S/PLAN 4A/3213 SQ FT												0	NONE	No											
24080006	4490 MINER DR	CONVERT 230SQ' ATTACHED GARAGE TO JADU W/KITCHEN												0	NONE	No											
24088047	3142 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 1A/2020 SQ FT/467SQ FT HOME PLUS OPT												0	NONE	No											
24088066	3167 IVES LN	ELLIS AVENUES 40'S/PLAN 2B/2156 SQ FT/467SQ FT HOME PLUS OPT												0	NONE	No											
24088048	3154 SUMMIT DR	ELLIS AVENUES 40'S/PLAN 2C/ 2156 SQ FT												0	NONE	No											
24088068	3143 IVES LN	ELLIS AVENUES 40'S/PLAN 4B/2586 SQ FT/467SQ FT HOME PLUS OPT												0	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
24091040	2459 BLACK STALLION ST	ELLIS AVENUES 50'S/PLAN 1A/2108 SQ FT												0	NONE	No											
24091039	3303 JOHN AVE	ELLIS AVENUES 50'S/PLAN 2B/2540 SQ FT												0	NONE	No											
24091038	3281 JOHN LN	ELLIS AVENUES 50'S/PLAN 4C/2948 SQ FT												0	NONE	No											
25139030	5679 MOOREFIELD AVE LOT 92	GREENWOOD VILLAGE 10C/PLAN										1	1/6/2025	1	NONE	No											
25139031	5697 MOOREFIELD AVE LOT 93	GREENWOOD VILLAGE 10C/PLAN										1	1/7/2025	1	NONE	No											
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY										1	1/8/2025	1	NONE	No											
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT										1	1/9/2025	1	NONE	No											
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT										1	1/9/2025	1	NONE	No											
25106023	8122 FLOYD GLENN WISE DR LOT 85	V10 SLATESHIRE/PLAN 1D-										1	1/9/2025	1	NONE	No											
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT										1	1/9/2025	1	NONE	No											
25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT										1	1/9/2025	1	NONE	No											
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT										1	1/13/2025	1	NONE	No											
25139035	5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT										1	1/13/2025	1	NONE	No											
25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF										1	1/13/2025	1	NONE	No											
24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT										1	1/14/2025	1	NONE	No											
25139033	5733 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3D-										1	1/14/2025	1	NONE	No											
25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF										1	1/15/2025	1	NONE	No											
24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT										1	1/16/2025	1	NONE	No											
24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT										1	1/16/2025	1	NONE	No											
25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF										1	1/17/2025	1	NONE	No											
24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT										1	1/21/2025	1	NONE	No											
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT										1	1/21/2025	1	NONE	No											
24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT										1	1/22/2025	1	NONE	No											
25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF										1	1/23/2025	1	NONE	No											
25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF										1	1/28/2025	1	NONE	No											
25139014	3718 NEEDHAM AVENUE LOT 76	GREENWOOD VILLAGE 10C/PLAN										1	1/29/2025	1	NONE	No											
24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT										1	1/30/2025	1	NONE	No											
24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT										1	1/30/2025	1	NONE	No											
25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF										1	2/5/2025	1	NONE	No											
25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-										1	2/12/2025	1	NONE	No											
25139017	5872 PLACER DR LOT 79	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF										1	2/12/2025	1	NONE	No											
24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT										1	2/13/2025	1	NONE	No											
24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT										1	2/13/2025	1	NONE	No											
24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT										1	2/13/2025	1	NONE	No											
25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-										1	2/18/2025	1	NONE	No											
25139016	5884 PLACER DR LOT 78	GREENWOOD VILLAGE 10C/PLAN										1	2/19/2025	1	NONE	No											
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT										1	2/20/2025	1	NONE	No											
25139015	3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT										1	2/20/2025	1	NONE	No											
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-										1	2/24/2025	1	NONE	No											
25149030	2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-										1	2/24/2025	1	NONE	No											
25106023	2758 JOSHUA ST LOT 82	RANGEWOOD VILLAGE 7/PLAN										1	2/24/2025	1	NONE	No											
25106023	2766 JOSHUA ST LOT 83	RANGEWOOD VILLAGE 7/PLAN										1	2/24/2025	1	NONE	No											
25106023	2734 JOSHUA ST LOT 79	RANGEWOOD VILLAGE 7/PLAN 2F-										1	2/24/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25149028	2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-										1	2/25/2025	1	NONE	No											
25106023	2742 JOSHUA ST LOT 30	RANGEWOOD VILLAGE 7/PLAN										1	2/25/2025	1	NONE	No											
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN										1	2/25/2025	1	NONE	No											
25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN										1	2/25/2025	1	NONE	No											
25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'										1	2/26/2025	1	NONE	No											
25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'										1	2/26/2025	1	NONE	No											
25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'										1	2/26/2025	1	NONE	No											
25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'										1	2/26/2025	1	NONE	No											
25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'										1	2/26/2025	1	NONE	No											
25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'										1	2/26/2025	1	NONE	No											
25142051	2608 DASHWOOD ST LOT 103	V2 CAIRNWAY/PLAN 2B/2639SQ'										1	2/26/2025	1	NONE	No											
25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN										1	2/26/2025	1	NONE	No											
25106023	2625 EMERY ST LOT 75	V2 CAIRNWAY/PLAN 1A-R/2220SQ'										1	2/26/2025	1	NONE	No											
25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF										1	2/28/2025	1	NONE	No											
25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF										1	2/28/2025	1	NONE	No											
25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF										1	2/28/2025	1	NONE	No											
25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF										1	2/28/2025	1	NONE	No											
25106023	2633 EMERY ST LOT 76	V2 CAIRNWAY/PLAN 3B-R/2763SQ'										1	3/3/2025	1	NONE	No											
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT										1	3/5/2025	1	NONE	No											
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT										1	3/5/2025	1	NONE	No											
25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT										1	3/5/2025	1	NONE	No											
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-										1	3/5/2025	1	NONE	No											
25149039	2735 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-										1	3/5/2025	1	NONE	No											
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-										1	3/5/2025	1	NONE	No											
25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-										1	3/5/2025	1	NONE	No											
25106023	2710 JOSHUA ST LOT 76	RANGEWOOD VILLAGE 7/PLAN										1	3/6/2025	1	NONE	No											
25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF										1	3/11/2025	1	NONE	No											
25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'										1	3/12/2025	1	NONE	No											
25106023	2727 JOSHUA ST LOT 85	RANGEWOOD VILLAGE 7/PLAN 1A-										1	3/12/2025	1	NONE	No											
25106023	2718 JOSHUA ST LOT 77	RANGEWOOD VILLAGE 7/PLAN 1B-										1	3/12/2025	1	NONE	No											
25106023	2719 JOSHUA ST LOT 86	RANGEWOOD VILLAGE 7/PLAN										1	3/12/2025	1	NONE	No											
25149044	2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-										1	3/13/2025	1	NONE	No											
24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT										1	3/13/2025	1	NONE	No											
25106023	2711 JOSHUA ST LOT 87	RANGEWOOD VILLAGE 7/PLAN 2C-										1	3/13/2025	1	NONE	No											
25106023	2569 DASHWOOD ST LOT 28	V2 CAIRNWAY/PLAN 1D/2220SQ' - MODEL										1	3/13/2025	1	NONE	No											
25106023	2577 DASHWOOD ST LOT 27	V2 CAIRNWAY/PLAN 4B-R/3196SQ' - MODEL										1	3/13/2025	1	NONE	No											
25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'										1	3/14/2025	1	NONE	No											
25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'										1	3/17/2025	1	NONE	No											
25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-										1	3/17/2025	1	NONE	No											
25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'										1	3/18/2025	1	NONE	No											
25149045	2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN										1	3/18/2025	1	NONE	No											
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT										1	3/18/2025	1	NONE	No											
25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT										1	3/18/2025	1	NONE	No											
25149029	2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN										1	3/19/2025	1	NONE	No											
25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF										1	3/19/2025	1	NONE	No											
25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF										1	3/19/2025	1	NONE	No											
25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF										1	3/19/2025	1	NONE	No											
25106023	2703 JOSHUA ST LOT 88	RANGEWOOD VILLAGE 7/PLAN										1	3/19/2025	1	NONE	No											
25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN										1	3/20/2025	1	NONE	No											
25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21										1	3/24/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23										1	3/24/2025	1	NONE	No											
25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24										1	3/24/2025	1	NONE	No											
25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22										1	3/24/2025	1	NONE	No											
25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'										1	3/24/2025	1	NONE	No											
25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'										1	3/24/2025	1	NONE	No											
25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-										1	3/25/2025	1	NONE	No											
25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-										1	3/25/2025	1	NONE	No											
25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'										1	3/25/2025	1	NONE	No											
25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'										1	3/25/2025	1	NONE	No											
25106023	2911 FROST ST LOT 68	RIDGERTON VILLAGE 8/PLAN 1A/2363 SF										1	3/25/2025	1	NONE	No											
25106023	8254 PUNJYA BROTHERS DR LOT 77	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF										1	3/25/2025	1	NONE	No											
25106023	2879 FROST ST LOT 72	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF										1	3/25/2025	1	NONE	No											
25106023	2943 FROST ST LOT 64	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF										1	3/25/2025	1	NONE	No											
25106023	2935 FROST ST LOT 65	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF										1	3/25/2025	1	NONE	No											
25106023	2903 FROST ST LOT 69	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF										1	3/25/2025	1	NONE	No											
25106023	8266 PUNJYA BROTHERS DR LOT 76	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF										1	3/25/2025	1	NONE	No											
25106023	2871 FROST ST LOT 73	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF										1	3/25/2025	1	NONE	No											
25106023	8278 PUNJYA BROTHERS DR LOT 75	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF										1	3/25/2025	1	NONE	No											
25106023	2887 FROST ST LOT 71	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF										1	3/25/2025	1	NONE	No											
25106023	2919 FROST ST LOT 67	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF										1	3/25/2025	1	NONE	No											
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	3/25/2025	1	NONE	No											
25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF										1	3/26/2025	1	NONE	No											
25106023	8051 LAMPLIGHT DR LOT 1	V10 SLATESHIRE/PLAN										1	3/26/2025	1	NONE	No											
25106023	7784 LAMPLIGHT CT LOT 20	V9 ROCKINGHAM/PLAN										1	3/26/2025	1	NONE	No											
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT										1	3/27/2025	1	NONE	No											
25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT										1	3/27/2025	1	NONE	No											
25106023	7826 LAMPLIGHT CT LOT 23	V9 ROCKINGHAM/PLAN										1	3/27/2025	1	NONE	No											
25106023	7870 LAMPLIGHT CT LOT 26	V9 ROCKINGHAM/PLAN										1	3/27/2025	1	NONE	No											
25106023	2742 OLD LARKS LN LOT 6	CRESTWICK VILLAGE 5/PLAN 3F-										1	3/28/2025	1	NONE	No											
25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF										1	3/28/2025	1	NONE	No											
25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF										1	3/28/2025	1	NONE	No											
25106023	8066 LAMPLIGHT DR LOT 58	V10 SLATESHIRE/PLAN 2E-										1	3/28/2025	1	NONE	No											
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT										1	3/28/2025	1	NONE	No											
25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT										1	3/28/2025	1	NONE	No											
25106023	7799 LAMPLIGHT CT LOT 18	V9 ROCKINGHAM/PLAN										1	3/28/2025	1	NONE	No											
25106023	7856 LAMPLIGHT CT LOT 25	V9 ROCKINGHAM/PLAN										1	3/28/2025	1	NONE	No											
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	3/28/2025	1	NONE	No											
25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	3/28/2025	1	NONE	No											
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT										1	3/31/2025	1	NONE	No											
25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT										1	3/31/2025	1	NONE	No											
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT										1	3/31/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT										1	3/31/2025	1	NONE	No											
24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT										1	4/1/2025	1	NONE	No											
25106023	7883 LAMPLIGHT CT LOT 12	V9 ROCKINGHAM/PLAN										1	4/1/2025	1	NONE	No											
25106023	7869 LAMPLIGHT CT LOT 13	V9 ROCKINGHAM/PLAN										1	4/1/2025	1	NONE	No											
25106023	7812 LAMPLIGHT CT LOT 22	V9 ROCKINGHAM/PLAN										1	4/1/2025	1	NONE	No											
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT										1	4/1/2025	1	NONE	No											
25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT										1	4/1/2025	1	NONE	No											
25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-										1	4/2/2025	1	NONE	No											
25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-										1	4/2/2025	1	NONE	No											
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF										1	4/2/2025	1	NONE	No											
25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF										1	4/2/2025	1	NONE	No											
25106023	7827 LAMPLIGHT CT LOT 16	V9 ROCKINGHAM/PLAN										1	4/2/2025	1	NONE	No											
25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN										1	4/3/2025	1	NONE	No											
25106023	2733 JONAH ST LOT 26	CRESTWICK VILLAGE 5/PLAN 1E/2500SQSF										1	4/3/2025	1	NONE	No											
25106023	8092 LAMPLIGHT DR LOT 60	V10 SLATESHIRE/PLAN 1A-										1	4/3/2025	1	NONE	No											
25106023	8080 LAMPLIGHT DR LOT 59	V10 SLATESHIRE/PLAN 3B-										1	4/3/2025	1	NONE	No											
25106023	8093 LAMPLIGHT DR LOT 4	V10 SLATESHIRE/PLAN										1	4/3/2025	1	NONE	No											
25106023	7841 LAMPLIGHT CT LOT 15	V9 ROCKINGHAM/PLAN										1	4/3/2025	1	NONE	No											
25149003	7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-										1	4/7/2025	1	NONE	No											
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN										1	4/7/2025	1	NONE	No											
25149004	7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN										1	4/7/2025	1	NONE	No											
24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT										1	4/7/2025	1	NONE	No											
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF										1	4/7/2025	1	NONE	No											
25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF										1	4/7/2025	1	NONE	No											
25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF										1	4/8/2025	1	NONE	No											
25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF										1	4/8/2025	1	NONE	No											
25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'										1	4/8/2025	1	NONE	No											
25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'										1	4/8/2025	1	NONE	No											
25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'										1	4/8/2025	1	NONE	No											
25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'										1	4/8/2025	1	NONE	No											
25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'										1	4/8/2025	1	NONE	No											
25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'										1	4/8/2025	1	NONE	No											
25149001	7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-										1	4/8/2025	1	NONE	No											
24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT										1	4/8/2025	1	NONE	No											
25106023	2609 EMERY ST LOT 73	V2 CAIRNWAY/PLAN 2E-R/2639SQ'										1	4/8/2025	1	NONE	No											
25106023	2617 EMERY ST LOT 74	V2 CAIRNWAY/PLAN 4D/3196SQ'										1	4/8/2025	1	NONE	No											
25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'										1	4/9/2025	1	NONE	No											
25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'										1	4/9/2025	1	NONE	No											
25106023	2766 OLD LARKS LN LOT 9	CRESTWICK VILLAGE 5/PLAN 2D/2877SQSF										1	4/9/2025	1	NONE	No											
25106023	7915 FLOYD GLENN WISE CT LOT 49	V9 ROCKINGHAM/PLAN										1	4/9/2025	1	NONE	No											
25106023	7886 FLOYD GLENN WISE CT LOT 96	V9 ROCKINGHAM/PLAN										1	4/9/2025	1	NONE	No											
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	4/9/2025	1	NONE	No											
25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	4/9/2025	1	NONE	No											
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT										1	4/10/2025	1	NONE	No											
25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT										1	4/10/2025	1	NONE	No											
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF										1	4/10/2025	1	NONE	No											
25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF										1	4/10/2025	1	NONE	No											
25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF										1	4/11/2025	1	NONE	No											
25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF										1	4/11/2025	1	NONE	No											
25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-										1	4/11/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-										1	4/11/2025	1	NONE	No											
25106023	2702 OLD LARKS LN LOT 1	CRESTWICK VILLAGE 5/PLAN 2A-										1	4/11/2025	1	NONE	No											
25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF										1	4/15/2025	1	NONE	No											
25106023	2734 OLD LARKS LN LOT 5	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF										1	4/16/2025	1	NONE	No											
25106023	2710 OLD LARKS LN LOT 2	CRESTWICK VILLAGE 5/PLAN 3E-										1	4/16/2025	1	NONE	No											
25106023	8107 LAMPLIGHT DR LOT 5	V10 SLATESHIRE/PLAN										1	4/16/2025	1	NONE	No											
25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF										1	4/17/2025	1	NONE	No											
25106023	8079 LAMPLIGHT DR LOT 3	V10 SLATESHIRE/PLAN										1	4/17/2025	1	NONE	No											
25106023	7914 FLOYD GLENN WISE CT LOT 58	V9 ROCKINGHAM/PLAN										1	4/17/2025	1	NONE	No											
25106023	7901 FLOYD GLENN WISE CT LOT 50	V9 ROCKINGHAM/PLAN										1	4/17/2025	1	NONE	No											
25106023	7928 FLOYD GLENN WISE CT LOT 59	V9 ROCKINGHAM/PLAN										1	4/17/2025	1	NONE	No											
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT										1	4/17/2025	1	NONE	No											
25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT										1	4/17/2025	1	NONE	No											
25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT										1	4/17/2025	1	NONE	No											
25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT										1	4/17/2025	1	NONE	No											
25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2565QSF										1	4/21/2025	1	NONE	No											
25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-										1	4/21/2025	1	NONE	No											
25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF										1	4/22/2025	1	NONE	No											
25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF										1	4/22/2025	1	NONE	No											
25106023	2798 OLD LARKS LN LOT 13	CRESTWICK VILLAGE 5/PLAN 1D/2500SQSF										1	4/22/2025	1	NONE	No											
25106023	8149 LAMPLIGHT DR LOT 8	V10 SLATESHIRE/PLAN										1	4/22/2025	1	NONE	No											
25106023	8176 LAMPLIGHT DR LOT 66	V10 SLATESHIRE/PLAN 3D-										1	4/22/2025	1	NONE	No											
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT										1	4/22/2025	1	NONE	No											
25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT										1	4/22/2025	1	NONE	No											
25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-										1	4/23/2025	1	NONE	No											
25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF										1	4/23/2025	1	NONE	No											
25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-										1	4/23/2025	1	NONE	No											
25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-										1	4/23/2025	1	NONE	No											
25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN										1	4/23/2025	1	NONE	No											
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	4/23/2025	1	NONE	No											
25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	4/23/2025	1	NONE	No											
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT										1	4/24/2025	1	NONE	No											
25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT										1	4/24/2025	1	NONE	No											
25149002	7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN										1	4/25/2025	1	NONE	No											
25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN										1	4/25/2025	1	NONE	No											
25106023	2741 JONAH ST LOT 25	CRESTWICK VILLAGE 5/PLAN 2F/2877SQSF										1	4/25/2025	1	NONE	No											
25106023	2758 OLD LARKS LN LOT 8	CRESTWICK VILLAGE 5/PLAN 1E-										1	4/29/2025	1	NONE	No											
25106023	2765 JONAH ST LOT 22	CRESTWICK VILLAGE 5/PLAN 1E-										1	4/29/2025	1	NONE	No											
25106023	8120 LAMPLIGHT DR LOT 62	V10 SLATESHIRE/PLAN 3D-										1	4/29/2025	1	NONE	No											
25106023	8218 PUNJYA BROTHERS DR LOT 80	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF										1	4/30/2025	1	NONE	No											
25106023	8206 PUNJYA BROTHERS DR LOT 81	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF										1	4/30/2025	1	NONE	No											
25106023	8230 PUNJYA BROTHERS DR LOT 79	RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF										1	4/30/2025	1	NONE	No											
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	4/30/2025	1	NONE	No											
25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	4/30/2025	1	NONE	No											
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	4/30/2025	1	NONE	No											
25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	4/30/2025	1	NONE	No											
25106023	7798 LAMPLIGHT CT LOT 21	V9 ROCKINGHAM/PLAN										1	4/30/2025	1	NONE	No											
25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF										1	4/30/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106023	2749 JONAH ST LOT 24	CRESTWICK VILLAGE 5/PLAN 3D-										1	5/1/2025	1	NONE	No											
25106023	2773 JONAH ST LOT 21	CRESTWICK VILLAGE 5/PLAN 3F/2972SQSF										1	5/5/2025	1	NONE	No											
25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT										1	5/5/2025	1	NONE	No											
25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT										1	5/5/2025	1	NONE	No											
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	5/5/2025	1	NONE	No											
25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	5/5/2025	1	NONE	No											
25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-										1	5/7/2025	1	NONE	No											
25106023	2781 JONAH ST LOT 20	CRESTWICK VILLAGE 5/PLAN 2A-										1	5/7/2025	1	NONE	No											
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF										1	5/7/2025	1	NONE	No											
25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF										1	5/7/2025	1	NONE	No											
25106023	8135 LAMPLIGHT DR LOT 7	V10 SLATESHIRE/PLAN										1	5/7/2025	1	NONE	No											
25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF										1	5/9/2025	1	NONE	No											
25149005	2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN										1	5/9/2025	1	NONE	No											
25106023	2797 JONAH ST LOT 18	CRESTWICK VILLAGE 5/PLAN 3E-										1	5/9/2025	1	NONE	No											
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-										1	5/12/2025	1	NONE	No											
25149006	2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-										1	5/12/2025	1	NONE	No											
25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-										1	5/13/2025	1	NONE	No											
25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'										1	5/13/2025	1	NONE	No											
25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF										1	5/13/2025	1	NONE	No											
25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF										1	5/13/2025	1	NONE	No											
25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF										1	5/13/2025	1	NONE	No											
25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN										1	5/13/2025	1	NONE	No											
25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF										1	5/14/2025	1	NONE	No											
25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF										1	5/14/2025	1	NONE	No											
25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF										1	5/14/2025	1	NONE	No											
25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF										1	5/14/2025	1	NONE	No											
25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF										1	5/14/2025	1	NONE	No											
25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN										1	5/14/2025	1	NONE	No											
25106023	8190 LAMPLIGHT DR LOT 67	V10 SLATESHIRE/PLAN										1	5/14/2025	1	NONE	No											
25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'										1	5/15/2025	1	NONE	No											
25149007	2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN										1	5/15/2025	1	NONE	No											
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF										1	5/15/2025	1	NONE	No											
25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF										1	5/15/2025	1	NONE	No											
25106023	8163 LAMPLIGHT DR LOT 9	V10 SLATESHIRE/PLAN										1	5/15/2025	1	NONE	No											
25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN										1	5/15/2025	1	NONE	No											
25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-										1	5/19/2025	1	NONE	No											
25149052	2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN										1	5/19/2025	1	NONE	No											
25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN										1	5/19/2025	1	NONE	No											
25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'										1	5/20/2025	1	NONE	No											
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT										1	5/20/2025	1	NONE	No											
25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT										1	5/20/2025	1	NONE	No											
25106023	2825 JONAH ST LOT 14	CRESTWICK VILLAGE 5/PLAN 3A-										1	5/20/2025	1	NONE	No											
25106023	8191 LAMPLIGHT DR LOT 11	V10 SLATESHIRE/PLAN										1	5/20/2025	1	NONE	No											
25106023	8148 LAMPLIGHT DR LOT 64	V10 SLATESHIRE/PLAN 1E-										1	5/20/2025	1	NONE	No											
25106023	8134 LAMPLIGHT DR LOT 63	V10 SLATESHIRE/PLAN 2B-										1	5/20/2025	1	NONE	No											
25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-										1	5/21/2025	1	NONE	No											
25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF										1	5/21/2025	1	NONE	No											
25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF										1	5/21/2025	1	NONE	No											
25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-										1	5/21/2025	1	NONE	No											
25106023	7873 FLOYD GLENN WISE CT LOT 52	V9 ROCKINGHAM/PLAN										1	5/21/2025	1	NONE	No											
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	5/21/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	5/21/2025	1	NONE	No											
25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-										1	5/22/2025	1	NONE	No											
25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'										1	5/22/2025	1	NONE	No											
24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT										1	5/22/2025	1	NONE	No											
25106023	2845 NATION WAY LOT 36	CRESTWICK VILLAGE 6/PLAN 1A-										1	5/22/2025	1	NONE	No											
25106023	8205 LAMPLIGHT DR LOT 12	V10 SLATESHIRE/PLAN										1	5/22/2025	1	NONE	No											
25106023	7858 FLOYD GLENN WISE CT LOT 54	V9 ROCKINGHAM/PLAN										1	5/22/2025	1	NONE	No											
25106023	2837 NATION WAY LOT 35	CRESTWICK VILLAGE 6/PLAN 3D/2972SQSF										1	5/23/2025	1	NONE	No											
25149051	2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN										1	5/28/2025	1	NONE	No											
25106023	2846 NATION WAY LOT 37	CRESTWICK VILLAGE 6/PLAN 2F/2877SQSF										1	5/28/2025	1	NONE	No											
25106023	7872 FLOYD GLENN WISE CT LOT 55	V9 ROCKINGHAM/PLAN										1	5/28/2025	1	NONE	No											
25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-										1	6/2/2025	1	NONE	No											
25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF										1	6/3/2025	1	NONE	No											
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-										1	6/3/2025	1	NONE	No											
25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-										1	6/3/2025	1	NONE	No											
25106023	8219 LAMPLIGHT DR LOT 13	V10 SLATESHIRE/PLAN										1	6/3/2025	1	NONE	No											
25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF										1	6/4/2025	1	NONE	No											
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	6/4/2025	1	NONE	No											
25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	6/4/2025	1	NONE	No											
24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT										1	6/12/2025	1	NONE	No											
24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT										1	6/12/2025	1	NONE	No											
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT										1	6/16/2025	1	NONE	No											
25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT										1	6/16/2025	1	NONE	No											
25106023	2913 DAPPER ST LOT 42	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF										1	6/16/2025	1	NONE	No											
25106023	2896 DAPPER ST LOT 61	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF										1	6/16/2025	1	NONE	No											
25106023	2905 DAPPER ST LOT 43	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF										1	6/16/2025	1	NONE	No											
25106023	2912 DAPPER ST LOT 63	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF										1	6/16/2025	1	NONE	No											
25106023	2897 DAPPER ST LOT 44	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF										1	6/16/2025	1	NONE	No											
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN										1	6/16/2025	1	NONE	No											
25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN										1	6/16/2025	1	NONE	No											
25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	6/16/2025	1	NONE	No											
25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN										1	6/16/2025	1	NONE	No											
25106023	2888 DAPPER ST LOT 60	RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF										1	6/17/2025	1	NONE	No											
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT										1	6/18/2025	1	NONE	No											
25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT										1	6/18/2025	1	NONE	No											
25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-										1	6/25/2025	1	NONE	No											
25106023	2881 DAPPER ST LOT 46	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF										1	6/26/2025	1	NONE	No											
25106023	2872 DAPPER ST LOT 58	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF										1	6/26/2025	1	NONE	No											
25106023	2873 DAPPER ST LOT 47	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF										1	6/26/2025	1	NONE	No											
25106023	2880 DAPPER ST LOT 59	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF										1	6/26/2025	1	NONE	No											
25106023	8247 LAMPLIGHT DR LOT 15	V10 SLATESHIRE/PLAN										1	6/26/2025	1	NONE	No											
24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT										1	7/2/2025	1	NONE	No											
25149008	2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-										1	7/8/2025	1	NONE	No											
25106023	8220 LAMPLIGHT DR LOT 69	V10 SLATESHIRE/PLAN 2B-										1	7/9/2025	1	NONE	No											
25106023	8234 LAMPLIGHT DR LOT 70	V10 SLATESHIRE/PLAN 3D-										1	7/9/2025	1	NONE	No											
25149009	2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN										1	7/10/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT										1	7/14/2025	1	NONE	No											
24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT										1	7/14/2025	1	NONE	No											
24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT										1	7/15/2025	1	NONE	No											
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT										1	7/15/2025	1	NONE	No											
25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT										1	7/15/2025	1	NONE	No											
24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT										1	7/16/2025	1	NONE	No											
24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT										1	7/16/2025	1	NONE	No											
25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN										1	7/16/2025	1	NONE	No											
25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-										1	7/17/2025	1	NONE	No											
25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF										1	7/17/2025	1	NONE	No											
25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF										1	7/17/2025	1	NONE	No											
25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'										1	7/17/2025	1	NONE	No											
24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT										1	7/17/2025	1	NONE	No											
25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF										1	7/17/2025	1	NONE	No											
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF										1	7/21/2025	1	NONE	No											
25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF										1	7/21/2025	1	NONE	No											
25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-										1	7/22/2025	1	NONE	No											
25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'										1	7/22/2025	1	NONE	No											
25149011	2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN										1	7/23/2025	1	NONE	No											
25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-										1	7/23/2025	1	NONE	No											
25149010	2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-										1	7/23/2025	1	NONE	No											
24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT										1	7/23/2025	1	NONE	No											
25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-										1	7/23/2025	1	NONE	No											
25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF										1	7/24/2025	1	NONE	No											
25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF										1	7/24/2025	1	NONE	No											
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	7/24/2025	1	NONE	No											
25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN										1	7/24/2025	1	NONE	No											
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN										1	7/24/2025	1	NONE	No											
25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN										1	7/24/2025	1	NONE	No											
24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT										1	7/24/2025	1	NONE	No											
24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT										1	7/24/2025	1	NONE	No											
25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'										1	7/28/2025	1	NONE	No											
25149048	2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-										1	7/28/2025	1	NONE	No											
25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF										1	7/28/2025	1	NONE	No											
25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF										1	7/28/2025	1	NONE	No											
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT										1	7/28/2025	1	NONE	No											
25139056	5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT										1	7/28/2025	1	NONE	No											
25106023	2830 NATION WAY LOT 39	CRESTWICK VILLAGE 6/PLAN 1F/2500SQSF										1	7/28/2025	1	NONE	No											
25106023	2822 NATION WAY LOT 40	CRESTWICK VILLAGE 6/PLAN 3E-										1	7/28/2025	1	NONE	No											
25149049	2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN										1	7/29/2025	1	NONE	No											
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-										1	7/29/2025	1	NONE	No											
25149050	2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-										1	7/29/2025	1	NONE	No											
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN										1	7/31/2025	1	NONE	No											
25149047	2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN										1	7/31/2025	1	NONE	No											
24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT										1	7/31/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25140031	5137 YARROW AVENUE	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF										1	7/31/2025	1	NONE	No											
25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF										1	7/31/2025	1	NONE	No											
25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'										1	8/1/2025	1	NONE	No											
24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT										1	8/1/2025	1	NONE	No											
24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT										1	8/1/2025	1	NONE	No											
25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'										1	8/4/2025	1	NONE	No											
25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF										1	8/5/2025	1	NONE	No											
25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF										1	8/5/2025	1	NONE	No											
25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN										1	8/6/2025	1	NONE	No											
25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN										1	8/6/2025	1	NONE	No											
25106023	7897 LAMPLIGHT DR LOT 11	V9 ROCKINGHAM/PLAN										1	8/6/2025	1	NONE	No											
25106023	7911 LAMPLIGHT DR LOT 10	V9 ROCKINGHAM/PLAN										1	8/6/2025	1	NONE	No											
24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT										1	8/11/2025	1	NONE	No											
25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-										1	8/11/2025	1	NONE	No											
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT										1	8/11/2025	1	NONE	No											
25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT										1	8/11/2025	1	NONE	No											
25106023	7896 LAMPLIGHT DR LOT 27	V9 ROCKINGHAM/PLAN										1	8/12/2025	1	NONE	No											
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	8/12/2025	1	NONE	No											
25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT										1	8/12/2025	1	NONE	No											
25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN										1	8/13/2025	1	NONE	No											
25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF										1	8/15/2025	1	NONE	No											
25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-										1	8/19/2025	1	NONE	No											
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT										1	8/19/2025	1	NONE	No											
25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT										1	8/19/2025	1	NONE	No											
25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF										1	8/28/2025	1	NONE	No											
25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF										1	8/28/2025	1	NONE	No											
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT										1	8/29/2025	1	NONE	No											
25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT										1	8/29/2025	1	NONE	No											
25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF										1	9/3/2025	1	NONE	No											
25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF										1	9/3/2025	1	NONE	No											
25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF										1	9/3/2025	1	NONE	No											
25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN										1	9/4/2025	1	NONE	No											
25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF										1	9/4/2025	1	NONE	No											
25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-										1	9/8/2025	1	NONE	No											
25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-										1	9/9/2025	1	NONE	No											
25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN										1	9/9/2025	1	NONE	No											
25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN										1	9/11/2025	1	NONE	No											
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT										1	9/11/2025	1	NONE	No											
25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT										1	9/11/2025	1	NONE	No											
24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT										1	9/16/2025	1	NONE	No											
24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT										1	9/16/2025	1	NONE	No											
25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN										1	9/18/2025	1	NONE	No											
24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT										1	9/18/2025	1	NONE	No											
25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF										1	9/18/2025	1	NONE	No											
24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT										1	9/22/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT										1	9/22/2025	1	NONE	No											
25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN										1	9/23/2025	1	NONE	No											
24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT										1	9/23/2025	1	NONE	No											
24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT										1	9/25/2025	1	NONE	No											
25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN										1	9/25/2025	1	NONE	No											
25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN										1	9/29/2025	1	NONE	No											
25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-										1	9/30/2025	1	NONE	No											
24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT										1	9/30/2025	1	NONE	No											
24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT										1	9/30/2025	1	NONE	No											
25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN										1	9/30/2025	1	NONE	No											
25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN										1	10/1/2025	1	NONE	No											
24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT										1	10/1/2025	1	NONE	No											
24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT										1	10/1/2025	1	NONE	No											
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	10/2/2025	1	NONE	No											
25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	10/2/2025	1	NONE	No											
24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT										1	10/2/2025	1	NONE	No											
24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT										1	10/2/2025	1	NONE	No											
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	10/6/2025	1	NONE	No											
25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT										1	10/6/2025	1	NONE	No											
24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT										1	10/6/2025	1	NONE	No											
25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'										1	10/7/2025	1	NONE	No											
25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'										1	10/7/2025	1	NONE	No											
24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT										1	10/7/2025	1	NONE	No											
24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT										1	10/7/2025	1	NONE	No											
24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT										1	10/7/2025	1	NONE	No											
24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT										1	10/7/2025	1	NONE	No											
24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT										1	10/8/2025	1	NONE	No											
24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT										1	10/8/2025	1	NONE	No											
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT										1	10/9/2025	1	NONE	No											
25136056	5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT										1	10/9/2025	1	NONE	No											
25136057	5494 IRONWOOD STREET LOT 57	GREENWOOD VILLAGE 10C/PLAN 1A-										1	10/10/2025	1	NONE	No											
25136055	5530 IRONWOOD STREET LOT 55	GREENWOOD VILLAGE 10C/PLAN										1	10/10/2025	1	NONE	No											
24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT										1	10/16/2025	1	NONE	No											
24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT										1	10/16/2025	1	NONE	No											
25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF										1	10/16/2025	1	NONE	No											
24444017	3086 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT										1	10/20/2025	1	NONE	No											
25136059	5458 IRONWOOD STREET LOT 59	GREENWOOD VILLAGE 10C/PLAN 3A-										1	10/20/2025	1	NONE	No											
25105042	4234 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF										1	10/29/2025	1	NONE	No											
25105042	4258 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF										1	10/29/2025	1	NONE	No											
25105042	4246 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF										1	10/29/2025	1	NONE	No											
25140034	4270 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF										1	10/30/2025	1	NONE	No											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
25136058	5476 IRONWOOD STREET LOT 58	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF										1	10/30/2025	1	NONE	No											
24443014	1625 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT										1	11/3/2025	1	NONE	No											
24443015	1617 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT										1	11/3/2025	1	NONE	No											
24443017	1601 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT										1	11/5/2025	1	NONE	No											
24443016	1609 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT										1	11/5/2025	1	NONE	No											
25105042	4282 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF										1	11/7/2025	1	NONE	No											
25106027	2737 EMERY ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'										1	11/12/2025	1	NONE	No											
25106027	2745 EMERY ST	V2 CAIRNWAY/PLAN 3D-R/2763 SQ'										1	11/12/2025	1	NONE	No											
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL										1	11/12/2025	1	NONE	No											
24404033	3228 BOCA WAY	TRACY LAKES/ECHO/PLAN 1C/2548SQ FT										1	11/13/2025	1	NONE	No											
25106023	2903 PENELOPE ST LOT 75	CRESTWICK VILLAGE 6/PLAN 4A/3267SQSF - MODEL										1	11/13/2025	1	NONE	No											
23806011	2719 FABIAN RD	728 SQ FT PRE-MANUFACTURED ADU										1	11/13/2025	1	NONE	No											
25106023	2887 PENELOPE ST LOT 73	CRESTWICK VILLAGE 5/PLAN 1E/2500 SQSF MODEL										1	11/17/2025	1	NONE	No											
25106027	2730 EMERY ST	V2 CAIRNWAY/PLAN 1A/2220 SQ'										1	11/19/2025	1	NONE	No											
25106027	2729 EMERY ST	V2 CAIRNWAY/PLAN 4A-R/3196 SQ'										1	11/19/2025	1	NONE	No											
25106023	2895 PENELOPE ST LOT 74	CRESTWICK VILLAGE 6/PLAN 2F-R/2877SQSF - MODEL										1	11/19/2025	1	NONE	No											
24441009	1877 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT										1	11/20/2025	1	NONE	No											
25106027	2713 EMERY ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'										1	11/25/2025	1	NONE	No											
25106027	2721 EMERY ST	V2 CAIRNWAY/PLAN 2B/2639 SQ'										1	12/2/2025	1	NONE	No											
25106027	2722 EMERY ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'										1	12/2/2025	1	NONE	No											
25105042	5158 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF										1	12/15/2025	1	NONE	No											
25106023	7953 LAMPLIGHT DR LOT 7	V9 ROCKINGHAM/PLAN										1	12/18/2025	1	NONE	No											
25106023	7967 LAMPLIGHT DR LOT 6	V9 ROCKINGHAM/PLAN										1	12/18/2025	1	NONE	No											
25105042	5140 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF										1	12/18/2025	1	NONE	No											
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	12/19/2025	1	NONE	No											
25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT										1	12/19/2025	1	NONE	No											
25106023	7966 LAMPLIGHT DR LOT 32	V9 ROCKINGHAM/PLAN										1	12/22/2025	1	NONE	No											
25105042	5122 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF										1	12/22/2025	1	NONE	No											
25105042	5104 ANDREW CAMILLERI AVE LOT 30	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF										1	12/22/2025	1	NONE	No											
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT										1	12/31/2025	1	NONE	No											
25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT										1	12/31/2025	1	NONE	No											
23506910	601 CENTRAL AVE	THE JUNCTION APARTMENTS												0	NONE	No	USDA	DB	We made assumptions based on other units of similar size that were verified by HCD's affordability calculator	55				59.0%	1	Development Standards Modification	Yes	

Jurisdiction	Tracy	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2023-12/30/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	2,994	-	-	-	-	-	-	-	-	-	-	**1**	**2,993**
	Non-Deed Restricted		-	-	-	1	-	-	-	-	-	-		
Low	Deed Restricted	1,879	-	-	-	-	-	-	-	-	-	-	**4**	**1,875**
	Non-Deed Restricted		2	-	-	2	-	-	-	-	-	-		
Moderate	Deed Restricted	1,175	-	-	-	-	-	-	-	-	-	-	**51**	**1,124**
	Non-Deed Restricted		6	-	24	21	-	-	-	-	-	-		
Above Moderate		2,782	59	-	671	63	-	-	-	-	-	-	**793**	**1,989**
Total RHNA		**8,830**												
Total Units			**67**	**-**	**695**	**87**	**-**	**-**	**-**	**-**	**-**	**-**	**849**	**7,981**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Tracy	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1 Housing Rehabilitation	Assist 15 lower income households with rehabilitation of their homes during the planning period	12/31/2031	6th Cycle	Not Yet Started	Staff to check in with San Joaquin County annually on status of home rehabilitation.	Households		Neighborhood Preservation | sjgov.org
Program 1 Housing Rehabilitation	Conduct citywide targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy	12/31/2031	6th Cycle	Not Yet Started	City staff is planning to coordinate with County staff for outreach in lower resource, lower income neighborhoods will begin and continue over the next few years.	Households		Neighborhood Preservation | sjgov.org
Program 2 Code Enforcement	Investigate possible code violations	12/31/2031	6th Cycle	Continuous	Code Enforcement is ongoing and responds to potential violations daily. Staff coordinates with the property owner until the case is resolved. Staff also is tasked with parking enforcement as well as cases associated with encampments and cleanup efforts. In 2025 staff received 2,538 parking enforcement cases and 1,425 other code violation cases.	Other	1425	Code Enforcement - Tracy Police Department
Program 2 Code Enforcement	Disseminate information on available housing rehabilitation assistance to address code violations and other housing issues	12/31/2031	6th Cycle	Not Yet Started	Staff to check in with San Joaquin County annually on status of home rehabilitation and provide more information to the public to assist in addressing code violations and housing issues upon receiving clarification.	Households		Neighborhood Preservation | sjgov.org

Program 3 Graffiti Abatement Program	Continue to operate the Graffiti Hot Line and promote program through City website and social media platforms	12/31/2031	6th Cycle	Continuous	The City provides information on reporting graffiti on public and private property on their website. Graffiti on public property is reported to and managed by Public Works, while private property graffiti is managed by Code Enforcement.	Other	1	Code Enforcement - Tracy Police Department
Program 4 Affordable Housing Monitoring	Annually monitor status of affordable units by maintaining contact with property owners and updates from HUD's Multi-Family Housing Division	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 4.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 4 Affordable Housing Monitoring	If a Notice of Intent is filed to opt out of low income housing use, work with property owners to ensure compliance with noticing requirements. Education of alternative housing options should be provided to tenants.	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 4.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 4 Affordable Housing Monitoring	Annually solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units.	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 4.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 4 Affordable Housing Monitoring	Annually pursue funding available from state and federal programs to improve and preserve existing affordable housing	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 4.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 5 DAP Loan Program	Provide down payment assistance to ten qualified lower income households during the planning period	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 5.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 5 DAP Loan Program	Disseminate information through City website and social media platforms	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 5.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 5 DAP Loan Program	Citywide, targeted outreach in lower resource, lower income neighborhoods, including central northern and northeastern Tracy	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 5.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 6 Homebuyer and Financial Literacy Training	Require a "Certificate of Completion" from a HUD-approved homebuyer class in order to participate in the DAP Loan Program	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 6.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 6 Homebuyer and Financial Literacy Training	Partner with qualified local non-profit agencies to offer homebuyer education classes and publicize the availability of these classes to residents twice during the planning period	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 6.	Other		Contact City Planning staff at planningadmin@cityoftracy.org

Program 6 Homebuyer and Financial Literacy Training	Citywide, targeted outreach in lower resource, lower income neighborhoods, including central and northeastern Tracy	12/31/2031	6th Cycle	Not Yet Started	City Management to determine staffing on Program 6.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 7 Affordable/Workforce Housing	Complete the Affordable/Workforce Housing Action Plan by March 2026. Pursue rezoning and zoning code amendments as outlined in various programs to facilitate affordable and workforce housing	3/31/2026	6th Cycle	In Progress	Staff presented the status of actions and updates regarding the affordable workforce housing plan to Planning Commission on 1/28/26. Staff is presenting the status to City Council on March 3, 2026.	Meetings	5	Planning Commission | City of Tracy, CA
Program 7 Affordable/Workforce Housing	Facilitate the development of 200 affordable housing units beyond the RHNA over 8 years, prioritizing housing for people with special needs, extremely-low income, and farmworkers	12/31/2031	6th Cycle	In Progress	Staff is working towards and will continue to work towards fulfilling its RHNA numbers and surpassing the affordable housing units by 200 units by the end of the cycle.	Units	6	https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Planning/Upcoming-Projects
Program 7 Affordable/Workforce Housing	Amend Zoning Ordinance to permit high density housing by right in certain commercial zones	3/31/2026	6th Cycle	Completed	Staff presented the proposed amendment to revise the GHC Zone to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed amendment to City Council on December 2, 2025. City Council approved the amendments on December 2nd and held the second reading on December 16, 2025.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 7 Affordable/Workforce Housing	Remove minimum lot size in favor of floor area ratio and/or units per acre in residential zones	3/31/2026	6th Cycle	Completed	Staff discussed options in meeting on 10/1/25. Staff decided to eliminate the minimum lot size standard in residential zones in favor of units per acre. Item was presented to PC on November 5, 2025. PC recommended approval to City Council. City Council approved the amendments on December 2, 2025 and held the second reading on December 16, 2025.	Meetings	4	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 7 Affordable/Workforce Housing	Allow and encourage duplexes, triplexes, and fourplexes in new single-family home subdivisions	3/31/2026	6th Cycle	In Progress	Staff initiated updates to the Low Density Residential Zone to allow duplexes, triplexes, and fourplexes in new single family home subdivisions. Staff presented the amendments to Planning Commission on January 28, 2026. Staff is projected to present to City Council on March 3, 2026 for approval.	Other		Planning Commission | City of Tracy, CA
Program 7 Affordable/Workforce Housing	Create and apply an overlay zone that allows clusters of tiny homes	3/31/2026	6th Cycle	In Progress	Staff initiated updates to the zoning code to permit tiny homes in locations so as to be compatible with neighboring conventially built dwellings. Staff presented the amendments to Planning Commission on January 28, 2026. Staff is projected to present to City Council on March 3, 2026 for approval.	Other		Planning Commission | City of Tracy, CA
Program 7 Affordable/Workforce Housing	Focus on higher opportunity, higher income, single-family neighborhoods, including western and southern Tracy	12/31/2031	6th Cycle	Continuous	The City has incorporated ADUs into higher income neighborhood development, offering moderate income housing in these areas, specifically Ellis and Tracy Hills. The City is pending further development in Westside and UR 7.	Other	2	Upcoming Projects | City of Tracy, CA
Program 7 Affordable/Workforce Housing	Annually during City budgeting process, prioritize actions to pursue to expand housing choices and opportunities	12/31/2031	6th Cycle	Continuous	Director of Community and Economic Development to annually discuss budgeting for housing opportunity expansions with city management during budget cycle.	Meetings	6	https://www.cityoftracy.org/Departments/Finance/Budget-Financial-Documents
Program 7 Affordable/Workforce Housing	Annually identify potential housing opportunities and provide information to interested developers via a list of properties that can be updated as needed	12/31/2031	6th Cycle	Continuous	Staff will be providing a list of opportunity sites on the city website upon adoption of the rezones in the summer of 2026. Staff will annually send a mailing notice to interested parties on the opportunity site availability each fall.	Other	1	https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Planning
Program 8 Housing Choice Voucher Program	Disseminate information to the public regarding the HCV program and promote participation by rental property owners	12/31/2031	6th Cycle	Continuous	City management to determine staffing on Program 8.	Persons		Contact City Planning staff at planningadmin@cityoftracy.org

Program 8 Housing Choice Voucher Program	By July 2025, create a Fair Housing Factsheet to be included in the ADU application packet	8/1/2025	6th Cycle	Completed	On July 24, 2025, a Fair Housing Fact Sheet in English and Spanish was finalized. Copies were printed and are provided at the front counter for public distribution.	Other	1	Links & Resources | City of Tracy, CA
Program 8 Housing Choice Voucher Program	Annually contact the HACSFJ to obtain information on the status of the HCV program and other available resources	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 8.	Meetings		Housing Authority of the County of San Joaquin
Program 8 Housing Choice Voucher Program	Continue to support HACSJ's petition for increaesd funding from HUD	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 8.	Meetings		Housing Authority of the County of San Joaquin
Program 8 Housing Choice Voucher Program	Continue to work with HACSJ to provide HCVs to Tracy residents, with the goal of increasing HCV use in the City by 20 percent by the end of 2031	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 8.	Meetings		Housing Authority of the County of San Joaquin
Program 8 Housing Choice Voucher Program	Continue to work with the HACSJ to assist households through the Family Self-Sufficiency Program	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 8.	Meetings		Housing Authority of the County of San Joaquin
Program 9 Provisions of Adequate Sites and Monitoring of No Net Loss	By July 2025, establish a formal procedure to monitor no-net-loss of capacity in meeting the City's RHNA	8/1/2025	6th Cycle	In Progress	Staff met on November 18, 2025 to discuss the establishment of a no net loss tracking system. Staff drafted a tracking system and it is to be finalized by summer of 2026.	Meetings	2	Contact City Planning staff at planningadmin@cityoftracy.org
Program 9 Provisions of Adequate Sites and Monitoring of No Net Loss	Amend the Zoning Ordinance to provide for by-right approval for projects that include 20 percent of the units for lower income households	8/1/2025	6th Cycle	In Progress	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	Planning Commission | City of Tracy, CA
Program 9 Provisions of Adequate Sites and Monitoring of No Net Loss	By July 2025, complete rezoning of the sites identified in the sites inventory for rezoning. Appropriate development standards will be established to ensure maximum allowable densities are achievable	8/1/2025	6th Cycle	In Progress	Staff released the Draft EIR for the rezone sites on January 23, 2026 for a 45 day public review. Staff anticipates bringing the rezones to City Council by June 2026.	Meetings	2	https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Planning/General-Plan-Zoning-Ordinance
Program 9 Provisions of Adequate Sites and Monitoring of No Net Loss	Make the inventory of sites available to interested developers after adoption of the Housing Element	8/1/2025	6th Cycle	Not Yet Started	Staff will publish a PDF of the sites inventory on the City's website upon adoption of the rezone sites.	Other	1	Contact City Planning staff at planningadmin@cityoftracy.org

Program 9 Provisions of Adequate Sites and Monitoring of No Net Loss	In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If there is a shortfall, the City wil identify alternative sites and strategies within six months	12/1/2027	6th Cycle	Not Yet Started	Staff will annually monitor RHNA progress through completion of the APR and tracking of the city's pipeline reports. By the end of 2026, staff will begin to assess no net loss numbers and continue to evaluate to determine any future site needs.	Units		Contact City Planning staff at planningadmin@cityoftracy.org
Program 10 Development of Large Sites	Meet with developers/property owners at least semi-annually beginning 2024 to faciliate development of sites	12/31/2031	6th Cycle	Continuous	Staff holds ongoing discussions with property owners. Staff will be creating a spreadsheet to begin tracking each meeting with developers of large sites to improve tracking metrics.	Meetings	2	Contact City Planning staff at planningadmin@cityoftracy.org
Program 10 Development of Large Sites	Facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels to sizes appropriate for the development of affordable housing units (0.5-10 acres) through master plans or specific plans and give high priority to processing subdivision maps that include affordable housing units. Establish a new process for the by-right subdivision of parcels over 10 acres in size. Remove infrastructure requirements at the time of a lot split and move this to the development phase.	12/31/2025	6th Cycle	In Progress	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 10 Development of Large Sites	Meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices	12/31/2031	6th Cycle	Continuous	Staff holds ongoing discussions with property owners. Staff will be creating a spreadsheet to begin tracking each meeting with developers of large sites to improve tracking metrics.	Meetings	2	Contact City Planning staff at planningadmin@cityoftracy.org
Program 10 Development of Large Sites	Allow the development in phases within eight years of the Housing Element Planning Period	12/31/2031	6th Cycle	Continuous	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 10 Development of Large Sites	Provide site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property	12/31/2031	6th Cycle	Completed	Staff discussed options in meeting on 10/1/25. Staff prepared amendments to the definition of density, the Medium Density Cluster Zone, the Medium Density Residential Zone, the Small Lot Residential Zone, the High Density Residential Zone, and the General Highway Commercial Zone. The amendments were presented to PC on November 5, 2025. PC recommended approval to City Council. City Council approved the amendments on December 2, 2025 and held the second reading on December 16, 2025.	Meetings	4	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 10 Development of Large Sites	By the end of 2025, establish objective development standards for clustered development to facilitate large-site development	12/31/2025	6th Cycle	In Progress	Staff held a meeting on 1/28/26 to begin discussions on establishing objective standards for clustered development. Staff is researching and drafting zoning code updates to establish these standards. Projected to be adopted by summer of 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 11 Property Acquisition and Improvement	Annually identify and seek partnerships with organizations and the County in order to acquire, improve, and develop affordable housing	12/31/2031	6th Cycle	Continuous	City partnered with San Joaquin County Housing Authority for development of senior housing project	Meetings	6	Contact City Planning staff at planningadmin@cityoftracy.org
Program 11 Property Acquisition and Improvement	Annually pursue funding available at the state and federal levels for affordable housing development	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 11.	Meetings		Contact City Planning staff at planningadmin@cityoftracy.org
Program 11 Property Acquisition and Improvement	As funding permits, prioritize funding assistance to affordable housing projects that set aside units for seniors, persons with disabilities, and exremely low income households	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 11.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 12 Accessory Dwelling Units	Update the Zoning Code to comply with State requirements for ADUs	8/1/2025	6th Cycle	In Progress	Staff has completed draft zoning code amendments, and HCD has provided approval of the draft. The drafts are in internal review and are projected to be adopted by summer 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 12 Accessory Dwelling Units	Update City website to provide a link to California Housing Finance Agency ADU Grant Program	8/1/2025	6th Cycle	Not Yet Started	Staff will provide a link to the ADU grant program upon adoption of the zoning code amendments in summer 2026.	Other		https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Planning

Program 12 Accessory Dwelling Units	Develop an information sheet brochure on ADUs, including building requirements and the permitting process, which may be given to interested property owners and kept at the Planning/Developmetn Services Department. This information should aslo be included on the City website.	8/1/2025	6th Cycle	Not Yet Started	Staff will complete an informatino sheet brochure on ADUs upon adoption of the zoning code amendments by summer 2026.	Other		https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Building-Safety/Accessory-Dwelling-Units-ADUs
Program 12 Accessory Dwelling Units	Annually monitor permitted ADUs and their affordability. If by the end of 2027 and 2029, the number of ADUs are not meeting projections in the Housing Element, the City will identify additional residential sites (including rezoning) within six months of the identified shortage.	12/31/2027	6th Cycle	In Progress	Staff annually tracks ADU development for APR reporting purposes. Per this RHNA cycle, the city is required to build an average of 40 ADUs per year. Staff will assess ADU development at the end of 2026.	Units	68	Contact City Planning staff at planningadmin@cityoftracy.org
Program 12 Accessory Dwelling Units	Facilitate the construction of 330 ADUs within the planning period	12/31/2031	6th Cycle	Continuous	Staff annually monitors ADU development. So far, the city has the following number of issued building permits: 2023: 35 BPs 2024: 6 BPs 2025: 27 BPs	Units	68	Contact City Planning staff at planningadmin@cityoftracy.org
Program 12 Accessory Dwelling Units	Focus on higher opportunity, higher income, single-family neighborhoods, includingn western and southern Tracy	12/31/2031	6th Cycle	Continuous	ADUs are being built in higher income areas throughout the city, such as in Tracy Hills and Ellis.	Other	69	Contact City Planning staff at planningadmin@cityoftracy.org
Program 12 Accessory Dwelling Units	Develop and include a Fair Housing Fact Sheet, especially on Source of Income protection in the ADU application packet	8/1/2025	6th Cycle	Completed	On July 24, 2025, a Fair Housing Fact Sheet in English and Spanish was finalized. Copies were printed and are provided at the front counter for public distribution. On September 9, 2025, the Fair Housing Fact Sheet was put on the Planning Division Website under Links & Resources	Other	1	Links & Resources | City of Tracy, CA
Program 12 Accessory Dwelling Units	Develop incentives to encourage development of ADUs, including financial assistance to assist lower income homeowners with construction, pre-approved plans, and dedicated counter time for technical assistance, among others	8/1/2025	6th Cycle	Continuous	Planning and Building staff regularly assist the public with ADU inquiries at the counter. In 2019, the City released pre-approved ADU plans to encourage development of ADUs. In 2022, the City updated the pre-approved ADU plans to be in compliance with updated building code. The City is pending plan updates to comply with 2025 code.	Other	6	https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Building-Safety/Accessory-Dwelling-Units-ADUs

Program 12 Accessory Dwelling Units	Modify the building permit tracking system to document and monitor ADU construction and demolition permits	8/1/2025	6th Cycle	Completed	Staff regularly monitors ADU constructio and demolition for pipeline reportingo and APR purposes. Staff has a building permit tracking system currently in effect.	Other	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 13 Inclusionary Housing	Explore the potential and set the stage for an inclusionary housing program that includes an extremely low income housing component by the end of 2025	12/31/2025	6th Cycle	In Progress	City management has held meetings to explore the potential for an inclusionary housing program. City management is still determining the course of action moving forward.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Net Densities	12/31/2025	6th Cycle	Completed	Staff revised TMC to remove net density language to say gross density. Planning Commission hearing occurred on November 5, 2025. PC recommended approval to City Council. City Council approved the gross density amendments on December 2, 2025. The City Council second reading occurred on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Density Bonus	12/31/2025	6th Cycle	Completed	Staff drafted revisions to Tracy Municode Article 36.5 - Density Bonus in November 2025. The Density Bonus Amendments were presented to Planning Commission on December 3, 2025, at which time the PC recommended approval to City Council. City Council hearing was held on January 20, 2026, at which time they approved the amendments.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Residential Care Facilities	12/31/2025	6th Cycle	Completed	Staff prepared a new ordinance regarding residential care facilities in October 2025. Staff created a new section, Section 10.10.110, in the Tracy Municipal Code for residential care facilities. Staff presented the proposed ordinance to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed ordinance to City Council on December 2, 2025. City Council approved the ordinance on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Farmworker Housing	12/31/2025	6th Cycle	In Progress	Staff is currently drafting ordinance amendments to address farmworker housing. Adoption is anticipated in spring 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Employee Housing	12/31/2025	6th Cycle	In Progress	Staff is currently drafting ordinance amendments to address employee housing. Adoption is anticipated in spring 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org

Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Low Barrier Navigation Center	12/31/2025	6th Cycle	Completed	Staff prepared a new ordinance regarding low barrier navigation centers (LBNC) in October 2025. Staff created a new section, Section 10.10.140, in the Tracy Municipal Code for LBNCs. Staff presented the proposed ordinance to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed ordinance to City Council on December 2, 2025. City Council approved the ordinance on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Emergency Shelter Parking Standards	12/31/2025	6th Cycle	In Progress	Staff is currently drafting ordinance amendments to address emergency shelter parking standards. Adoption is anticipated in spring 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Transitional and Supportive Housing	12/31/2025	6th Cycle	Completed	Staff prepared a new ordinance regarding transitional and supportive housing in October 2025. Staff created a new section, Section 10.10.120, in the Tracy Municipal Code for the ordinance. Staff presented the proposed ordinance to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed ordinance to City Council on December 2, 2025. City Council approved the ordinance on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • SROs	12/31/2025	6th Cycle	In Progress	Staff is currently drafting ordinance amendments to address SROs. Adoption is anticipated in spring 2026.	Meetings	1	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Parking Standards	12/31/2025	6th Cycle	In Progress	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Definition of Family	12/31/2025	6th Cycle	Completed	Staff revised the definition of family, Section 10.08.320, in the Tracy Municipal Code to meet state standards. Staff presented the proposed amendment to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed amendment to City Council on December 2, 2025. City Council approved the amendment on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • SB 35 and SB 330 Processing	12/31/2025	6th Cycle	Completed	Staff prepared a new streamlined review for qualifying affordable housing projects ordinance in October 2025. Staff created a new article, Article 1 - Qualifying Housing Streamlined Review, in the Tracy Municipal Code for the ordinance. Staff presented the proposed ordinance to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed ordinance to City Council on December 2, 2025. City Council approved the ordinance on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Manufactured Housing	12/31/2025	6th Cycle	In Progress	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Reasonable Accommodation	12/31/2025	6th Cycle	In Progress	Staff is currently drafting ordinance amendments to address reasonable accommodation. Adoption is anticipated in spring 2026.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org

Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Development Review Permits	12/31/2025	6th Cycle	Completed	Staff revised the two required findings to remove subjective language and allow for approval certainty. Staff completed these amendments to Section 10.08.3960 - Decision and Findings. Staff presented the proposed amendments to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed amendments to City Council on December 2, 2025. City Council approved the amendments on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 14 Zoning Ordinance	Complete Zoning Ordinance amendments to address the provision of affordable and special needs housing by the end of 2025. Specifically: • Conditional Use Permit	12/31/2025	6th Cycle	Completed	Staff revised finding (c) to remove subjective language and allow for approval certainty. Staff completed this amendment to Section 10.08.3960 - Decision and Findings. Staff presented the proposed amendment to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed amendment to City Council on December 2, 2025. City Council approved the amendments on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 15 Objective Design/Development Standardds	Adopt objective design/development standards for multifamily and mixed use development by the end of 2025	12/31/2025	6th Cycle	Completed	Staff prepared Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects in a new article, Article 2, in Title 10 of the Tracy Municipal Code. Staff derived these standards from the city's existing Design Goals and Standards and Municode standards, where applicable. Staff presented the proposed amendment to Planning Commission on November 5, 2025, at which time PC recommended approval to City Council. Staff presented the proposed amendment to City Council on December 2, 2025. City Council approved the amendments on December 2nd and held the second reading on December 16, 2025.	Meetings	3	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes
Program 16 Growth Management Ordinance	Annually monitor and evaluate the GMO for the impacts on the cost, supply, and timing of housing including seeking input from residential develoeprs and affordable housing stakeholders in reviewing the effects of the GMO. When evaluations determine that the GMO is negatively impacting the cost, supply and timing of housing, the GMO shall be revised by the fourth quarter of the subequent year.	12/31/2031	6th Cycle	In Progress	Staff held a meeting on 1/28/26 to begin discussions on an evaluation process for the GMO. Staff is planning next steps for this objective.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 16 Growth Management Ordinance	Results of the affordable/workforce action plan will determine the increased number of market-rate Residential Growth Allotments for projects that included a specified percentage of affordable units.	12/31/2031	6th Cycle	In Progress	Staff held a meeting on 1/28/26 to begin discussions on alterations to the RGAs for projects with affordable units. Staff is determining next steps.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 17 Water and Wastewater Service	By December 2025, adopt a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087)	12/31/2025	6th Cycle	In Progress	Staff presented the zoning code amendments to implement this objective to planning commission on January 28, 2026. Staff will present the amendments to City Council on March 3, 2026.	Meetings	2	https://www.cityoftracy.org/Government/Boards-Committees-and-Commissions/Planning-Commission#AgendasMinutes https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes

Program 17 Water and Wastewater Service	Continue to collect water and wastewater fees from new residential developments	12/31/2031	6th Cycle	Continuous	City staff regularly collect water and wastewater fees from new residential developments.	Units	849	https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Building-Safety/Permit-Process-and-Fees
Program 17 Water and Wastewater Service	Carry out the projects outlined in the 2020 Urban Water Management Plan and 2022 Wastewater Master Plan Update	12/31/2031	6th Cycle	In Progress	The 2020 Urban Water Management Plan is undergoing an update, while the Wastewater Master Plan is currently in peer review. The existing goals and programs are still being implemented while staff continues to refine them.	Other	2	https://www.cityoftracy.org/Departments/Public-Works/Water-Sewer-Stormwater
Program 17 Water and Wastewater Service	Anually, conduct outreach and education on water conservation measures through a social media campaign	12/31/2031	6th Cycle	Continuous	The City of Tracy's Public Works and Utilities Division conducts many forms of outreach and education on water conservation measures. The City posts information on all social media platforms and participates in public events to promote water conservation and efficiency. The City regularly posts information about the watering schedule and ensuring sprinklers are being efficient and sustainable. During the annual Earth Day event, staff provides the public with information and passes out items such as shower timers and moisture meters. The City also runs a 30 second advertisement in the Tracy theater for the month of October discussing the importance of water efficiency in concurrence with stormwater pollution prevention. Staff also conducts on the ground	Other	1	https://www.cityoftracy.org/Departments/Public-Works/Water-Sewer-Stormwater/Water-Quality-Supply
Program 18 Fair Housing	Support the San Joaquin Fair Housing Association, or other qualified fair housing agencies, annually with CDBG funds and refer residents seeking fair housing assistance on an ongoing basis	12/31/2031	6th Cycle	Continuous	Annual process managed by Economic Development Division	Other	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 18 Fair Housing	Advertise the services provided by the San Joaquin Fair Housing Association, or other qualified fair housing agencies, on an ongoing basis in City buildings and other public buildings	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 18.	Other		Contact City Planning staff at planningadmin@cityoftracy.org

Program 18 Fair Housing	By July 2025, begin promoting housing programs and fair housing services via social media platforms in addition to information on City website and public counters	7/31/2025	6th Cycle	Not Yet Started	City management to determine staffing on Program 18.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 18 Fair Housing	Targeted outreach in lower resource lower income neighborhoods	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 18.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 18 Fair Housing	Expand Spanish engagement to target outreach to the Hispanic population	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 18.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 19 Place-Based Improvements	Completion of four CIPs in each of the top three prioritzed key areas identified in the 10-Year Economic Development Strategic Plan	12/31/2027	6th Cycle	In Progress	Staff is working towards identifying future CIPs that fall into the priority identified in the 10-Year Economic Development Strategic Plan	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 19 Place-Based Improvements	Annually prioritize the CIP to improve mobility, active transportation opportunities, and other community services in targeted neighborhoods	12/31/2031	6th Cycle	In Progress	Staff has already identified two CIP projects that improve mobility. Staff will continue to priortize CIPs for active transportation opportunities, and other community services in targeted neighborhoods	Other	2	https://www.cityoftracy.org/Departments/Public-Works/Projects-Construction/Major-Projects-Construction-Updates
Program 19 Place-Based Improvements	Focus on areas of low opportunity and low income, including central northern and northeastern Tracy	12/31/2031	6th Cycle	In Progress	Staff will be analyzing our CIP project list to focus on areas of low opportunity and low income, including central northern and northeastern Tracy	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 19 Place-Based Improvements	Annually apply for funding to assist with implementation of the Ten Year Economic Development Strategic Plan	12/31/2031	6th Cycle	In Progress	Economic Development staff is working with the City Managers office on securing additional resources (staff, funding, etc.) to implement the Ten Year Economic Development Strategic Plan	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org
Program 19 Place-Based Improvements	Annually apply for funding to assist with the implementation of the Downtown Transit-Oriented Development Plan	12/31/2031	6th Cycle	Not Yet Started	Staff is exploring opurtunties for funding implementation of the Downtown Transit-Oriented Development Plan	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 20 Housing Resources Education and Bilingual Materials	City will provide bilingual information on housing resources to at least 200 households annually	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 20.	Households		Contact City Planning staff at planningadmin@cityoftracy.org
Program 20 Housing Resources Education and Bilingual Materials	City will provide a note on all hearing notices in Spanish indicating that interpretation and translation services are available upon request	12/31/2031	6th Cycle	Not Yet Started	Staff held a meeting on 1/28/26 to brainstorm action itetms to address this objective. Next steps are pending.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 20 Housing Resources Education and Bilingual Materials	City will demographic changes every four years to determine if additional language translation is needed	12/31/2031	6th Cycle	Continuous	Staff held a meeting on 1/28/26 to brainstorm action itetms to address this objective. Next steps are pending.	Meetings	1	Contact City Planning staff at planningadmin@cityoftracy.org

Program 20 Housing Resources Education and Bilingual Materials	Targeted outreach in lower resource lower income neighborhoods	12/31/2031	6th Cycle	Not Yet Started	City management to determine staffing on Program 20.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 21 Displacement Prevention	By Q2 2025, coordinate with a qualified fair housing service provider to conduct a meeting/workshop to inform residents and landlords of sources of income protection and state rental control laws such as AB 1482. This may be done in coordination with the City's fair housing service provider	7/31/2025	6th Cycle	Not Yet Started	City management to determine staffing on Program 21.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 21 Displacement Prevention	Coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers to establish a renter's financial eligibility	7/31/2025	6th Cycle	Not Yet Started	City management to determine staffing on Program 21.	Other		Contact City Planning staff at planningadmin@cityoftracy.org
Program 21 Displacement Prevention	Pursuant to SB 330, AB 1397, and SDBL, ensure a no net loss of housing units by income category when existing housing is demolished so that, at a minimum, an equivalent number of replacement units are created at the same level of affordability. The City's GMO exempts permits for the replacement of demolished units.	12/31/2031	6th Cycle	Continuous	Staff held a meeting on November 18, 2025 to establish a no net loss tracking system. A draft system was created, and finalization of the system is projected for completion by summer 2026.	Other	1	Contact City Planning staff at planningadmin@cityoftracy.org

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Tracy	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Tracy	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Tracy		**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Tracy	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 300,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Rezone to Accommodate RHNA	$111,252.00	$111,252.00	In Progress	None	
Amend Parking Requirements	$31,135.00	$31,135.00	In Progress	None	
Transit Oriented Development	$54,257.00	$54,257.00	In Progress	REAP	
Sixth Cycle Housing Element	$103,080.00	$103,080.00	Completed	REAP	
Zoning Ordinance Amendments	$276.00	$276.00	In Progress	REAP	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	6
	Non-Deed Restricted	0
Very Low	Deed Restricted	28
	Non-Deed Restricted	0
Low	Deed Restricted	11
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	51
Above Moderate		347
Total Units		**443**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		63
Total Units		**87**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	68
Above Moderate		496
Total Units		**567**

March 3, 2026

Agenda Item 1.L

RECOMMENDATION

Staff recommends that the City Council adopt a resolution 1) amending the Cooperative Agreement with the California Department of Transportation for the Project Initiation Document Phase of the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, increasing the total not-to-exceed amount to $480,000, 2) authorizing the appropriation of $63,033 from the Ellis Program Area Traffic Fee (F331) and $887,678 from the Core Traffic Fee (F375) to the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, and 3) granting authority to the City Manager to execute future ancillary Amendments to the Cooperative Agreement within the approved Capital Improvement Project budget.

EXECUTIVE SUMMARY

This item seeks City Council approval of a resolution to amend the Cooperative Agreement (Agreement) with the California Department of Transportation (Caltrans) for the Project Initiation Document (PID) Phase of the Interstate 580 (I-580)/Corral Hollow Interchange Project (Project), Capital Improvement Project (CIP) 73198, increasing the not-to-exceed amount to $480,000. This is an increase of $350,000 over the original reimbursement Agreement, allowing Caltrans staff to continue their review necessary to complete the PID Phase of the Project. The resolution also authorizes the appropriation of $63,033 from the Ellis Program Area Traffic Fee (F331), and $887,678 from the Core Traffic Fee (F375) to CIP 73198, and grants authority to the City Manager to execute future amendments to the Agreement.

BACKGROUND AND LEGISLATIVE HISTORY

The Interstate 580/Corral Hollow Interchange, in its existing condition, is configured as a tight diamond interchange. The ongoing Tracy Hills development in the area has led to increased traffic at this interchange, and this congestion is expected to worsen as Tracy Hills housing development continues to develop.

Since the proposed improvements modify a Caltrans facility, the City is required to follow Caltrans Project Development Procedures and enter into a Cooperative Agreement to allow Caltrans to provide design and independent quality oversight during the design of the Project. Without such an Agreement, Caltrans will not approve the design or issue a permit for construction.

On September 3, 2024, through Resolution No. 2024-152, the City Council authorized the execution of a Cooperative Agreement with Caltrans for the Project Initiation Document (PID) Phase of the Interstate 580/Corral Hollow Interchange Project, CIP 73198, for a total not-to-exceed amount $130,000.

ANALYSIS

As the Project advanced through the PID Phase, the Caltrans Project Development Team now has better clarity on the level of effort required to complete the quality management work needed to complete this phase. Based on updated input from the Caltrans Project Development Team, approximately 2,700 additional hours (equivalent to roughly $350,000) will be required to complete the remaining work in the PID Phase. Therefore, Caltrans is requesting to amend the existing reimbursement amount in the Cooperative Agreement from $130,000 to $480,000. A draft amendment Agreement (Exhibit to Resolution 1) is attached for the City Council's consideration.

FISCAL IMPACT

The adopted Fiscal Year 2024/2025 (FY24/25) CIP Budget designates funding for the I-580/Corral Hollow Interchange Project, CIP 73198, with a total project budget of $200,000. The current Project budget has insufficient funds to pay for the PID Phase. Additional appropriations of $63,033 from the Ellis Program Area Traffic Fee (F331) and $887,678 from the Core Traffic Fee (F375) will be allocated to CIP 73198 as part of this action. After the appropriation of funds, Project budget has sufficient funds to pay for the PID Phase as follows:

Funding Source	**Budget**	**Expensed/ Committed**	**Balance**
245 - Gas Tax	$ 200,000	$ 150,664	$ 49,336
Current Budget	$ 200,000	$ 150,664	$ 49,336
Funding Source			
331 - Ellis Area Traffic	$ 63,033		$ 63,033
375 - CORE Traffic	$ 887,678		$ 887,678
Requested Appropriations	$ 950,711	$ -	$ 950,711
Total Budget	$ 1,150,711	$ 150,664	$ 1,000,047

The remaining Project balance will be used for staff time and Cooperative Agreements for the upcoming phases of the Project, which staff plans to bring to the Council for approval at a later date.

COORDINATION

The Engineering Division is coordinating with Caltrans for the execution of this Agreement.

CEQA DETERMINATION

The recommended action is not a project under California Environmental Quality Act (CEQA). In subsequent project phases, environmental assessments will be conducted as required per the CEQA and National Environmental Policy Act (NEPA) for the Project determination. Caltrans will remain the responsible party for CEQA and NEPA compliance.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which 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.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution 1) amending the Cooperative Agreement with the California Department of Transportation for the Project Initiation Document Phase of the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, increasing the total not-to-exceed amount to $480,000, 2) authorizing the appropriation of $63,033 from the Ellis Program Area Traffic Fee (F331) and $887,678 from the Core Traffic Fee (F375) to the Interstate 580/ Corral Hollow Interchange Project, Capital Improvement Project 73198, and 3) granting authority to the City Manager to execute future ancillary Amendments to the Cooperative Agreement within the approved Capital Improvement Project budget.

Prepared by: Sharatchandra Bandugula, PE, Assistant City Engineer

Reviewed by: Even Marcelo, PE, City Engineer
Anush Nejad, PE, Public Works Director
Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2026- _____

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1) AMENDING THE COOPERATIVE AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE PROJECT INITIATION DOCUMENT PHASE OF THE INTERSTATE 580/CORRAL HOLLOW INTERCHANGE PROJECT, CAPITAL IMPROVEMENT PROJECT 73198, INCREASING THE TOTAL NOT-TO-EXCEED AMOUNT TO $480,000,

2) AUTHORIZING THE APPROPRIATION OF $63,033 FROM THE ELLIS PROGRAM AREA TRAFFIC FEE (F331) AND $887,678 FROM THE CORE TRAFFIC FEE (F375) TO THE INTERSTATE 580/CORRAL HOLLOW INTERCHANGE PROJECT, CAPITAL IMPROVEMENT PROJECT 73198, AND

3) GRANTING AUTHORITY TO THE CITY MANAGER TO EXECUTE FUTURE ANCILLARY AMENDMENTS TO THE COOPERATIVE AGREEMENT WITHIN THE APPROVED CAPITAL IMPROVEMENT PROJECT BUDGET.

WHEREAS, the Interstate 580 (I-580)/Corral Hollow Interchange, Capital Improvement Project (CIP) 73198 (Project), in its existing condition, is configured as a tight diamond interchange and the ongoing Tracy Hills development in the area has led to increased traffic at the site, and this congestion is expected to worsen as Tracy Hills continues to develop; and

WHEREAS, as the proposed improvements involve modification to a California Department of Transportation (Caltrans) facility, under State law, the City is required to follow Caltrans Project Development Procedures and enter into the Cooperative Agreement (Agreement) so that Caltrans can provide design and independent quality oversight during design of the Project; and

WHEREAS, without such an Agreement, Caltrans will not approve the design or issue a permit for construction; and

WHEREAS, the City is required to reimburse Caltrans for the cost of their Project Development Team to review and process the Project Initiation Document (PID), and

Caltrans estimated that the oversight and processing of the PID for the Project would be $130,000, to be invoiced based on actual cost incurred; and

WHEREAS, on September 3, 2024, through Resolution No. 2024-152, the City Council authorized the execution of a Cooperative Agreement with Caltrans for the PID Phase of the Interstate 580/Corral Hollow Interchange Project, CIP 73198, for a total not-to-exceed amount of $130,000; and

WHEREAS, the Fiscal Year 2024/2025 (FY24/25) CIP Budget designates funding for the Project with a total Project budget of $200,000; and

WHEREAS, as the Project advanced through the PID Phase, the Caltrans Project Development Team now has better clarity on the level of effort required to complete the quality management work needed to clear this phase. Based on updated input from the Caltrans Project Development Team, approximately 2,700 additional hours (equivalent to roughly $350,000) will be required to complete the remaining work in the PID Phase. Therefore, Caltrans is requesting to amend the existing reimbursement amount in the Cooperative Agreement from $130,000 to $480,000; and

WHEREAS, the current Project budget has insufficient funds to pay for the remainder of the PID Phase work. As part of this action appropriations of $63,033 from the Ellis Program Area Traffic Fund Fee (F331) and $887,678 from the Core Traffic Fee (F375) will be allocated to CIP 73198; and

WHEREAS, with the appropriation of funds, the Project budget has sufficient funds to pay for the PID Phase. The remaining Project balance will be used for staff time and Cooperative Agreements for the upcoming phases of the Project, which staff plans to bring to the Council for approval at a later date; and

WHEREAS, the recommended action is not a project under California Environmental Quality Act (CEQA). In subsequent project phases, environmental assessments will be conducted as required per the CEQA and National Environmental Policy Act (NEPA) for the Project determination. Caltrans will remain the responsible party for CEQA and NEPA compliance; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby approves the amendment to the Cooperative Agreement, attached hereto as Exhibit 1, with the California Department of Transportation for the development of a Project Initiation Document for the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198, for a total not-to-exceed amount of $480,000; and be it

FURTHER RESOLVED: That the City Council authorize the appropriation of $63,033 from the Ellis Program Area Traffic Fee (F331) and $887,678 from the Core Traffic Fee (F375) to the Interstate 580/Corral Hollow Interchange Project, Capital Improvement Project 73198; and be it

FURTHER RESOLVED: That the City Council grant authority to the City Manager to execute future ancillary Amendments to the Cooperative Agreement within the approved CIP budget; and be it

FURTHER RESOLVED: That the City Council finds that the recommended action does not require review under CEQA or NEPA and that for future Project phases, environmental reviews and/or assessments shall be conducted as required per CEQA and NEPA.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B.A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

EXHIBITS:

Exhibit 1 – Caltrans PID Cooperative Agreement.

Exhibit 1

10-SJ-580-8.15
EA 10-1Q550
Project ID 1023000035
Agreement 10-0563 A-1

AMENDMENT NO. _10-0563_ TO AGREEMENT __1__

This Amendment No. _1_ (AMENDMENT) to Agreement _10-0563_ (AGREEMENT), executed on and effective from _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

TRACY, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY.

RECITALS

1. CALTRANS and CITY collectively referred to as PARTIES, entered into AGREEMENT on 11/19/2024 defining the terms and conditions for *improvements to existing I-580/Corral Hollow interchange in the City of Tracy. Existing interchange consists of an L-1 (Tight Diamond) with two lane overcrossing. Ongoing and planned developments in the CITY will result in increased traffic volumes that will trigger improvements to existing ramp terminals and overcrossing* will be referred to hereinafter as PROJECT.

2. The AGREEMENT established $130,000 in Local funds for the reimbursement of CALTRAN's WORK.

3. PARTIES now seek to increase Local funds for the reimbursement of CALTRANS WORK by $350,000.

IT IS THEREFORE MUTUALLY AGREED:

4. A revised FUNDING SUMMARY NO. 02 is attached and made part of the AGREEMENT. Any reference to the FUNDING SUMMARY in the AGREEMENT is deemed to refer to the revised FUNDING SUMMARY NO. 02 attached herein

5. All other terms and conditions of the AGREEMENT shall remain in full force and effect.

6. This AMENDMENT is deemed to be included and made a part of the AGREEMENT.

CONTACT INFORMATION

The information provided below indicates the primary contact information for each PARTY to this AGREEMENT. PARTIES will notify each other in writing of any personnel or location changes. Contact information changes do not require an amendment to this AGREEMENT.

CITY OF TRACY

Bernardo Bustamante, Senior Civil Engineer
333 Civic Center Plaza
Tracy, CA 95376
Office Phone: 209-831-6420
bernardo.bustamante@cityoftracy.org

CALTRANS

Bairong Yu, Project Manager
1976 E. Charter Way
Stockton, CA 95205
Office Phone: (209) 983-7721
Email: Bairong.Yu@dot.ca.gov

SIGNATURES

PARTIES are authorized to enter into this AMENDMENT and have delegated to the undersigned the authority to execute this AMENDMENT on behalf of the respective agencies and hereby covenants to have followed all the necessary legal requirements to validly execute this AMENDMENT. By signing below, the PARTIES each expressly agree to execute this AMENDMENT electronically.

The PARTIES acknowledge that executed copies of this AMENDMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

_____
Grace Magsayo
District Director

VERIFIED OF FUNDS & AUTHORITY:

_____
Michelle Ishaya
District Budget Manager

CERTIFIED AS TO FINANCIAL
TERMS & POLICIES:

_____
Lai Saephan
HQ Accounting Supervisor

CITY OF TRACY

_____
Midori Lichtwardt
City Manager

Attest:

_____
April B.A. Quintanilla
City Clerk

_____
David Nefouse
City Attorney

FUNDING SUMMARY NO. 2

FUNDING TABLE			
Source	Party	Fund Type	PSR-PR Totals
LOCAL	Tracy	CITY	700,000
LOCAL	Tracy	CITY	480,000
Totals			1,180,000

SPENDING SUMMARY			
	PSR-PR		
Fund Type	CALTRANS	TRACY	Totals
CITY	0	700,000	700,000
CITY	480,000	0	480,000
Totals	480,000	700,000	1,180,000

Funding

1. If there are insufficient funds available in this AGREEMENT to place the PROJECT right-of-way in a safe and operable condition, the appropriate IMPLEMENTING AGENCY will fund these activities until such time as PARTIES amend this AGREEMENT.

   That IMPLEMENTING AGENCY may request reimbursement for these costs during the amendment process.

2. If there are insufficient funds in this AGREEMENT to implement the obligations and responsibilities of this AGREEMENT, including the applicable commitments and conditions included in the PROJECT environmental documentation, permits, agreements, and/or approvals that are in effect at a time that WORK stops, each PARTY accepts responsibility to fund their respective WORK until such time as PARTIES amend this AGREEMENT.

   Each PARTY may request reimbursement for these costs during the amendment process.

3. Notwithstanding the terms of this AGREEMENT, PARTIES agree to abide by the funding guidelines for all contributed funds that are programmed and allocated by CTC.

ICRP Rate

4. Per the State Budget Act of 2012, Chapter 603, amending item 2660-001-0042 of Section 2.00, the cost of any engineering support performed by CALTRANS towards any local government agency-sponsored PSR-PR project will only include direct costs. Indirect or overhead costs will not be applied during the development of the PSR-PR document.

Invoicing and Payment

5. PARTIES will invoice for funds where the SPENDING SUMMARY shows that one PARTY provides funds for use by another PARTY. PARTIES will pay invoices within forty-five (45) calendar days of receipt of invoice when not paying with Electronic Funds Transfer (EFT). When paying with EFT, CITY will pay invoices within five (5) calendar days of receipt of invoice.

6. If CITY has received EFT certification from CALTRANS, then CITY will use the EFT mechanism and follow all EFT procedures to pay all invoices issued from CALTRANS.

7. When a PARTY is reimbursed for actual cost, invoices will be submitted each month for the prior month's expenditures. After all PROJECT COMPONENT WORK is complete, PARTIES will submit a final accounting of all PROJECT COMPONENT costs. Based on the final accounting, PARTIES will invoice or refund as necessary to satisfy the financial commitments of this AGREEMENT.

Project Initiation Document (PID)

CALTRANS has invoiced the CITY for an initial deposit of $20,000 after execution of this AGREEMENT. This deposit represents the estimated cost of an average two (2) months of CALTRANS' WORK. After the first month of WORK, CALTRANS will invoice on monthly basis, and CITY will pay.

CALTRANS will not begin WORK until CALTRANS receives the initial deposit.

March 3, 2026

Agenda Item 1.M

RECOMMENDATION

Staff recommends that the City Council adopt a resolution (1) Approving the City's Annual Military Equipment Report (2) Adopting findings required under Government Code Section 7071(e)(2) for each item of military equipment identified in such report; and (3) Approving the renewal of City Ordinance 1327 authorizing the continued use of specified military equipment as required by Government Code Section 7071(e)(2).

EXECUTIVE SUMMARY

This agenda item requests renewal of the previously adopted Ordinance 1327 for the continued use of the military equipment specified in Tracy Police Department Policy 708 – Military Equipment attached hereto as Attachment D. To renew this Ordinance and continue using the military equipment, Government Code Section 7072 requires the City Council to review Ordinance 1327 annually, based on an annual report from Tracy Police Department, and adopt the following specific findings provided in Government Code Section 7071(d)(1):

(A) The military equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
(B) The proposed military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties.
(C) If purchasing the equipment, the equipment is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.
(D) Prior military equipment use complied with the military equipment use policy that was in effect at the time, or if prior uses did not comply with the accompanying military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

This Staff Report and its attachments incorporated herewith provide the six (6) items of content required by Government Code Section 7072(a). Staff recommends City Council make the findings set forth above based on this report.

BACKGROUND AND LEGISLATIVE HISTORY

On September 30, 2021, Governor Gavin Newsom signed into law California Assembly Bill 481 (AB 481), regarding the use of military equipment by law enforcement agencies. California Government Code sections 7070 through 7075 codified AB 481, required all law enforcement agencies to adopt an ordinance approving a military equipment use

policy that governed the purchase, acquisition, and use of the military equipment specified within the law. AB 481 also allowed law enforcement agencies to continue using previously purchased and acquired military equipment if the governing body (City Council) adopted an ordinance approving the continued use no later than May 1, 2022. In 2025, the Tracy Police Department complied with these new requirements and Ordinance 1327 was introduced at a regular meeting of the Tracy City Council on February 4, 2025, and adopted on March 6, 2025.

In addition to the above, AB 481 requires the Tracy Police Department to submit an annual report to the City Council to obtain continued approval of the military equipment policy by City Council vote.

Annual renewal (by adoption) of the previously adopted City Ordinance 1327 is authorized by Government Code Section 36934 and Government Code Section 7071(e)(1). Ordinance 1327 was originally introduced at a regular meeting of the Tracy City Council on April 5, 2022. Staff is recommending re-adoption of City Ordinance 1327 attached hereto as Attachment C. The attached City Ordinance 1327 is in substantially the same form as originally adopted, except for clerical modifications to the title and dates of renewal, and the approval of a modernized Mobile Command Post which was approved by council, as authorized by Government Code Section 36934.

ANALYSIS

Annual Military Equipment Report

Government Code Section 7072, subsection (a), requires the following information be reported annually to City Council:

1. ***A summary of how the military equipment was used and the purpose of its use:***

   The Tracy Police Department created its Military Equipment Policy to specify how each piece of equipment is to be used and for what purpose. The policy attached hereto covers the approved uses and all uses for the reporting period.

2. ***A summary of complaints or concerns received concerning the military equipment:***

   There have been no complaints regarding the equipment.

3. ***The results of any internal audits, any information about violations of the military equipment use policy, and any action taken in response:***

   All equipment is accounted for and there were no known policy violations regarding the equipment's use.

4. ***The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage,***

upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report:

Refer to Attachment D attached hereto, the Tracy Military Equipment Policy, section 708.4 – Military Equipment Inventory, subsections 1 through 9. The Council-approved policy contains all the above information.

All ongoing costs are from funds already approved as part of the general fund appropriations by City Council for the Tracy Police Department annually.

5. ***The quantity possessed of each type of military equipment:***

Refer to Attachment D attached hereto, the Tracy Military Equipment Policy, section 708.4 – Military Equipment Inventory, subsections 1 through 9. The Council-approved policy contains all the above information.

6. ***If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment:***

Some of the specified equipment is used on an ongoing basis for training and real-world events to maintain supply levels throughout the year. This includes ammunition, less lethal munitions, distraction devices, and Chemical Agents / Smoke Canisters. The Tracy Police Department will be making these purchases with existing funds throughout the year in alignment with approved amounts.

The approved policy, in section 704.4.1, allows for the maintenance of supply levels and to increase the number of specified equipment previously approved by City Council should the Chief of Police deem it necessary. An example of this would be if there were to be additional sworn peace officer's positions approved, there would be a need to purchase additional rifles training ammunition, etc. The approved policy authorized the Chief of Police to purchase this type of equipment at his discretion without additional approval required under AB 481.

Findings Required to Renew City Ordinance 1327 authorizing the continued use of the military equipment specified in Tracy Police Department Policy 708 – Military Equipment.

Pursuant to Government Code Section 7071(e)(2), based on the foregoing report, staff recommends City Council make each of the following findings:

(A) The military equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.

(B) The proposed military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties.

(C) If purchasing the equipment, the equipment is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety

(D) Prior military equipment use complied with the military equipment use policy that was in effect at the time, or if prior uses did not comply with the accompanying military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

FISCAL IMPACT

There is no additional fiscal impact for this item. All funding is approved as part of the annual budget appropriation for the Tracy Police Department by City Council.

PUBLIC OUTREACH/INTEREST

Within 30 days of the acceptance of this report, the Tracy Police Department will hold a community outreach event specific to the use of military equipment.

CEQA DETERMINATION

This action item is exempt from review under the California Environmental Quality Act (CEQA) because it is not a "project" for purposes of CEQA (as defined by CEQA Guidelines §15378). Specifically, this item proposes an organizational or administrative activity that will not result in a direct or indirect physical change in the environment (CEQA Guidelines §§15378(b)(5)).

COORDINATION

None.

FOLLOW-UP

The informational report is required annually for continued authorization to use the specified equipment and will be posted on the Tracy Police Department’s website.

STRATEGIC PLAN

This item relates to the City Council’s Public Safety Strategic Priority Goal 1 – Partner with and engage the community to address public safety concerns by helping increase communication with residents regarding crime information and prevention.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a resolution (1) Approving the City's Annual Military Equipment Report; (2) Adopting findings required under Government Code Section 7071(e)(2) for each item of military equipment identified in such report; and (3) Approving the renewal of City Ordinance 1327 authorizing the continued use of specified military equipment as required by Government Code Section 7071(e)(2).

Prepared by: Scott Criswell, Police Sergeant

Reviewed by: Sekou Millington, Chief of Police
Reviewed by: Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

Attachments:

Attachment A: AB 481 Annual Memorandum
Attachment B: AB 481 Resolution
Attachment C: Ordinance 1327 – Adopting a Military Equipment Use Policy Pursuant to California Assembly Bill 481
Attachment D: Tracy Police Department Lexipol Policy 708 – Military Equipment

TRACY POLICE DEPARTMENT

MEMORANDUM

Date: 01/14/2026

To: Sekou Millington, Chief of Police

From: Scott Criswell, Sergeant

Re: PS&T AB481 entries for 2025

Chief Millington,
From January 1st, 2025 – December 31st, 2025, the Tracy Police Department logged 228 AB 481 entries into our PlanIt database. Below is a breakdown of how many times each AB481 listed equipment had been deployed in 2025:

Bearcat:	11
Drone:	251
40mm:	5
Less Lethal Shotgun:	28
Command Post:	2
Flashbang:	5
Shotgun Breach:	0
Patrol Rifle/AR15:	67
Swat Van:	2
Swat Robot:	0
Swat Sniper Rifle:	4
Chemical Agents:	0

Respectfully,

Scott Criswell
PS&T Sergeant

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2024-059

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(1) APPROVING THE CITY'S ANNUAL MILITARY EQUIPMENT REPORT; (2) ADOPTING FINDINGS REQUIRED UNDER GOVERNMENT CODE SECTION 7071(E)(2) FOR EACH ITEM OF MILITARY EQUIPMENT IDENTIFIED IN SUCH REPORT; AND (3) APPROVING THE RENEWAL OF CITY ORDINANCE 1327 AUTHORIZING THE CONTINUED USE OF SPECIFIED MILITARY EQUIPMENT AS REQUIRED BY GOVERNMENT CODE SECTION 7071(E)(2)

WHEREAS, on September 30, 2021, Governor Gavin Newsom signed into law California Assembly Bill 481 (AB 481), regarding the use and annual reporting requirements of military equipment by law enforcement agencies; and

WHEREAS, California Government Code Sections 7070 through 7075 codified AB 481, which required that the governing bodies for all law enforcement agencies adopt an ordinance approving a military equipment use policy that governed the funding, acquisition, or use of military equipment, and also allowed law enforcement agencies to continue using already purchased and acquired military equipment if the governing body adopted an ordinance approving the continued use no later than May 1, 2022; and

WHEREAS, on April 5, 2022, the Tracy Police Department complied with AB 481 and introduced Ordinance 1327, which was adopted on April 19, 2022, and approved Tracy Police Department's Military Equipment Use Policy (Lexipol Policy #708); and

WHEREAS, Government Code Section 7072 requires a law enforcement agency to submit to the governing body an annual military equipment report for each type of military equipment previously approved by the government body within one year of approval; and

WHEREAS, Government Code Section 7071, subsection (e)(2), states that the governing body shall determine, based on the annual equipment report submitted pursuant to Section 7072, whether each type of military equipment identified in that report has complied with the standards of approval set forth in Section 7071, subsection (d); and

WHEREAS, Government Code Section 7071, subsection (e)(1), requires the governing body to review any ordinance it has adopted for the funding, acquisition, or use of military equipment annually, and vote whether to renew the ordinance at a regular meeting; and

ORDINANCE 1327

AN ORDINANCE OF THE CITY OF TRACY ADOPTING A MILITARY EQUIPMENT USE POLICY PURSUANT TO CALIFORNIA ASSEMBLY BILL 481

WHEREAS, on September 30, 2021, Governor Gavin Newsom signed into law California Assembly Bill 481 (AB 481), regarding the use of military equipment by law enforcement agencies, and

WHEREAS, AB 481, codified by California Government Code section 7070 through 7075, requires that all law enforcement agencies obtain approval from the applicable governing body, by ordinance, adopting a military equipment use policy prior to taking certain actions relating to the funding, acquisition, or use of military equipment, and

WHEREAS, Government Code section 7070 defines the term “military equipment”, and

WHEREAS, the proposed military equipment policy is found within the Tracy Police
Department Military Equipment Use Policy (Lexipol Policy #708), and

WHEREAS, AB 481 requires that the law enforcement agency make the military equipment use policy available on the law enforcement agency’s website at least 30 days prior to the public hearing relating to the adoption of the military use equipment policy, and

WHEREAS, the Tracy Police Department Military Equipment Use Policy was published
on the Tracy Police Department’s internet website on March 4, 2022, at least 30 days before the public hearing, and

WHEREAS, the Tracy Police Department Military Equipment Use Policy meets the requirements of Government Code section 7070, subdivision (d).

NOW THEREFORE, the City Council of the City of Tracy does ordain as follows:

SECTION 1: The City Council hereby determines the following:

A. The military equipment identified in the Tracy Police Department’s Military Equipment Use Policy (Lexipol Policy #708) is necessary because there are no reasonable alternatives that can achieve the same objectives of officer and civilian safety;

B. Tracy Police Department’s Military Equipment Use Policy (Lexipol Policy #708) will safeguard the public’s welfare, safety, civil rights, and civil liberties;

C. Prior military equipment use complied with the military equipment use policy that

was in effect at the time; and

D. Tracy Police Department's Military Equipment Use Policy (Lexipol Policy #708) is hereby approved and adopted.

SECTION 2: If any provision or the application of this Ordinance is for any reason held to be unconstitutional, invalid, or otherwise unenforceable, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each subsection or provision of this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the Ordinance enforced.

SECTION 3: This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 4: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

* *

The foregoing Ordinance 1327 was introduced at a regular meeting of the Tracy City Council on the 5th day of April 2022, and finally adopted on the 19th day of April 2022, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG

NOES: COUNCIL

MEMBERS: NONE

ABSENT: COUNCIL

MEMBERS: NONE

ABSTAIN: COUNCIL

MEMBERS: NONE

SIGNED: Nancy D. Young, Mayor ATTESTED:

Adrianne Richardson, City Clerk

A copy of the Tracy Police Department Military Equipment Use Policy (Lexipol Policy #708) can be viewed upon request by making an appointment with the City Clerks Office.

Military Equipment

708.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072).

708.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- Area denial electroshock devices, microwave weapons, water cannons, long-range acoustic devices (LRADs), acoustic hailing devices, and sound cannons.
- Kinetic energy weapons and munitions.
- Any other equipment as determined by a governing body or a state agency to require additional oversight.

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708.2 POLICY

It is the policy of the Tracy Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

708.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police should designate a member of this department to act as the military equipment coordinator. The Professional Standards and Training Lieutenant is designated as the coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

(a) Acting as liaison to the governing body for matters related to the requirements of this policy.

(b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

(c) Conducting an inventory of all military equipment at least annually.

(d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Tracy Police Department (Government Code § 7071).

(e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

1. Publicizing the details of the meeting.
2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.

(f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).

(g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

708.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the Department:

1. Mobile Incident Command Post (CP): A vehicle used as a mobile office that provides shelter, access to Department computer systems, and restrooms.

(a) Description, quantity, capabilities, and purchase cost: LDV USA (Custom Build) vehicle, cost: $1,216,812.00 using a grant from the Office of Homeland Security in 2025, quantity: (1). The CP can be utilized for operations involving the Crisis Response Unit (CRU), critical incident management, preplanned large events, searching for missing persons, natural disasters, and community events.

(b) Purpose: Used during specific circumstances such as a critical incident, large events, natural disasters, or community events.

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(c) Authorized Use: Only staff trained in the deployment and operations consistent with policy, law, and training are authorized to operate the CP. Staff must also obtain a Class B drivers' license from the California Department of Motor Vehicles (DMV). The CP is authorized for use during but not limited to critical incidents, emergencies, community events, and natural disasters.

(d) Lifespan: 20 years on chassis and vehicle structure. IT systems currently outdated.

(e) Fiscal Impact: Annual maintenance cost is approximately $4,000.

(f) Training: The driver/operator shall receive training in the safe handling of the vehicle and obtain and maintain a class B license from the California DMV.

(g) Legal and Procedural Rules: It is the policy of this Department to use the CP for official law enforcement purposes in compliance with California state law and the policies of the Tracy Police Department.

2. Armored Vehicle: Commercially produced wheeled vehicle armored vehicle utilized for law enforcement purposes.

(a) Description, quantity, capabilities, and purchase cost: LENCO BEARCAT is an armored rescue vehicle that seats 10-12 personnel with open floor plan that allows for rescue
of down personnel. It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor, quantity: 1, cost: $281,000; $181,000 from general fund and $100,000 from COPS grant in 2012.

(b) Purpose: Used in response to critical incidents to enhance officer and community safety. In addition, allows for scene containment, stabilization to assist in resolving incidents and as a rescue vehicle to evacuate officers and community members from potential harm.

(c) Authorized Use: The use of armored vehicles shall only be authorized by a sworn supervisor, watch commander, or incident / tactical commander. Armored vehicles shall be used by only officers trained in its deployment and in a manner consistent with training and Department policy.

(d) Lifespan: 25 years.

(e) Fiscal Impact: Annual maintenance cost is approximately $3,500.

(f) Training: All drivers must be attend a department orientation training. No special license is required by California DMV.

(g) Legal and Procedural Rules: It is the policy of this Department to utilize armored vehicles only for legitimate law enforcement purposes and in a manner consistent with State and Federal law.

3. Transport Vehicle: Commercially produced wheeled van utilized for law enforcement purposes.

(a) Description, quantity, capabilities, and purchase cost: 2017 LDV Freightliner transport vehicle, quantity: 1, used to transport personnel and equipment to active scenes where the Crisis Response Unit is deployed and often deployed along with the LENCO

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BEARCAT' cost: $206,000 ($140,000 from State COPS Grant / $66,000 from Asset Forfeiture) in 2016.

(b) Purpose: Used in response to critical incident to transport personnel and equipment to critical incidents to enhance officer and community safety; often deployed with the LENCO BEARCAT.

(c) Authorized Use: The use of the transport vehicle shall only be authorized by a sworn supervisor, watch commander, or incident / tactical commander. Armored vehicles shall be used by only officers trained in its deployment and in a manner consistent with training and Department policy.

(d) Lifespan: 25 years.

(e) Fiscal Impact: Annual maintenance cost is $3,500.00.

(f) Training: All drivers must be attend a department orientation training. No special license is required by California DMV.

(g) Legal and Procedural Rules: It is the policy of this Department to utilize the vehicle only for legitimate law enforcement purposes and in a manner consistent with State and Federal law.

4. Unmanned Aerial System (UAS): An unmanned aircraft and associated equipment necessary to control it remotely.

(a) Description, quantity, capabilities, and purchase cost:

1. DJI Mavic 2 Enterprise Advanced 909 grams, quantity 7; M2EA thermal camera, M2EA Visual Camera, spotlight, strobe with a flight time of approx. 28 minutes. Cost: $6,240 / each.
2. DJI Mini 2 249 grams, quantity: 4, 1/2" CMOS Visual Camera 12mp 4k video with a flight time of approx. 30 minutes. Cost: $599 / each.
3. DJI Mavic Air 570 grams, quantity: 2; 1/2" CMOS visual camera 48mp 4k video with a flight time of approx. 34 minutes. Cost: $988 / each.
4. Brinc Lemur 2.4 lbs, quantity: 1, 1080P HD Camera with IR sensitivity, spotlight, window breach attachment, and cellular two-way communications with a flight time of approx. 31 minutes. Cost: $ 8,999 / each,
5. DJI M30T 8.4 pounds, quantity 4, 1/2" CMOS sensor visual camera,35 minute flight time, Cost: $18,000 each
6. DJI M3T 2.4 pounds, quantity 2, 1/2" CMOS sensor visual camera, 45 minute flight time, Cost: $11,000 ea

(b) Purpose: To be deployed when its view would assist officers or incident commanders with the following situations, which include but are not limited to:

1. major collision investigations.
2. search for missing persons.
3. natural disaster management.

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4. crime scene photography.
5. SWAT, tactical or other public safety and life preservation missions.
6. In response to specific requests from local, state or federal fire authorities for fire response and/or prevention.

(c) Authorized Use: Only assigned operators who have completed the required training shall be permitted to operate any UAS during approved missions.

(d) Lifespan: 5 - 10 years.

(e) Fiscal Impact: Annual maintenance and battery replacement expected to be $4,000 - $6,000.

(f) Training: All Department UAS operators are licensed by the Federal Aviation Administration for UAS operation. In addition, each operator must attend ongoing department training.

(g) Legal and Procedural Rules: Use is established under Tracy Police Department policy 610, FAA Regulation 14 CFR Part 107, It is the policy of the Tracy Police Department to utilize UAS only for official law enforcement purposes, and in a manner that respects the privacy of our community, pursuant to State and Federal law.

5. Robots: A remotely controlled unmanned machine that operates on the ground which is utilized to enhance the safety of the community and officers.

(a) Description, quantity, capabilities, and purchase cost: AVATAR Tactical Robot; quantity 1; enhances the compatibilities of the Crisis Response Unit by allowing to quickly and safely inspect dangerous situations without sending personnel. AVATAR has live feed video and audio with the capability to record; cost: $ 15,132.

(b) Purpose: Used remotely to gain visual and audio access to clear areas in high risk situations.

(c) Authorized Use: Used by trained members of the Crisis Response Unit.

(d) Lifespan: 8 - 10 years.

(e) Fiscal Impact: Annual maintenance cost of between $500.

(f) Training: Training conducted internally by the Crisis Response Unit.

(g) Legal and Procedural Rules: It is the policy of the Tracy Police Department to utilize the robot for official law enforcement purposes and in a manner that reflect the privacy of the community pursuant to Federal and State law.

6. Less Lethal Shotguns / Breaching Shotguns / 40MM Launchers and Munitions: These systems deploy less-lethal impact projectiles and breaching rounds.

(a) Description, quantity, capabilities, and purchase cost:

1. Shotguns and 40MM Launchers:

(a) Less-Lethal Remington 870 Shotgun: quantity 23; The Remington 870 Less Lethal Shotgun is used to deploy the less lethal 12-gauge Super-Sock Beanbag Round up to a distance of 75 feet. The range of the

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weapon; system helps to maintain space between officers and a suspect reducing the immediacy of the threat which is a principle of De-escalation; cost $425/each.

(b) Breaching Remington 870 Shotgun: quantity 2; This weapon allows for breachers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off device that is attached to the end of the barrel allows for positive placement of the shotgun into the correct position and vents gases to prevent overpressure. cost $425/each.

(c) 40MM Defense Technology Launcher (single shot); quantity 7; The 40MM Single Launcher is a single shot launcher. It will fire standard 40mm less-lethal ammunition up to 4..8 inches in length. It will launch a 40MM less lethal round up to 131 feet; cost: $1000/each.

(d) 40MM Defense Technology Multi-Launcher; quantity 2; The 40MM Tactical 4-Shot Launcher is low-profile and lightweight, providing multi-shot capability in an easy to carry launcher; cost $2,000 / each.

2. Munitions:

(a) CTS 12-Gauge Super-Sock beanbag round, cost: $5, quantity: 2000. A less lethal 2.4-inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS). CTS Super-Sock rounds are discharged from a dedicated 12-gauge shotgun that is distinguishable by an orange butt stock and fore grip. This round provides accurate and effective performance
when fired from the approved distance of not fewer than five (5) feet. The maximum effective range of this munition is up to 75 feet from the target

(b) Royal Arms TESAR #1 orange cap 275 grain copper frangible breaching round; fired from a dedicated breaching shotgun and is used to destroy deadbolts, locks, and hinges; quantity 150; cost: $125 per box of 25 rounds.

(c) Royal Arms TESAR #2 black cap 425 grain copper frangible breaching round; fired from a dedicated breaching shotgun and is used to destroy deadbolts, locks, and hinges; quantity 150; cost: $125 per box of 25 rounds.

(d) Royal Arms TESAR #4 yellow cap 750 grain copper frangible breaching round; fired from a dedicated breaching shotgun and is used to destroy deadbolts, locks, and hinges; quantity 100; cost: $125 per box of 25 rounds.

(e) CTS 4557 40MM sponge round, fired from 40MM launcher, quantity 150; the 4557 sponge round is a smokeless, spin stabilized round, 4" long intended to deliver a less-lethal blunt trauma effect; cost $20/per round.

(b) Purpose: To increase opportunities to utilize de-escalation and in an effort to reduce lethal force within law enforcement. To be used in efforts to resolve dynamic incidents where deadly force is not authorized or otherwise undesirable.

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(c) Authorized Use: Situations for use of the less lethal weapon systems may include, but are not limited to:

1. Self-destructive, dangerous and/or combative individuals.
2. Riot/crowd control and civil unrest incidents.
3. Circumstances where a tactical advantage can be obtained.
4. Potentially vicious animals.
5. Training exercises or approved demonstrations

(d) Lifespan: 25 + years for launchers and shotguns. 5 years for munitions.

(e) Fiscal Impact: Annual maintenance of approx. $25-$50 per shotgun and 40MM Launcher. munitions replenished as necessary based on usage and lifespan.

(f) Training: Requires a 4 hours less lethal course by a certified instructor. The 4 hours course is required to be completed annually to maintain certification; the course is reviewed and updated annually to ensure compliance with current law and procedures.

(g) Legal and Procedural Rules: Use of less-lethal shotguns and 40MM launchers is established under policy sections 300 - Use of Force and 303 - Control Devices and Techniques. It is the policy of the Tracy Police Department to utilize less-lethal equipment only for official law enforcement purposes and consistent with State and Federal law regarding use of force.

7. Distraction Devices: A device used to distract potentially dangerous persons.

(a) Description, quantity, capabilities, and purchase cost:

1. Combined Tactical Systems, 7290-9 Flash-Bang, cost: $52, quantity: 50. A non-bursting, non-fragmenting multi-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.
2. Combined Tactical Systems, 7290M Mini Flash-Bang, cost: $55, quantity: 75. The 7290M Flash-Bang exhibits all the same attributes of its larger counterpart but in a smaller and lighter package. Weighing in at 15 ounces the new 7290M is approximately 30% lighter than the 7290 but still has the same 175db output of the 7290 and produces 6-8 million candelas of light.

(b) Purpose: A distraction device is ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations. To produce atmospheric overpressure and brilliant white light and, as a result, can cause short-term (6 - 8 seconds) physiological/psychological sensory deprivation to give officers a tactical advantage.

(c) Authorized Use: Diversionary Devices shall only be used:

1. By officers who have been trained in their proper use.
2. In hostage and barricaded subject situations.
3. In high risk warrant (search/arrest) services where there may be extreme hazards to officers.

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4. During other high-risk situations where their use would enhance officer safety.
5. During training exercises.

(d) Lifespan: 5 years from date of shipment.

(e) Fiscal Impact: No annual maintenance. Cost is associated with replacement after use.

(f) Training: Prior to use, officers must attend diversionary device training that is conducted by certified instructors.

(g) Legal and Procedural Rules: Use is established under Crisis Response Unit Operational Manual. It is the policy of the Tracy Police Department to utilize diversion devices only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.

8. Rifles: Firearms which are shoulder fired having long spiraled rifling within the barrel intended to improve the accuracy of the rifle.

(a) Description, quantity, capabilities, and purchase cost:

1. AR-15/M-4 Platform:

(a) Colt; AR-15 standard rifle with 16" barrel, quantity 84; standard issue rifle which fires a .223 caliber cartridge providing more powerful round than a stand issue handgun with greater accuracy; cost: $1,100/each.

(b) Sionics; AR-15 custom rifle with 11.5" barrel; quantity 11; standard issue rifle which fires a .223 caliber cartridge providing more powerful round than a stand issue handgun with greater accuracy. It is a short-barreled rifle which allows a a trained officer better control inside of structures; cost $1,100/each.

(c) Sons of Liberty; M4-89 custom rifle with 11.5" barrel; quantity 24; standard issue rifle which fires a .223 caliber cartridge providing more powerful round than a stand issue handgun with greater accuracy; cost $1,350/ each.

2. Precision Rifles:

(a) Accuracy International AT .308 caliber bolt action rifle; quantity 4; rifle chambered in .308 caliber. The rifle is primarily used in over watch in critical incidents and other high-risk tactical situations such as hostage rescue and search warrant service, Cost $4,000 / each.

(b) Rock River Arms LAR-8 .308 caliber semi-automatic rifle; quantity 2; rifle chambered in .308 caliber. The rifle is primarily used in over watch in critical incidents and other high-risk tactical situations such as hostage rescue and search warrant service, Cost $2,000 / each.

3. Ammunition:

(a) Speer Gold Dot .223 caliber 62 grain rifle round, quantity 125 cases (500 rounds per case); cost: $285 per case.

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(b) Hornaday A-Max .308 caliber 168 grain rifle round, quantity 5 cases (500 rounds per case); cost: $400 per case.

(c) Hornaday Bonded .308 caliber 165 grain rifles round, quantity 5 cases (500 rounds per case); cost: $400 per case.

(b) Purpose: To be used as precision weapons to address a threat with more precision and/or at greater distances than a handgun.

(c) Authorized Use: Only members who have attended a POST certified course are authorized to use a rifle. Tracy Police Department provides this training to all sworn peace officers.

(d) Lifespan: 15 years.

(e) Fiscal Impact: annual maintenance of approx. $50-100 per rifle.

(f) Training: Prior to using a rifle, officers must be certified by POST instructors in the operation of the rifle. Additionally, all members that operate any rifle are required to pass a range qualification two
times a year.

(g) Legal and Procedural Rules: Use of rifles is established under policy sections 300 - Use of Force, 306 - Firearms, and 419 - Patrol Rifles. It is the policy of the Tracy Police Department to utilize rifles only for official law enforcement purposes and consistent with State and Federal law regarding use of force.

9. Chemical Agent and Smoke Canisters: Canister which contain chemical agents that are released when deployed.

(a) Description, quantity, capabilities, and purchase cost:

1. Remington 870 shotgun dedicated to launch CS; quantity 2; specialized Remington 870 shotgun with th dedicated launching cup for the purpose of launching CS cannisters; cost: $425/each. A 1210,12 gauge launching cartridge is used to deploy the CS cannisters. The launching cartridge is designed to propel the CS cannister further than could be thrown by hand.

2. CTS 5230B - CS Baffled canister grenade, pyro, low flame potential; quantity 100; The 5230B pyrotechnic grenade is designed for indoor use delivering a maximum amount of irritant smoke throughout multiple rooms with minimal risk of fire; cost: $37/each.

3. Defense Technology Spede-Heat Continuous Discharge Grenade, CS; quantity 50; The Spede-Heat CS Grenade is a high-volume continuous burn device. It expels its payload in approx. 30 - 4- seconds. The payload is discharged through four gas ports on the top of the canister, three on the side, and one on the bottom. The canister holds approx. 81.2 grams of CS; cost $25/each.

4. Defense Technology Flameless TRI-CHAMBER CS Grenade, #1032; quantity 50; The design of the Tri-Chamber Flameless CS Grenade allows the contents to burn within an internal can and disperse the agent safely with reduced risk of fire. The grenade is designed primarily for indoor tactical situations to detect and/or dislodge a barricaded subject. This grenade will deliver approximately.70 oz. of

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agent during its 20-25 seconds burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections but was designed with the barricade situation in mind. Its applications in tactical situations are primarily to detect and/or dislodge barricaded subjects. The purpose of the Tri-Chamber Flameless Grenade is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The Tri-Chamber Flameless Grenade provides the option of delivering a pyrotechnic chemical device indoors, maximizing the chemicals' effectiveness via heat and vaporization, while minimizing or negatin the chance of fire to the structure; cost $25/each.

5. Defense Technology Ferret 40MM Liquid Barricade Penetrator Round, CS; quantity 100; The Ferret 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle. In a tactical deployment situation, the 40mm Ferret is primarily used to dislodge barricaded subjects from confined areas. Its purpose is to minimize the risks to all parties through pain compliance, temporary discomfort and/or incapacitation or potentially violent or dangerous subjects; cots: $23/each.

6. Defense Technology OC Aerosol Grenade 1.3% Fogger, 6oz; quantity 25; The 6 oz. OC Aerosol Grenade will delivery its payload of 1.3% MC% OC in 20-25 seconds. This is a anatomized mist which enhances the pungent 1.3% OC formulation. Ideal for area denial areas like attics, garages, etc. This device has minimum clean up. The canister may also be hand held to direct the spray pattern. This product is designed to provide room clearing ability with minimum clear up requirements; cost: $ 17/each.

7. Defense Technology Maximum HC Smoke Military-Style Canister; quantity 25; The Military-Style Maximum Smoke Grenade comes from the Defense Technology® #3 smoke grenade. It is a slow burning, high volume, continuous discharge grenade designed for outdoor use in crowd management situations. Emits grey-white smoke only for approximately 1.5 to 2 minutes; cost: $30/each.

8. Defense Technology CS HAN-BALL Grenade; quantity 50; The Han-Ball™ CS Grenade is an outdoor use grenade expelling its payload in approximately 15-20 seconds. The rubber ball round has an over all size of 4.8 in. tall, including the fuze head, and 3.1 in. diameter. This launchable grenade holds approximately 1.6 oz. of active agent which is expelled through three ports around the equator of the ball. Due the intense heat generated by this grenade, it should not be used inside a building or near flammable material; cost: $45/each.

9. Golden Eagle Fogger Series 4 CS/OC Fogger; quantity 1; dispenses CS or OC efficiently in riotous situations. Utilizes Pepper Fog CS irritant and Pepper Fog OC; quantity 4 quarts each; cost $60 per quart.

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(b) Purpose: To safely resolve critical situations high risk operations. These are necessary because there are no reasonable alternatives that can achieve the same objective of officer and civilian safety and will safeguard the public's welfare.

(c) Authorized Use: To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include, but are not limited to:

1. Self-destructive, dangerous and/or combative individuals.
2. Riot/crowd control and civil unrest incidents.
3. Circumstances where a tactical advantage can be obtained.
4. Potentially vicious animals.
5. Training exercises or approved demonstrations.

(d) Lifespan: 25 + years for breaching shotguns and 5 years for other materials.

(e) Fiscal Impact: Annual maintenance and replacement is approx. $2,500.

(f) Training: All staff utilzing the equipment must be training by a POST certified chemical agent instructor.

(g) Legal and Procedural Rules: The use of items is established by Department policy and the Crisis Response Unit Operational Manual.Tracy Police Department to utilize rifles only for official law enforcement purposes and consistent with State and Federal law regarding use of force.

708.4.1 MAINTENANCE OF SUPPLY LEVELS

The Department, by authorization of the Chief of Police is authorized to purchase equipment and associated and munitions approved by Council pursuant to this policy as long as it does not go beyond the scope of capabilities currently approved. The Department is authorized to maintain adequate levels of approved munitions, replace defective equipment, and increase quantities of approved equipment as needed to meet operational and safety needs of the Department and community. All purchases shall follow pre-established purchasing guidelines of the City of Tracy.

Purchase of equipment does not have to be the exact make and model listed however, they shall not exceed to capabilities and intended use as described and approved within this policy.

Example(s)

1. An increase in allocated positions by City Council may make necessary the purchase of additional equipment and munitions for both operational and training needs.
2. A manufacturer may stop making a specific model of a product, or that item may become difficult to obtain due to supply chain issues and it may become necessary to locate and purchase a similar product to maintain operation capabilities.
3. An approved military equipment program, may need to expand for operational needs (ex: increase the number of UAS in deployment, or purchase of additional less lethal shotguns).

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It is the stated purpose of this policy section not exceed the scope of City Council approval and any increases in quantity shall be reported to City Council as part of the annual report for Military Equipment.

708.4.2 MILITARY EQUIPMENT USE REPORTING REQUIREMENTS
All military equipment and munitions approved for use by this policy, when deployed in the field shall be documented and reported in PlanIt by the supervisor by the end of their assigned shift using the form titled "AB 481". The patrol Watch Commander shall conduct a weekly audit ensure the deployment data is being properly reported.

The Crisis Response Unit shall document the military equipment deployment as part of their after action report and the Team Leader, or designee shall enter the information into PlanIt using the form titled "AB 481". The Tactical Commander shall conduct a quarterly audit to the date is being property reported.

As part of the annual reporting requirement, the Professional Standards and Training Division shall complete a report to be submitted to City Council in a regular meeting.

As it relates to this policy, the term deployed means to have been utilized it response to a real world incident whether or not the equipment was used (i.e. kinetic energy round fired from platform).

708.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

(a) Requesting military equipment made available pursuant to 10 USC § 2576a.

(b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

(c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

(d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

(e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

(f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

(g) Acquiring military equipment through any means not provided above.

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708.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment used by any member of this Department shall be approved for use and in accordance with this Department policy. Military equipment used by other jurisdictions that are providing mutual aid to this Department, or otherwise engaged in law enforcement operations in this jurisdiction, shall comply with their respective military equipment use policies.

708.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Chief of Police or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

708.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

Any member of the public can register a question or concern regarding military equipment by contacting the Professional Standards and Training Division by email at PROFESSIONALSTANDARDS@TRACYPD.COM or by telephone at (209) 831-6559.

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March 3, 2026

Agenda Item 3.A

RECOMMENDATION

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

1. **Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3); and**

2. **Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code.**

EXECUTIVE SUMMARY

This Housing Element Implementation Phase 3 includes updates to Low Density Residential allowed uses, and provides new code sections for Opportunity Site Development, Cluster Development, Tiny Homes, Manufactured Homes. These code updates are part of a strategy to provide incentives for the construction of affordable and workforce housing. This project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

BACKGROUND AND LEGISLATIVE HISTORY

On July 1, 2025, the City Council adopted the 2023-2031 Housing Element. The City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023-2031 planning period.

The City is now working on the Housing Element implementation measures, which includes approximately 94 tasks that need to be implemented by the City. The Housing Element requires updates and clarifications to various existing zoning ordinances. The Housing Element also requires new code sections to be prepared and adopted.

PROJECT DESCRIPTION

This Housing Element Implementation Phase 3 / Zoning Text Amendments includes

updates to Low Density Residential allowed uses, and provides new code sections for Opportunity Site Development, Cluster Development, Tiny Homes, Manufactured Homes.

Chapter 10.08 Article 7 – Low Density Residential
This is an updated code section required by the Housing Element. The updates relate to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development. There is also an update on how density is calculated.

This language is consistent with previous housing element required code modifications.

Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development
This is a new code section required by the Housing Element. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development.

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

Chapter 10.10 Article 11 – Cluster Development
This is a new code section required by the Housing Element. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources.

The clustered development process also allows for the development of various housing products and densities to occur on a site.

Chapter 10.10 Article 12 – Tiny Homes
This is a new code section required by the Housing Element. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan. All such Tiny Homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of Tiny Homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

Chapter 10.10 Article 13 – Manufactured Homes
This is a new code section required by the Housing Element. The purpose is to regulate

the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code.

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

These revisions are shown in Attachment A in track changes or with deletions stricken and **additions in bold and underline**. These modifications are required by the Housing Element and are consistent with modifications required to city standards state-wide.

PUBLIC OUTREACH / INTEREST

Public Hearing notices were provided to the local paper and posted on the City website. These noticing requirements were completed for both the Planning Commission and City Council.

PLANNING COMMISSION ACTION

The Planning Commission held a duly noticed public hearing on January 28, 2026. The Commission considered and reviewed the staff report, exhibits, and recommended resolutions and ordinances. Based upon the information presented at the hearing, the Planning Commission voted 4-0 with one commissioner absent, to recommend that City Council approve the Housing Policy Implementation – Phase 3.

FISCAL IMPACT

The proposed ordinances are a part of the 2023-2031 Housing Element implementation and compliance effort, which is being funded by the City's General Fund.

CEQA DETERMINATION

The proposed ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment. No development is approved by this zoning text amendment and future development projects in these zone districts will be subject to separate CEQA review.

STRATEGIC PLAN

The Housing Element Implementation Phase 3 / Zoning Text Amendments includes updates to Low Density Residential allowed uses, and provides new code sections for Opportunity Site Development, Cluster Development, Tiny Homes, and Manufactured Homes. The project supports the City's Quality of Life Strategy, Goal Number 1: Advance the City of Tracy's Housing Element.

ACTION REQUESTED OF THE CITY COUNCIL

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

1. Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3); and

2. Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code.

Prepared by: Craig Hoffman, Senior Planner

Reviewed by: Scott Claar, Planning Manager
Forrest Ebbs, Director of Community and Economic Development
Sara Castro, Director of Finance
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – An Ordinance of The City of Tracy Amending – Chapter 10.08, Article 7 – Low Density Residential, Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10, Article 11 – Cluster Development, Chapter 10.10, Article 12 – Tiny Homes, Chapter 10.10, Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code
Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone
Exhibit B – Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development
Exhibit C – Chapter 10.10, Article 11 – Cluster Development
Exhibit D – Chapter 10.10, Article 12 – Tiny Homes
Exhibit E – Chapter 10.10, Article 13 – Manufactured Homes
Attachment B – Planning Commission Resolution No. 2026-03

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

APPROVING AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDING CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTLA QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023-2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023-2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023-2031 Housing Element

subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023-2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are in regard to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions stricken~~ and **additions in bold and underline** in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. Amendment to Tracy Municipal Code, Chapter 10.08, Article 7. The City Council hereby approves the zoning text amendment to Article 7 – Low Density Residential Zone as attached to this Ordinance as Exhibit "A" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. Amendment to Tracy Municipal Code, Chapter 10.10, Article 10. The City Council hereby approves the zoning text amendment to Article 10 – Housing Element – Opportunity Site Development as attached to this Ordinance as Exhibit "B" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Amendment to Tracy Municipal Code, Chapter 10.10, Article 11. The City Council hereby approves the zoning text amendment to Article 11 – Cluster Development as attached to this Ordinance as Exhibit "C" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 6. Amendment to Tracy Municipal Code, Chapter 10.10, Article 12. The City Council hereby approves the zoning text amendment to Article 12 – Tiny Homes as attached to this Ordinance as Exhibit "D" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 7. Amendment to Tracy Municipal Code, Chapter 10.10, Article 13. The City Council hereby approves the zoning text amendment to Article 13 – Manufactured Homes as attached to this Ordinance as Exhibit "E" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 8. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 9. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 11. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March 2026, and finally adopted on the ____ day of _____ 2026, by the following vote:

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

_____
DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy
Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone
Exhibit B – Chapter 10.10, Article 10 – Housing Element Opportunity Site Development
Exhibit C – Chapter 10.10, Article 11 – Cluster Development
Exhibit D – Chapter 10.10, Article 12 – Tiny Homes
Exhibit E – Chapter 10.10, Article 13 – Manufactured Homes

EXHIBIT A

Chapter 10.08, Article 7 – Low Density Residential Zone

10.08.1190 Purpose (LDR).

The Low Density Residential (LDR) Zone is intended to be utilized in the areas designated low-medium density residential with a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

(Prior code § 10-2.700)

10.08.1200 Permitted uses (LDR).

(a) The following uses shall be permitted in the LDR Zone:

(1) Single-family dwelling; Accessory dwelling unit, subject to TMC section 10.08.3180;

(2) **Manufactured Home** ~~**Mobile home**~~ on an individual lot;

(3) Tiny Homes on an individual lot;

(4) Duplexes, triplexes and fourplexes as part of a larger subdivision;

(~~3~~**5**) Crop and tree farming; and

(~~4~~**6**) Public park, building or school.

(b) The following conditional uses shall be permitted in the LDR Zone subject to the granting of a use permit as provided in sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:

(1) Mobile home park or mobile home park subdivision;

(2) (Not used);

(3) Off-street parking to serve an adjacent commercial or office use;

(4) Church and church-related use;

(5) Educational, cultural, institutional or recreational use;

(6) Private school, nursery school or day care center;

(7) Hospital, convalescent hospital or rest and nursing home;

(8) Board and care facility;

(9) Planned residential development of single-family dwellings on an individual lot; and

(10) Mortuary.

(Prior code § 10-2.701)

(Ord. No. 1202, Exh. A § 14, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

10.08.1210 Lot area and width (LDR).

The following lot area and width requirements shall apply in the LDR Zone:

(a) The minimum lot area shall be 5,600 square feet.

(b) The minimum lot width shall be fifty-six (56') feet; provided, however, lots on cul-de-sacs or knuckles shall have a minimum frontage of forty-five (45') feet at the front lot line.

(c) The minimum lot depth shall be ninety (90') feet.

(d) The requirements set forth in this section may be increased for conditional uses.

(e) The requirements for a minimum frontage of .45 feet on cul-de-sacs and knuckles (b) above shall not apply to projects having approved tentative subdivision maps and/or approved development review applications prior to the first reading of the ordinance codified in this section. Such projects shall provide a minimum frontage on cul-de-sacs and knuckles of thirty-five (35') feet and a width at the twenty (20') foot building line of at least forty-five (45') feet.

(Prior code § 10-2.702)

10.08.1215 – Density (LDR)

The areas designated low density residential shall have a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

The density of a project may be averaged as a sole parcel or combination of adjacent touching parcels, if part of the overall project.

The clustering of differentiating product types is allowed as long as the minimum density is maintained. A site or project may include multiple product types if allowed in section 10.08.1200 - Permitted uses

10.08.1220 Minimum yards (LDR).

The following minimum yards shall be required in the LDR Zone.

(a) Front: At least fifteen (15') feet to at least twenty (20') feet, including garage structure from the existing or planned sidewalk with at least a two (2) foot differential between neighboring main buildings. Garage setbacks fifteen (15') feet to eighteen (18') feet from the property line shall have roll-up doors;

(b) Side:

(1) For lots situated in the area described by the 84-1 Residential Areas Specific Plan adopted by the City Council on June 2, 1987, and for lots

created after the effective date of the ordinance codified in this section the minimum side yards shall be as follows:

(i) Interior lots: Ten (10') feet on one side: four (4') feet on the other side. A minimum distance of fourteen (14') feet shall be provided between neighboring main buildings. Lots recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5') foot side yards;

(ii) Corner lots: Four (4') feet on the interior side with no four (4') foot side yard abutting a four (4') foot side yard of an adjacent lot; a minimum distance of fourteen (14') feet between neighboring main building with ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots;

(iii) Detached accessory buildings on the rear one-third (⅓) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(2) Minimum side yards for lots created before the effective date of the ordinance codified in this section and outside the boundaries of the 84-1 Residential Areas Specific Plan shall be:

(i) Interior lots: Ten (10') feet on one side; three (3') feet on the other side. Lot recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5) foot side yards;

(ii) Corner lots. Three (3') feet on the interior side; ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots; and

(iii) Detached accessory buildings on the rear one-third (⅓) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(c) Rear: An average of fifteen (15') feet and a minimum of ten (10') feet, except detached accessory building which may be located in a required rear yard, and at least eight hundred forty (840') square feet of open space in the rear yard;

(d) Distance between buildings: Six (6') feet between accessory buildings and between an accessory and main building: and the minimum distance between main buildings shall be ten (10') feet;

(e) Those projects having approved Development Review and/or Tentative Subdivision Map applications prior to the first reading of the ordinance codified in this section shall be exempt from the standard. In (C) above, said projects shall maintain a minimum rear yard of ten (10') feet except detached accessory buildings which may be located in the required rear yard.

(Prior code § 10-2.703)

10.08.1230 Height (LDR).

The maximum height in the LDR Zone shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is less; provided, however, any residence exceeding two (2) stories in height shall have all windows above the second story facing the street frontage.

(Prior code § 10-2.704)

10.08.1240 Lot coverage (LDR).

The maximum aggregate coverage of all buildings in the LDR Zone shall not exceed forty-five (45%) percent of the lot.

(Prior code § 10-2.705)

10.08.1250 Off-street parking (LDR).

Off-street parking in the LDR Zone shall be provided as required by Article 26 of this chapter. In addition, at least one space shall be provided at a location on the lot which meets all of the yard and coverage requirements for a garage.

(Prior code § 10-2.706)

10.08.1260 Development review (LDR).

Development approval for all uses, buildings, structures, and site development in the LDR Zone, except a single-family residence and accessory structures on a single lot, shall be required as provided in Article 30 of this chapter.

(Prior code § 10-2.707)

EXHIBIT B

Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

10.10.190 Purpose

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

10.10.192 By-Right Approval

As required by law, the following types of sites are subject to by-right approval without discretionary review if the project includes 20 percent of the units as housing affordable to lower income households:

1. Reuse Sites: Vacant sites that were used to meet the City's 4th and 5th cycles RHNA for lower income units;
2. Reuse Sites: Nonvacant sites that were used to meet the City's 5th cycle RHNA for lower income units; and
3. Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units.

10.10.194 Development of Large Sites

The 2023 – 2031 Housing Element sites inventory for meeting the RHNA includes 10 large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. The 10 opportunity sites consist of parcels ranging in size from 11.4 to 104.1 acre in size. The sites inventory does not utilize the entirety of each large site possible, as subdivision is anticipated. Three of the sites (between 11.4 and 14.3 acres) are projected to develop the entire property.

The 2023 – 2031 Housing Element identifies the ten large opportunity sites in Table IV-10: Large Sites.

To facilitate the development of these large sites, the City will:

1. Facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels to sizes appropriate for the development of affordable housing units (0.5-10 acres) through master plans or specific plans and will give high priority to processing subdivision maps that include 20 percent of the units as housing affordable to lower income households.

2. To facilitate the development of these large sites, the City will include incentives similar to what is already provided to large-scale projects in

Tracy. These incentives can include but not limited to the Density Bonus section 10.08.4650 and Cluster Development section 10.10.200.

3. **To facilitate the subdivision of opportunity sites into smaller parcels, the City will utilize the administrative parcel map process outlined in Title 12 Subdivisions, Chapter 12.24.**

4. **The parcel map process will include removing infrastructure requirements at the time of a lot split and instead move this requirement to the development phase.**

5. **If a subdivision improvement agreement is required under Section 12.36.070, or a deferred improvement agreement is required under Sections 12.12.030 or 12.36.030, the agreement must be approved by the City Council before the parcel map is approved. If a parcel map for residential property is recorded simultaneously with a final subdivision map, requirements for dedication and improvement security will not be required with the parcel map if: (1) all required dedications within the entire parcel map area are offered on the final map; and (2) improvement security for improvements within the entire parcel map area is provided with the final map.**

EXHIBIT C

Chapter 10.10, Article 11 – Cluster Development

10.10.200 Purpose.

The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources.

The clustered development also allows for the development of various housing products and densities to occur on a site.

10.10.202 Applicability.

A clustered development shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development thru a Conditional Use Permit process, section 10.08.4250.

10.10.204 General Provisions.

1. **The maximum residential density and/or maximum nonresidential floor area ratio (FAR) (where applicable) for a clustered development shall not exceed the density and/or FAR normally permitted for the entire gross site area under the regulations for the applicable base zoning district.**

   The number of dwelling units (density) permitted as part of the cluster development application shall be the same as the underlying density of the zoning designation for the property calculated on gross acres.
2. **A clustered development application shall not modify or otherwise restrict the uses allowed, conditionally allowed, or prohibited within the applicable base zoning district.**
3. **Development standards applicable for residential lots created under a clustered development permit shall be those most similar to the zoning district corresponding to the resulting lot size. Modifications to these standards may be permitted by the designated approving authority. The clustered development application shall clearly state the standards applicable to the project.**
4. **The minimum setbacks and open space around the outside project boundaries shall be the same as the underlying zoning district unless modified with the required findings in section 10.10.208.**
5. **Remaining lands within the cluster development not intended for residential uses or infrastructure requirements shall be placed in a**

separate tract with common ownership as an active or passive park for the benefit of the owners or future owners within that cluster development.

6. **The city may increase the minimum required yards or require alternate spacing or placement of structures in order to preserve or enhance topographical conditions, adjacent uses and the layout of the project and to maintain a compatible scale and design with the surrounding community.**

10.10.206 Procedure.

1. **The designated approving authority for a clustered development application associated with a Conditional Use Permit is the Planning Commission. The Community and Economic Development Director provides a recommendation and the Planning Commission approves, approves with conditions, or denies the clustering application in accordance with the requirements of this title.**

   However, in cases in which the City Council is the designated approving authority for associated entitlements or permits that are bundled with a clustered development application, the City Council shall be the approval authority for the clustered development permit.

2. **The designated approving authority may apply such special conditions to its approval of the clustered development as may be required to promote the objectives and purposes of the General Plan and the zoning and subdivision titles of the Municipal Code.**

10.10.208 Findings.

A clustered development entitlement is discretionary and shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

1. **Infrastructure capacity is available for the proposed density and/or intensity of use.**
2. **On-site resource protection is appropriate and consistent with General Plan and Zoning policies.**
3. **The architecture and scale of development are appropriate for and consistent with the intended character of the area.**
4. **Development rights for the open space, or other preserve area, are permanently dedicated and appropriate long-term management, with funding, provided in perpetuity.**

EXHIBIT D

Chapter 10.10, Article 12 – Tiny Homes

10.10.210 Purpose

The purpose of this section is to provide for and regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan.

All such Tiny Homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of Tiny Homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.211 Definition

A Tiny Home shall be defined as an independent dwelling unit, maximum 400 gross square feet, excluding loft area space if that loft area space meets the requirements of Government Code Section 18009.3(b) and Section 18033 and maximum 14 feet in width at the maximum horizontal projection. It provides complete independent living facilities; including basic functional areas for cooking, sleeping, and toilet and bathing facilities for one or more persons and is built upon a single chassis and is towable by a hitch mechanism and cannot move under its own power. It may only be transported upon the public highway with a permit issued pursuant to Vehicle Code Section 35780. The term "tiny home" can refer to a tiny home on a foundation and/or a tiny home on wheels.

10.10.212 Permit Requirements

1. **A Tiny Home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.**
2. **A Tiny Home will be constructed to meet the requirements of City of Tracy Title 9 Building Regulations, or stamped and licensed by California Department of Housing and Community Development, or stamped and licensed by United States Department of Housing and Urban Development or an alternative method approved by the Building Official.**
3. **A Tiny Home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.**
4. **A Tiny Home left on wheels and not placed on a permanent foundation may only be located in a designated mobile home park by City of Tracy Zoning**

Code and approved by California Department of Housing and Community Development.

10.10.214 General Requirements.

A Tiny Home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. **Will be occupied only as a single-family dwelling.**
2. **A Tiny Home that functions as the primary dwelling shall be subject to all provisions of this code that apply to single family dwellings in addition to the requirements of this section.**
3. **The Tiny Home maximum size is as required to allow for towing on public roadways, but not to exceed 400 square feet.**
4. **Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.**
5. **Will meet the following residential design standards:**
    a. **Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.**
    b. **Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)**
    c. **The Tiny Home will connect to all required municipal utility services.**
6. **A Tiny Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.**
7. **A Tiny Home used as a primary residence will not be required to build a garage or a carport, but will have one on-site paved parking space.**

10.10.216 Site Development and Clustering.

A clustered development including Tiny Homes shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development approval consistent with Article 11, section 10.10.200.

10.10.218 Applications.

An application for a building permit to install a Tiny Home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.

EXHIBIT E

Chapter 10.10, Article 13 – Manufactured Homes

10.10.220 Purpose.

The purpose of this section is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code.

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.222 Permit Requirements.

1. A manufactured home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.
2. A manufactured home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.
3. A manufactured home not placed on a permanent foundation may only be located in a designated Residential Mobile Home Zone (RMH), Article 14 by City of Tracy Zoning Code and approved by California Department of Housing and Community Development, subject to the standards of that zoning designation.

10.10.224 General Requirements

A manufactured home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. Will be occupied only as a single-family dwelling.
2. Will conform to all of the residential site development standards of the applicable zone district.
3. Was manufactured within 10 years prior to the date of the application for the issuance of a permit to install the manufactured home; has been certified under the National Mobile Home Construction and Safety

Standards Act of 1974 (42 U.S.C. Section 5401, et seq.), and has not been altered in violation of applicable codes.

4. **Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.**
5. **Will meet the following residential design standards:**
    a. **Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.**
    b. **Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)**
    c. **The manufactured home will connect to all required municipal utility services.**
    d. **Oriented for maximum solar access.**
6. **A Manufactured Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.**

10.10.226 Applications.

An application for a building permit to install a manufactured home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.

Attachment B

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-003

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE THAT APPROVES AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDS CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set

forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are relating to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026; now, therefore, be it

RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council determine that the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and be it

FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council waive the first reading by substitution of the title and introduce an ordinance (as shown in Exhibit 1) amending Chapter 10.08 Article 7 – Low Density Residential (Exhibit A), and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development (Exhibit B), Chapter 10.10 Article 11 – Cluster Development (Exhibit C), Chapter 10.10 Article 12 – Tiny Homes (Exhibit D), and Chapter 10.10 Article 13 – Manufactured Homes (Exhibit E) of Title 10, Planning and Zoning, of the Tracy Municipal Code.

* *

The foregoing Resolution 2026-003 was adopted by the Planning Commission of the City of Tracy on the 28th day of January, 2026, by the following vote:

AYES: COMMISSION MEMBERS: ATWAL, BOAKYE-BOATENG, ENGLISH, PENNING
NOES: COMMISSION MEMBERS: NONE
ABSENT: COMMISSION MEMBERS: ORCUTT
ABSTAIN: COMMISSION MEMBERS: NONE

Chair

ATTEST:

Staff Liaison

Exhibit 1 – An Ordinance of The City of Tracy Amending – Chapter 10.08, Article 7 – Low Density Residential, and adding Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10, Article 11 – Cluster Development, Chapter 10.10, Article 12 – Tiny Homes, and Chapter 10.10, Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone

Exhibit B - Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development

Exhibit C - Chapter 10.10, Article 11 – Cluster Development

Exhibit D - Chapter 10.10, Article 12 – Tiny Homes

Exhibit E - Chapter 10.10, Article 13 – Manufactured Homes

Exhibit 1

APPROVED AS TO FORM AND LEGALITY

_____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDING CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTLA QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are in regard to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions stricken~~ and **additions in bold and underline** in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. Amendment to Tracy Municipal Code, Chapter 10.08, Article 7. The City Council hereby approves the zoning text amendment to Article 7 – Low Density Residential Zone as attached to this Ordinance as Exhibit "A" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. Amendment to Tracy Municipal Code, Chapter 10.10, Article 10. The City Council hereby approves the zoning text amendment to Article 10 – Housing Element – Opportunity Site Development as attached to this Ordinance as Exhibit "B" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Amendment to Tracy Municipal Code, Chapter 10.10, Article 11. The City Council hereby approves the zoning text amendment to Article 11 – Cluster Development as attached to this Ordinance as Exhibit "C" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 6. Amendment to Tracy Municipal Code, Chapter 10.10, Article 12. The City Council hereby approves the zoning text amendment to Article 12 – Tiny Homes as attached to this Ordinance as Exhibit "D" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 7. Amendment to Tracy Municipal Code, Chapter 10.10, Article 13. The City Council hereby approves the zoning text amendment to Article 13 – Manufactured Homes as attached to this Ordinance as Exhibit "E" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 8. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 9. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 11. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March, 2026, and finally adopted on the ____ day of _____, 2026, by the following vote:

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

_____
DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone

Exhibit B - Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

Exhibit C - Chapter 10.10, Article 11 – Cluster Development

Exhibit D - Chapter 10.10, Article 12 – Tiny Homes

Exhibit E - Chapter 10.10, Article 13 – Manufactured Homes

Chapter 10.08, Article 7 – Low Density Residential Zone

10.08.1190 Purpose (LDR).

The Low Density Residential (LDR) Zone is intended to be utilized in the areas designated low-medium density residential with a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

(Prior code § 10-2.700)

10.08.1200 Permitted uses (LDR).

(a) The following uses shall be permitted in the LDR Zone:

(1) Single-family dwelling; Accessory dwelling unit, subject to TMC section 10.08.3180;

(2) **Manufactured Home** ~~**Mobile home**~~ on an individual lot;

(3) Tiny Homes on an individual lot;

(4) Duplexes, triplexes and fourplexes as part of a larger subdivision;

(~~3~~**5**) Crop and tree farming; and

(~~4~~**6**) Public park, building or school.

(b) The following conditional uses shall be permitted in the LDR Zone subject to the granting of a use permit as provided in sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:

(1) Mobile home park or mobile home park subdivision;

(2) (Not used);

(3) Off-street parking to serve an adjacent commercial or office use;

(4) Church and church-related use;

(5) Educational, cultural, institutional or recreational use;

(6) Private school, nursery school or day care center;

(7) Hospital, convalescent hospital or rest and nursing home;

(8) Board and care facility;

(9) Planned residential development of single-family dwellings on an individual lot; and

(10) Mortuary.

(Prior code § 10-2.701)

(Ord. No. 1202, Exh. A § 14, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

10.08.1210 Lot area and width (LDR).

The following lot area and width requirements shall apply in the LDR Zone:

(a) The minimum lot area shall be 5,600 square feet.

(b) The minimum lot width shall be fifty-six (56') feet; provided, however, lots on cul-de-sacs or knuckles shall have a minimum frontage of forty-five (45') feet at the front lot line.

(c) The minimum lot depth shall be ninety (90') feet.

(d) The requirements set forth in this section may be increased for conditional uses.

(e) The requirements for a minimum frontage of .45 feet on cul-de-sacs and knuckles (b) above shall not apply to projects having approved tentative subdivision maps and/or approved development review applications prior to the first reading of the ordinance codified in this section. Such projects shall provide a minimum frontage on cul-de-sacs and knuckles of thirty-five (35') feet and a width at the twenty (20') foot building line of at least forty-five (45') feet.

(Prior code § 10-2.702)

10.08.1215 – Density (LDR)

The areas designated low density residential shall have a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

The density of a project may be averaged as a sole parcel or combination of adjacent touching parcels, if part of the overall project.

The clustering of differentiating product types is allowed as long as the minimum density is maintained. A site or project may include multiple product types if allowed in section 10.08.1200 - Permitted uses

10.08.1220 Minimum yards (LDR).

The following minimum yards shall be required in the LDR Zone.

(a) Front: At least fifteen (15') feet to at least twenty (20') feet, including garage structure from the existing or planned sidewalk with at least a two (2) foot differential between neighboring main buildings. Garage setbacks fifteen (15') feet to eighteen (18') feet from the property line shall have roll-up doors;

(b) Side:

(1) For lots situated in the area described by the 84-1 Residential Areas Specific Plan adopted by the City Council on June 2, 1987, and for lots

created after the effective date of the ordinance codified in this section the minimum side yards shall be as follows:

(i) Interior lots: Ten (10') feet on one side: four (4') feet on the other side. A minimum distance of fourteen (14') feet shall be provided between neighboring main buildings. Lots recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5') foot side yards;

(ii) Corner lots: Four (4') feet on the interior side with no four (4') foot side yard abutting a four (4') foot side yard of an adjacent lot; a minimum distance of fourteen (14') feet between neighboring main building with ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots;

(iii) Detached accessory buildings on the rear one-third (⅓) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(2) Minimum side yards for lots created before the effective date of the ordinance codified in this section and outside the boundaries of the 84-1 Residential Areas Specific Plan shall be:

(i) Interior lots: Ten (10') feet on one side; three (3') feet on the other side. Lot recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5) foot side yards;

(ii) Corner lots. Three (3') feet on the interior side; ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots; and

(iii) Detached accessory buildings on the rear one-third (⅓) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(c) Rear: An average of fifteen (15') feet and a minimum of ten (10') feet, except detached accessory building which may be located in a required rear yard, and at least eight hundred forty (840') square feet of open space in the rear yard;

(d) Distance between buildings: Six (6') feet between accessory buildings and between an accessory and main building: and the minimum distance between main buildings shall be ten (10') feet;

(e) Those projects having approved Development Review and/or Tentative Subdivision Map applications prior to the first reading of the ordinance codified in this section shall be exempt from the standard. In (C) above, said projects shall maintain a minimum rear yard of ten (10') feet except detached accessory buildings which may be located in the required rear yard.

(Prior code § 10-2.703)

10.08.1230 Height (LDR).

The maximum height in the LDR Zone shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is less; provided, however, any residence exceeding two (2) stories in height shall have all windows above the second story facing the street frontage.

(Prior code § 10-2.704)

10.08.1240 Lot coverage (LDR).

The maximum aggregate coverage of all buildings in the LDR Zone shall not exceed forty-five (45%) percent of the lot.

(Prior code § 10-2.705)

10.08.1250 Off-street parking (LDR).

Off-street parking in the LDR Zone shall be provided as required by Article 26 of this chapter. In addition, at least one space shall be provided at a location on the lot which meets all of the yard and coverage requirements for a garage.

(Prior code § 10-2.706)

10.08.1260 Development review (LDR).

Development approval for all uses, buildings, structures, and site development in the LDR Zone, except a single-family residence and accessory structures on a single lot, shall be required as provided in Article 30 of this chapter.

(Prior code § 10-2.707)

Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

10.10.190 Purpose

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

10.10.192 By-Right Approval

As required by law, the following types of sites are subject to by-right approval without discretionary review if the project includes 20 percent of the units as housing affordable to lower income households:

1. Reuse Sites: Vacant sites that were used to meet the City's 4th and 5th cycles RHNA for lower income units;
2. Reuse Sites: Nonvacant sites that were used to meet the City's 5th cycle RHNA for lower income units; and
3. Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units.

10.10.194 Development of Large Sites

The 2023 – 2031 Housing Element sites inventory for meeting the RHNA includes 10 large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. The 10 opportunity sites consist of parcels ranging in size from 11.4 to 104.1 acre in size. The sites inventory does not utilize the entirety of each large site possible, as subdivision is anticipated. Three of the sites (between 11.4 and 14.3 acres) are projected to develop the entire property.

The 2023 – 2031 Housing Element identifies the ten large opportunity sites in Table IV-10: Large Sites.

To facilitate the development of these large sites, the City will:

1. Facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels to sizes appropriate for the development of affordable housing units (0.5-10 acres) through master plans or specific plans and will give high priority to processing subdivision maps that include 20 percent of the units as housing affordable to lower income households.

2. To facilitate the development of these large sites, the City will include incentives similar to what is already provided to large-scale projects in

Tracy. These incentives can include but not limited to the Density Bonus section 10.08.4650 and Cluster Development section 10.10.200.

3. To facilitate the subdivision of opportunity sites into smaller parcels, the City will utilize the administrative parcel map process outlined in Title 12 Subdivisions, Chapter 12.24.

4. The parcel map process will include removing infrastructure requirements at the time of a lot split and instead move this requirement to the development phase.

5. If a subdivision improvement agreement is required under Section 12.36.070, or a deferred improvement agreement is required under Sections 12.12.030 or 12.36.030, the agreement must be approved by the City Council before the parcel map is approved. If a parcel map for residential property is recorded simultaneously with a final subdivision map, requirements for dedication and improvement security will not be required with the parcel map if: (1) all required dedications within the entire parcel map area are offered on the final map; and (2) improvement security for improvements within the entire parcel map area is provided with the final map.

Chapter 10.10, Article 11 – Cluster Development

10.10.200 Purpose.

The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources.

The clustered development also allows for the development of various housing products and densities to occur on a site.

10.10.202 Applicability.

A clustered development shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development thru a Conditional Use Permit process, section 10.08.4250.

10.10.204 General Provisions.

1. The maximum residential density and/or maximum nonresidential floor area ratio (FAR) (where applicable) for a clustered development shall not exceed the density and/or FAR normally permitted for the entire gross site area under the regulations for the applicable base zoning district.

   The number of dwelling units (density) permitted as part of the cluster development application shall be the same as the underlying density of the zoning designation for the property calculated on gross acres.
2. A clustered development application shall not modify or otherwise restrict the uses allowed, conditionally allowed, or prohibited within the applicable base zoning district.
3. Development standards applicable for residential lots created under a clustered development permit shall be those most similar to the zoning district corresponding to the resulting lot size. Modifications to these standards may be permitted by the designated approving authority. The clustered development application shall clearly state the standards applicable to the project.
4. The minimum setbacks and open space around the outside project boundaries shall be the same as the underlying zoning district unless modified with the required findings in section 10.10.208.
5. Remaining lands within the cluster development not intended for residential uses or infrastructure requirements shall be placed in a

separate tract with common ownership as an active or passive park for the benefit of the owners or future owners within that cluster development.

6. The city may increase the minimum required yards or require alternate spacing or placement of structures in order to preserve or enhance topographical conditions, adjacent uses and the layout of the project and to maintain a compatible scale and design with the surrounding community.

10.10.206 Procedure.

1. The designated approving authority for a clustered development application associated with a Conditional Use Permit is the Planning Commission. The Community and Economic Development Director provides a recommendation and the Planning Commission approves, approves with conditions, or denies the clustering application in accordance with the requirements of this title.

   However, in cases in which the City Council is the designated approving authority for associated entitlements or permits that are bundled with a clustered development application, the City Council shall be the approval authority for the clustered development permit.

2. The designated approving authority may apply such special conditions to its approval of the clustered development as may be required to promote the objectives and purposes of the General Plan and the zoning and subdivision titles of the Municipal Code.

10.10.208 Findings.

A clustered development entitlement is discretionary and shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

1. Infrastructure capacity is available for the proposed density and/or intensity of use.
2. On-site resource protection is appropriate and consistent with General Plan and Zoning policies.
3. The architecture and scale of development are appropriate for and consistent with the intended character of the area.
4. Development rights for the open space, or other preserve area, are permanently dedicated and appropriate long-term management, with funding, provided in perpetuity.

Chapter 10.10, Article 12 – Tiny Homes

10.10.210 Purpose

The purpose of this section is to provide for and regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan.

All such Tiny Homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of Tiny Homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.211 Definition

A Tiny Home shall be defined as an independent dwelling unit, maximum 400 gross square feet, excluding loft area space if that loft area space meets the requirements of Government Code Section 18009.3(b) and Section 18033 and maximum 14 feet in width at the maximum horizontal projection. It provides complete independent living facilities; including basic functional areas for cooking, sleeping, and toilet and bathing facilities for one or more persons and is built upon a single chassis and is towable by a hitch mechanism and cannot move under its own power. It may only be transported upon the public highway with a permit issued pursuant to Vehicle Code Section 35780. The term "tiny home" can refer to a tiny home on a foundation and/or a tiny home on wheels.

10.10.212 Permit Requirements

1. A Tiny Home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.
2. A Tiny Home will be constructed to meet the requirements of City of Tracy Title 9 Building Regulations, or stamped and licensed by California Department of Housing and Community Development, or stamped and licensed by United States Department of Housing and Urban Development or an alternative method approved by the Building Official.
3. A Tiny Home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.
4. A Tiny Home left on wheels and not placed on a permanent foundation may only be located in a designated mobile home park by City of Tracy Zoning

Code and approved by California Department of Housing and Community Development.

10.10.214 General Requirements.

A Tiny Home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. Will be occupied only as a single-family dwelling.
2. A Tiny Home that functions as the primary dwelling shall be subject to all provisions of this code that apply to single family dwellings in addition to the requirements of this section.
3. The Tiny Home maximum size is as required to allow for towing on public roadways, but not to exceed 400 square feet.
4. Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.
5. Will meet the following residential design standards:
    a. Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.
    b. Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)
    c. The Tiny Home will connect to all required municipal utility services.
6. A Tiny Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.
7. A Tiny Home used as a primary residence will not be required to build a garage or a carport, but will have one on-site paved parking space.

10.10.216 Site Development and Clustering.

A clustered development including Tiny Homes shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development approval consistent with Article 11, section 10.10.200.

10.10.218 Applications.

An application for a building permit to install a Tiny Home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.

Chapter 10.10, Article 13 – Manufactured Homes

10.10.220 Purpose.

The purpose of this section is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code.

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.222 Permit Requirements.

1. A manufactured home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.
2. A manufactured home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.
3. A manufactured home not placed on a permanent foundation may only be located in a designated Residential Mobile Home Zone (RMH), Article 14 by City of Tracy Zoning Code and approved by California Department of Housing and Community Development, subject to the standards of that zoning designation.

10.10.224 General Requirements

A manufactured home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. Will be occupied only as a single-family dwelling.
2. Will conform to all of the residential site development standards of the applicable zone district.
3. Was manufactured within 10 years prior to the date of the application for the issuance of a permit to install the manufactured home; has been certified under the National Mobile Home Construction and Safety

Standards Act of 1974 (42 U.S.C. Section 5401, et seq.), and has not been altered in violation of applicable codes.

4. Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.
5. Will meet the following residential design standards:
   a. Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.
   b. Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)
   c. The manufactured home will connect to all required municipal utility services.
   d. Oriented for maximum solar access.
6. A Manufactured Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.

10.10.226 Applications.

An application for a building permit to install a manufactured home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.

APPROVED AS TO FORM AND LEGALITY

_____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2026-_____

DETERMINING THAT THE ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDING CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY TO HAVE NO POSSIBILITY OF A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023-2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023-2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023-2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023-2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are in regard to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby determines that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

* *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Housing Policy Implementation - Phase 3

City Council Public Hearing

March 3, 2026

Code Amendments

The following code amendments are all mandated by the adopted Housing Element.

Existing code updates:

- Updates to Low Density Residential allowed uses

New code sections:

- Opportunity Site Development
- Clustered Development
- Tiny Homes
- Manufactured Homes

TRACY

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Project Background

Chapter 10.08, Article 7 – Low Density Residential

- The update adds the following permitted uses:
  - Manufactured homes
  - Tiny homes
  - Duplexes, triplexes, and fourplexes as part of a larger subdivision

- The update includes language on how density is calculated to be consistent with all residential zones.

TRACY

Think Inside the Triangle℠

Project Background

Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development

- New code section to help facilitate the development of large opportunity sites by:
  - Adding language to promote the use of existing streamline development processes
  - Adding incentives and removing constraints to development

TRACY
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Project Background

Chapter 10.10, Article 11 – Cluster Development

- New code section for clustered development standards to:
  - Promote integrative site design based on the natural features and topography of an area
  - Allow for the development of various housing products and densities to occur on a site

TRACY
Think Inside the Triangle℠

Project Background

Chapter 10.10, Article 12 – Tiny Homes

- This new code section provides standards for Tiny Homes to provide needed housing for City residents
- Tiny homes shall be designed and located to be compatible with neighboring conventionally built dwellings.
- Follows the standards of single-family dwellings and additional tiny home specific standards

TRACY
Think Inside the Triangle℠

Project Background

Chapter 10.10, Article 13 – Manufactured Homes

- The new code section provides standards for the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings.
- Manufactured homes shall be designed and located to be compatible with neighboring conventionally built dwellings.
- Follows the standards of single-family dwellings and additional manufactured home specific standards

Recommendations

Staff and the Planning Commission recommends that the City Council hold a public hearing, and upon its conclusion, take the following actions:

- Adopt a resolution determining that the project is exempt from CEQA pursuant to Section 15061(b)(3); and
- Introduce and adopt the ordinance amending Title 10, Planning and Zoning, of the Tracy Municipal Code.

TRACY
Think Inside the Triangle™

March 3, 2026

Agenda Item 3.B

RECOMMENDATION

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

1. **Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3); and**

2. **Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements – Exceptions and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code.**

EXECUTIVE SUMMARY

This Housing Element Implementation Phase 4 includes updates to parking exemptions for affordable housing projects and creating a policy for providing Water and Wastewater Service for affordable housing projects. These code updates are part of a strategy to provide incentives for the construction of affordable and workforce housing. This project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

BACKGROUND AND LEGISLATIVE HISTORY

On July 1, 2025, the City Council adopted the 2023-2031 Housing Element. The City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023-2031 planning period.

The City is now working on the Housing Element implementation measures, which includes approximately 94 tasks that need to be implemented by the city. The Housing Element requires updates and clarifications to various existing zoning ordinances. The Housing Element also requires new code sections to be prepared and adopted.

PROJECT DESCRIPTION

This Housing Element Implementation Phase 4 / Zoning Text Amendments includes updates to parking exemptions for affordable housing projects and creating a policy for

providing Water and Wastewater Service for affordable housing projects.

Chapter 10.08 Article 26. Off-Street Parking Requirements – Exceptions (10.08.3470)
The intent of the off-street parking requirements is to ensure sufficient, safe, and convenient parking to maximize safe and efficient traffic flows, and to enhance the appearance of parking areas. These amendments are related to parking exceptions, including:

- Parking reductions allowed by density bonus provisions.
- Parking reductions allowed by affordable housing projects including 20 percent of the units to lower income households.
- Parking standards for Tiny Homes.
- Parking requirements for manufactured homes.
- Parking reductions for a development project located within a one-half mile of a major transit stop per AB 2097.

This language is consistent with Housing Element required code modifications.

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Service
The purpose of this section is to provide a policy to grant priority water and wastewater services to housing projects with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits.

This language is consistent with Housing Element required code modifications.

These revisions are shown in Attachment A in track changes or with ~~deletions stricken~~ and **additions in bold and underline**. These modifications are required by the Housing Element and are consistent with modifications required to city standards state-wide.

PUBLIC OUTREACH / INTEREST

Public Hearing notices were provided to the local paper and posted on the City website. These noticing requirements were completed for both the Planning Commission and City Council.

PLANNING COMMISSION ACTION

The Planning Commission held a duly noticed public hearing on January 28, 2026. The Commission considered and reviewed the staff report, exhibits, and recommended resolutions and ordinances. Based upon the information presented at the hearing, the Planning Commission voted 4-0, with one commissioner absent, to recommend that City Council approve the Housing Policy Implementation – Phase 4.

FISCAL IMPACT

The proposed ordinances are a part of the 2023-2031 Housing Element implementation and compliance effort, which is being funded by the City's General Fund.

CEQA DETERMINATION

The proposed ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment. No development is approved by this zoning text amendment and future development projects in these zone districts will be subject to separate CEQA review.

STRATEGIC PLAN

The Housing Element Implementation Phase 4 / Zoning Text Amendments includes updates to parking exemptions for affordable housing projects and creating a policy for providing Water and Wastewater Service for affordable housing projects. The project supports the City's Quality of Life Strategy, Goal Number 1: Advance the City of Tracy's Housing Element.

ACTION REQUESTED OF THE CITY COUNCIL

The City of Tracy Planning Commission recommends that the City Council:

1. Adopt a Resolution determining that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3); and

2. Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements – Exceptions and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code.

Prepared by: Craig Hoffman, Senior Planner

Reviewed by: Scott Claar, Planning Manager
Forrest Ebbs, Director of Community and Economic Development
Sara Castro, Director of Finance
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – An Ordinance of the City of Tracy Amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service – of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions

Exhibit B – Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

Attachment B – Planning Commission Resolution No. 2026-04

Attachment A

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE _____

APPROVING AN AMENDMENT TO CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS – EXCEPTIONS AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023-2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023-2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023-2031 Housing Element

subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023-2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions stricken~~ and **additions in bold and underline** in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. **Amendment to Tracy Municipal Code, Chapter 10.08, Article 26.** The City Council hereby approves the zoning text amendment to Article 26 – Off-Street Parking Requirements – Exceptions as attached to this Ordinance as Exhibit A and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. **Amendment to Tracy Municipal Code, Chapter 10.10, Article 14.** The City Council hereby approves the zoning text amendment to Article 14 – Affordable Housing Water and Wastewater Service as attached to this Ordinance as Exhibit "B" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 6. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 7. **Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 8. **Typographical or Clerical (Scrivener's) Error.** Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March 2026, and finally adopted on the ____ day of _____ 2026, by the following vote:

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

_____
DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy
Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements – Exceptions
Exhibit B – Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

Amendment to Section 10.08.3470. The City Council hereby amends Tracy Municipal Code Section 10.08.3950, Exceptions, of Chapter 10.08, Zoning Regulations, to read as follows, with proposed additions shown in bold and underline:

10.08.3470 Exceptions.*

Exceptions to the determination of the required parking spaces and landscaping area are:

(a) No building as it exists on the effective date of the ordinance codified in this article shall be deemed to be nonconforming solely by reason of the lack of off-street parking spaces; provided, however, any portion of the premises being used for off-street parking in connection with any such building shall not be reduced below the requirements of this article.

…

(f) Reduced On-site Parking Standards as part of Density Bonus - 10.08.4650. Upon the request of the developer, the City shall reduce the required vehicular parking ratio, inclusive of handicapped and guest parking:

In the following ratios:

I. Zero to one bedroom: One onsite parking space.

II. Two to three bedrooms: Two onsite parking spaces.

III. Four and more bedrooms: Two and one-half parking spaces.

If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through covered parking or uncovered off-street parking, but not through on-street parking.

(g) For projects that include 20 percent of the units as housing affordable to lower income households parking standards may be reduced in accordance with (e) and (f).

(h) Tiny Homes- A Tiny Home used as a primary residence will not be required to build a garage or a carport, but shall require a minimum of one on-site paved parking space.

(i) A manufactured home will conform to all of the residential site development standards of the applicable zone district and the required parking standards of this chapter.

(j) For a development project located within a one-half mile of a major transit stop per AB 2097, the minimum parking requirement for a new development will be removed. Developers still need to assess parking needs for the new development and may elect to include some on-site parking based on market need. This parking reduction does not apply

where a portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

(Prior code § 10-2.2603 as amended by § 1, Ord. 954 C.S., eff. June 14, 1997)

(Ord. No. 1181, § 1, 1-15-2013)

*Editor's Note: Ord. 954 C.S., which added subsection (d) to § 10.08.3470, will automatically expire June 14, 2002.

…

Exhibit B

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Service

10.10.230 Purpose.

The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits.

10.10.235 General Provisions and Guidelines

a) **The City shall prioritize water and wastewater services to projects that include 20 percent of the units as affordable housing to lower income households.**

b) **The City shall coordinate with water and wastewater services in order to identify needed extensions and services to facilitate the development of Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.**

c) **The City shall collect water and wastewater fees from new residential developments.**

d) **The City shall carry out the projects outlined in the City of Tracy Water System Master Plan and City of Tracy Wastewater System Master Plan.**

e) **The City shall coordinate the annual Capital Improvement Program (CIP) to identify needed infrastructure to the Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.**

f) **The City shall annually conduct outreach and education on water conservation and efficiency measures through various media campaigns.**

Attachment B

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-004

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE AMENDING CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS - EXCEPTIONS.* AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set

forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026; now, therefore, be it

RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council determine that the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and be it

FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council waive the first reading by substitution of the title and introduce an ordinance (as shown in Exhibit 1) amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* (Exhibit A) and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service (Exhibit B) – of Title 10, Planning and Zoning, of the Tracy Municipal Code.

* *

The foregoing Resolution 2026-004 was adopted by the Planning Commission of the City of Tracy on the 28th day of January, 2026, by the following vote:

AYES: COMMISSION MEMBERS: ATWAL, BOAKYE-BOATENG, ENGLISH, PENNING
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS: ORCUTT
ABSTAIN: COMMISSION MEMBERS:

Chair

ATTEST:

Staff Liaison

Exhibit 1 – An Ordinance of The City of Tracy Amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service – of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions.*

Exhibit B - Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

Exhibit 1

APPROVED AS TO FORM AND LEGALITY

_____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS - EXCEPTIONS.* AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions stricken~~ and **additions in bold and underline** in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. Amendment to Tracy Municipal Code, Chapter 10.08, Article 26. The City Council hereby approves the zoning text amendment to Article 26 – Off-Street Parking Requirements - Exceptions* as attached to this Ordinance as Exhibit "A" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. Amendment to Tracy Municipal Code, Chapter 10.10, Article 14. The City Council hereby approves the zoning text amendment to Article 14 – Affordable Housing Water and Wastewater Service as attached to this Ordinance as Exhibit "B" and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 6. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 7. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 8. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March, 2026, and finally adopted on the ____ day of _____, 2026, by the following vote:

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

_____
DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions.*

Exhibit B - Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

Chapter 10.08, Article 26 – Off-Street Parking Requirements

10.08.3440 Purpose.

The intent of the off-street parking requirements is to ensure sufficient, safe, and convenient parking to maximize safe and efficient traffic flows, and to enhance the appearance of parking areas.

(Prior code § 10-2.2600)

10.08.3450 Definitions.

For the purposes of this article, unless otherwise apparent from the context, certain words and phrases used in this article are defined as follows:

(a) "Floor area tabulations" for all applications for use permits, development review, design review, or building permits shall be accompanied by a detailed tabulation of the proposed land uses and a calculation of the number of off-street parking spaces required, as well as the number of spaces provided.

(b) "Gross floor area" is the sum of the gross horizontal area of the total number of floors of a building and it's accessory buildings on the same site measured from the outside walls.

(c) "Off-street parking" shall mean parking area located off any public right-of-way, alley, or private street which shall be provided as required by this article.

(d) "Parking area" shall mean that part of the property used or intended to be used for parking and/or storage of vehicles, access drives, aisles, and maneuvering and may include landscaping within that portion of the property that is used for vehicle and pedestrian access and circulation. Parking area shall exclude loading spaces and facilities and associated areas not required for drives, aisles and maneuvering for parking required herein.

(e) "Parking garages" shall include all buildings or portions of buildings used or intended to be used for public or private parking. Included are public "open parking garages" as defined in section 709 (b) of the 1988 Uniform Building Code.

(Prior code § 10-2.2601)

10.08.3460 General requirements.

(a) Every building hereafter erected or use hereafter established shall be provided with parking spaces as provided in section 10.08.3480 of this article, subject to the other provisions of this article. Such parking spaces shall be made permanently available and be permanently maintained for parking purposes.

(b) Notwithstanding the provisions of subsection (a) of this section, if any existing building is hereafter removed or demolished to provide a site for a building, the new

building shall be provided with parking spaces in conformance with the provisions of this article.

(c) When the computation of the number of off-street parking spaces required by this article results in a five-tenths (.5) or more fractional space, such fractional space shall be counted as one parking space.

(d) In the instance when an existing building has a change of use or occupancy that would increase the number of parking spaces being required, such additional spaces shall be required in conformance with the provisions of this article. In calculating needed spaces, it shall be assumed that adequate spaces existed for the previous legal use and only the additional demand created by the change of use needed be provided.

(e) In the instance when an existing building is enlarged, reconstructed, remodeled or structurally altered, additional parking shall be required only for such alterations. Extra parking, over and above that required by the alterations, would not be required to cure any existing parking space deficiencies that might exist with any already existing and previously constructed building.

(f) In the instances set forth in subsections (d) and (e) of this section, landscaping shall be provided in proportion to the additional spaces being provided above, and shall be provided in conformance with the landscaping requirements of section 10.08.3650 of this article.

(g) Separate lots. If a building, structure, or improvement requiring parking is located upon a separately recorded lot from that upon which the required parking is provided, whether in the same or separate ownership, there shall be a recording in the office of the County Recorder of a covenant by such owner or owners for the benefit of the City, in a form first approved by the City, that such owner or owners will continue to maintain such parking space so long as such building, structure, or improvement is maintained within the City. The covenant required by this section shall stipulate that the title to such right to use the lot or lots upon which the parking facilities are to be provided will be subservient to the title to the premises upon which the building is to be erected and that such lot or lots are not and will not be made subject to any other covenant or contract for use without the prior written consent of the City.

(h) Location. Off-street parking facilities shall be located as set forth in this section. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the building such facility is required to serve.

(1) For any type of dwelling, parking facilities shall be located on the same lot or building site as the buildings they are required to serve.

(2) For uses other than those specified in subdivision (1) of this subsection, parking facilities shall be located not over two hundred (200¢) feet from the buildings they are required to serve.

(3) Required residential off-street parking shall not be permitted in any required side yard, rear yard, or front yard area with the following exceptions:

(i) Those required for housing units recognized by the City to be in a low or very low income housing program may be located in the side and rear yard;

(ii) Those required for multiple family dwellings may be located in the rear yard. In no case shall the rear yard for multiple family dwellings be reduced to less than three (3¢) feet.

Upon approving projects with new parking areas with spaces proposed to be located within rear yard areas, the Community Development Director, Planning Commission, or City Council, according to the requirements of this title, shall adopt findings contained within section 10.08.4270(g).

(i) Mixed occupancies in a building. In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as specified for joint use in subsection (j) of this section.

(j) Joint use. The Commission, upon an application by the owner or lessee of any property, may authorize the joint use of parking facilities for any other use as hereinafter specified:

(1) Up to fifty (50%) percent of the parking facilities required by this article for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to fifty (50%) percent of the parking facilities required by this article for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use; provided, however, such reciprocal parking area shall be subject to the conditions set forth in subdivision (3) of this subsection.

(2) The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical of nighttime and/or Sunday uses; auditoriums incidental to a public or parochial school, churches, dance halls, theaters, and bars.

(3) Conditions required for joint use:

(i) The building or use for which an application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within 200 feet of such parking facility;

(ii) If the building, structure, or improvement requiring parking space is in one ownership, and the required parking space provided in another ownership, partially or wholly, there shall be recorded in the office of the County Recorder a covenant by such owner or owners as prescribed by subsection (g) of this section.

(k) Common facilities. Common parking facilities may be provided in lieu of the individual requirements contained in this section. Such facilities shall be approved

by the Commission as to size, shape, and relationship to business sites to be served. The total of such off-street parking spaces shall not be less than the sum of the parking required for uses computed separately. If the common facilities are located on more than one lot, a covenant for the maintenance and continued use of such parking facilities shall be filed in accordance with the provisions of subsection (g) of this section.

(l) Plans. Plans of proposed parking areas shall be submitted to the office of the Building Inspector at the time of the application for the building permit for single-family and two-family dwelling units. For all other development and uses requiring parking, such plans shall accompany the site plan and architectural application for review by the Community Development Director. The plans shall clearly indicate the proposed development, including the location, size, shape and design of the parking area, parking area improvements, landscaping, and other features of the proposed parking lot. Plans shall provide sufficient information to determine compliance with the provisions of this article.

(Ord. 1040 § 5 Exh. E (part), 2002; prior code § 10-2.2602)

10.08.3470 Exceptions.*

Exceptions to the determination of the required parking spaces and landscaping area are:

(a) No building as it exists on the effective date of the ordinance codified in this article shall be deemed to be nonconforming solely by reason of the lack of off-street parking spaces; provided, however, any portion of the premises being used for off-street parking in connection with any such building shall not be reduced below the requirements of this article.

(b) Notwithstanding Section 10.08.460, any part of a parcel used as a parking area in conjunction with vehicle sales or rentals, on or before the effective date of the ordinance establishing these requirements, shall be improved and developed in accordance with Sections 10.08.3640 and 10.08.3650 within one year from the effective date of the ordinance establishing these requirements, as follows:

(1) Where one-third ($^1/_3$) or less of any parking area has been paved, development standards contained in Sections 10.08.3640 and 10.08.3670 shall be required;

(2) Where more than one-third ($^1/_3$) of any area usable for parking has been paved, the remainder shall be paved and drainage installed in accordance with the requirements of Section 10.08.3640 of this article. In such cases, landscaping and other development standards for the newly paved area shall be consistent with the design of the existing paved area.

(c) Every building hereafter enlarged, reconstructed, remodeled or structurally altered shall be provided with parking spaces to compensate for the additional parking demand, if any, created by such enlargement, reconstruction,

remodeling, or structural alteration, excluding those located in the CBD zone. Buildings enlarged, reconstructed, remodeled or structurally altered in the CBD zone shall provide parking, or pay an in-lieu fee as set by Council resolution for the purpose of providing parking in the CBD zone. Landscaping and improvement standards contained within Sections 10.08.3640 and 10.08.3670 shall be required for such new parking areas. Landscaping shall be distributed throughout the site for which additional parking is intended in a manner satisfactory to the Director of Community Development.

(d) Any building in the Downtown Incentive Area (as that geographical area is defined by Resolution No. 97-115, adopted by City Council on April 15, 1997, or any duly authorized amendment thereto) shall not be subject to the additional off-street parking requirements set forth in this article, provided that a building permit applicant establishes, to the satisfaction of the Community Development Director, that the following requirements are met prior to the issuance of the building permit:

(1) The type of use to which the building is to be put is eligible for participation in the Downtown Incentive Program, as described in Tracy Municipal Code Chapter 6.20.

(2) In the event that the real property on which the building is located has existing parking within the boundaries of the Downtown Incentive Area, the owner of the real property shall execute and record, in the office of the County Recorder, a covenant for the benefit of the City, in a form first approved by the City, by which the owner agrees to: (i) improve and maintain the existing parking in accordance with City standards as set forth in this article, and the City Design Documents as defined by Tracy Municipal Code Section 12.08.010; (ii) maintain the existing parking for the benefit of the general public, and not restrict the use of the existing parking for the benefit of customers of the building; (iii) stipulate that the existing parking will not be used for any purpose other than parking without the prior written consent of the City; (iv) hold the City harmless, and indemnify and defend the City from and against any claims by third parties regarding the use of the existing parking; and (v) the term of the covenant shall be not less than five (5) years.

(3) In the event that the real property on which the building is located does not have existing parking within the boundaries of the Downtown Incentive Area, the applicant for the building permit shall execute a promissory note, in a form first approved by the City, by which the applicant agrees to: (i) pay the Downtown Incentive Area Parking Fee (in an amount established by Implementing Resolution No. 97-114, adopted by City Council on April 15, 1997, or any duly authorized amendment thereto) in five equal installments over a five (5) year period, and (ii) pay interest on late payments in an amount fixed by the City's Finance Manager in accordance with the rate established by the Local Agency Investment Fund.

(e) Off-street parking space reduction. The number of off-street parking spaces required in section 10.08.3480 may be reduced by up to twenty (20) percent if the owner of the property submits a parking study documenting that such off-street parking spaces will not be necessary to mitigate parking demands for a use or project. The parking study shall contain surveys or documented parking demand for similar uses or other written documentation to the satisfaction of the Development Services Director. The determination regarding an off-street parking space reduction shall be made by the Development Services Director, unless the permit or approval for the project or use must otherwise receive Planning Commission or City Council approval, in which case the off-street parking space reduction determination shall be made by the Planning Commission or City Council, whichever has review authority for the project or use. In making a determination regarding an off-street parking space reduction, the Director, Commission, or Council shall take into account the following: the parking study; the availability of nearby on- or off-street parking; accessibility to nearby public transit; the City site planning design goals; and other relevant information.

(f) Reduced On-site Parking Standards as part of Density Bonus - 10.08.4650. Upon the request of the developer, the City shall reduce the required vehicular parking ratio, inclusive of handicapped and guest parking:

In the following ratios:

I. Zero to one bedroom: One onsite parking space.

II. Two to three bedrooms: Two onsite parking spaces.

III. Four and more bedrooms: Two and one-half parking spaces.

If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through covered parking or uncovered off-street parking, but not through on-street parking.

(g) For projects that include 20 percent of the units as housing affordable to lower income households parking standards may be reduced in accordance with (e) and (f).

(h) Tiny Homes- A Tiny Home used as a primary residence will not be required to build a garage or a carport, but shall require a minimum of one on-site paved parking space.

(i) A manufactured home will conform to all of the residential site development standards of the applicable zone district and the required parking standards of this chapter.

(j) For a development project located within a one-half mile of a major transit stop per AB 2097, the minimum parking requirement for a new development will be removed. Developers still need to assess parking

needs for the new development and may elect to include some on-site parking based on market need. This parking reduction does not apply where a portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

(Prior code § 10-2.2603 as amended by § 1, Ord. 954 C.S., eff. June 14, 1997)

(Ord. No. 1181, § 1, 1-15-2013)

*Editor's Note: Ord. 954 C.S., which added subsection (d) to § 10.08.3470, will automatically expire June 14, 2002.

10.08.3480 Parking spaces required.

Except as otherwise provided in this chapter, the number of off-street parking spaces for the various uses shall be as set forth in the "Permitted Parking Chart." The parking requirements for handicapped persons shall conform to the provisions of Title 24 of the State Building Code, and shall be provided according to the schedule in City of Tracy Standard Plans.

(Prior code § 10-2.2604)

PERMITTED PARKING CHART

Uses	Minimum Parking Spaces Required
Residential	
Single-family residential Attached or detached. Duplex	Two, non-tandem, enclosed (in garage) spaces per unit. Exception: housing designated by the City as in a very low or low income housing program, in which case only one of the two spaces per unit is required to be enclosed. See section 10.08.3180 for accessory dwelling unit parking regulations.
Multiple-family residential Studio or one bedroom	One and one-half (1½) spaces, one of which shall be covered, plus one additional space marked "guest" per every five units
Two (2) or more bedrooms	Two (2) spaces with one covered per unit, plus one space marked "Guest" for every five residential units
Clubs with sleeping rooms Fraternity houses with sleeping rooms Lodges with sleeping rooms	One space per two (2) sleeping rooms

Lodging and rooming houses Sorority houses with sleeping rooms	
Residential, Group care and convalescent hospitals and the like	One space per three (3) beds
Day care uses, excluding large and small family day care	One space per staff position
Commercial	
Retail	One space per 250 square feet of gross floor area
Vehicle sales and rentals, including recreational vehicles and mobile homes	One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot
Offices: business, professional (not including medical or dental), banks	One space per 250 square feet of gross floor area
Dental and medical clinics or offices	One space per 200 square feet of gross floor area
Motor vehicle repair garages	One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces
Mortuaries and funeral homes	One space per four (4) fixed seats, or one space per 40 square feet of assembly area if no fixed seats; plus one space per 250 square feet of office area
Cafes, restaurants and other establishments for the sale and consumption of food and beverages	Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional space connected to uses such as drinking establishments. Drinking bars, cocktail lounges: one space per 35 square feet of drinking, bar, lounge area
Hotels and motels	One space per guest room

Hospitals	One space per bed
Industrial	
Research and development	One space per 200 square feet of gross floor area
Warehouses, storage buildings and wholesale	One space per 1,000 square feet of the first 20,000 square feet of gross floor area, plus one space per 2,000 square feet of the second 20,000 square feet of gross floor area, plus one space per 4,000 square feet of the remaining square feet of gross floor area
Manufacturing	One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift
Assembly	
Auditoriums, churches, sports arenas, stadiums, theaters, and other places of assembly	One space per five (5) fixed seats or, if the assembly area does not have fixed seats, one space per 60 square feet of assembly area. If the number of parking spaces required for the sum of all accessory uses does not exceed the number of parking spaces required for the assembly area no additional parking is required. Uses which are not accessory to the assembly use, shall provide additional off-street parking in accordance with this title
Bowling alleys	Four (4) spaces per bowling lane, plus additional spaces for dining and drinking areas as required
Educational	
Elementary and junior high schools	Two (2) spaces per classroom
High schools and colleges	One space per 40 square feet of classroom area.

(Ord. 1050 § 5, 2003; prior code § 10-2.2604; Ord. No. 1254, § 3, 5-1-2018)

10.08.3490 Parking requirements for uses not specified.

Where the parking requirements for a use are not specifically set forth in this article, the parking requirements for such use shall be determined by the Commission, and such determination shall be based upon the requirements for the most comparable use set forth in this article. The request for such a determination shall include the required filing fee and any necessary information.

(Prior code § 10-2.2605)

10.08.3500 Compact car space.

Parking areas containing twenty (20) or more spaces may include a maximum of thirty (30%) percent of the total number of spaces for compact cars. Parking lots containing fewer than twenty (20) spaces but more than ten (10) spaces may include a maximum of twenty (20%) percent of the total number of spaces for compact cars. These spaces shall be designed and marked in accordance with City Standards and distributed throughout the lot.

(Prior code § 10-2.2606)

10.08.3510 Bicycle parking.

(a) Bicycle parking spaces shall be provided for parking lots as required in the table below:

Required Auto Space	Required Bicycle Spaces
0 through 19	0
20 through 40	2
Over 40	5% of number of auto spaces

(b) Bicycle parking facilities shall be located in separate stall areas. Stalls shall be:

(1) Designed for the mutual protection of bicycles, autos, and pedestrians;

(2) Be located so as not to obstruct pedestrian and auto access;

(3) Shall provide protection from vehicle damage;

(4) Be located on the site within one hundred (100') feet of the public entrance to each building or use.

(c) A bicycle stall shall be a permanent fixture and shall provide a method for locking or securing the bicycle frame and wheels in an upright position. A bicycle stall space

shall be approximately five and one-half (5½') feet long and two and one-half (2½') feet wide, having adequate back-up and maneuvering space.

(Prior code § 10-2.2607)

10.08.3520 Parking area design policies.

The following design policies shall apply in all circumstances.

(a) The design of parking shall conform with the City Standards for parking spaces;

(b) Tandem parking shall not be utilized in meeting the minimum parking requirements;

(c) The following minimum access driveway widths shall apply:

(1) Access drives serving not more than two dwelling units shall have a clear minimum width of ten (10') feet,

(2) All other access drives shall have a clear minimum width of twelve (12') feet for one way traffic and a minimum width of eighteen (18') feet for two-way traffic.

(Prior code § 10-2.2609)

10.08.3530 Required improvements and maintenance of parking areas.

(a) It shall be unlawful to park on any unpaved surface. Every parking area used or intended to be used as a public or private parking area shall be paved with a surfacing material in compliance with City of Tracy Standards.

(b) Every lot shall be graded and drained so as to dispose of all surface water created by such parking area. A grading permit is required before such work commences.

(c) Any parking area required to provide five (5) or more parking spaces shall be appropriately marked indicating the parking spaces. Striping of parking spaces, aisles, or driveways, and the placement of directional signs shall be provided according to the City of Tracy Standards.

(d) Each space within parking areas on sites with more than four (4) dwelling units, and only those parking spaces adjacent to pedestrian walkways and landscape areas on commercial and industrial sites, shall be designed to include a raised concrete wheel stop constructed and installed to the satisfaction of the Director of Public Works.

(e) Within parking areas on commercial and industrial sites, in place of the wheel stops required in subsection (d) above, landscape areas and pedestrian walkways may be extended not more than two (2') feet into required parking spaces, to include a six (6') inch concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

(f) A parking facility with five (5) or more spaces serving commercial or industrial uses shall provide security lighting as approved by the Community Development Director and/or design review board, in accordance with City Standards.

(g) A parking area serving multiple-family residential units shall be illuminated during hours of darkness in accordance with City Standards.

(h) Parking area lighting shall be directed down onto the parking surface and away from adjacent property and structures.

(Prior code § 10-2.2610; Ord. No. 1238, § 2, 8-15-2017)

10.08.3540 Circulation.

The internal circulation of a parking area containing five (5) or more spaces shall be designed so that maneuvering can be accomplished outside any public right-of-way. Maneuvering shall be in a forward motion except to leave a parking space.

(Prior code § 10-2.2611)

10.08.3550 Pedestrian access in parking lot.

For parking lots having thirty (30) or more spaces, access aisles shall be designed and oriented to allow the pedestrians to walk directly toward, rather than parallel to, building entrances. At pedestrian crossings from the lot to the building frontages, a crosswalk shall be provided indicated by a change in surface material or color.

(Prior code § 10-2.2612)

10.08.3560 Landscaping requirements for parking areas.

The following landscaping improvements shall be required for parking areas:

(a) Landscaping shall be installed at the following rate:

Number of Required Auto Spaces	Percent of Parking Area in Landscaping
1 through 15	5%
16 through 30	10%
31 through 60	15%
Over 60	20%

(b) A portion of the required landscaping shall be integrated with the building frontage.

(c) Landscaping shall consist of plant materials and shall include a combination of trees, shrubs, and ground cover. At planting, landscaping shall be of the size

established in the Citywide Design Goals and Standards and applicable specific plan.

(d) Trees shall be of a type approved by the Director of Development Services and shall be provided as follows:

(1) Trees planted at a minimum rate of one tree per each five (5) required auto parking spaces.

(2) Canopy trees shall be evenly distributed throughout the parking area so that a minimum of forty (40%) percent of the parking area is shaded at tree maturity. Canopy trees shall be the type that normally achieves a minimum canopy diameter of twenty-five (25') feet.

(3) Where photovoltaic array carports are located in the parking area, the portions of the parking area that are directly beneath the footprint of the photovoltaic array carports are exempt from the requirements of subsection (d)(2) of this section.

(e) Trees shall be planted according to the City of Tracy Standard Specifications for street trees.

(f) There shall be a minimum ten (10) foot wide (inside dimension) landscaped strip along property lines adjacent to public rights-of-way and private streets. The landscaped strip shall be continuous except at required access to the site or parking area.

(g) The requirement for parking lot landscaping for industrial development, as indicated in this section, may be decreased by a maximum of fifty (50%) percent provided a corresponding minimum increase in perimeter landscaping of fifty (50%) percent is provided.

(h) Screening of the parking area from public rights-of-way shall be provided at a minimum height of two and one-half (2½') feet and a maximum height of three (3') feet measuring from the top of the parking area pavement.

(i) When abutting residential property, screening of the parking area shall be provided at a minimum height of six (6') feet measured from the top of the parking area pavement, and in the area of the required front setback for residential property, the maximum height of screening and landscaping shall be three (3') feet measured from the side which has the highest elevation at the base of the screening.

Screening between residential property and non-residential parking lots shall consist of a solid masonry wall designed and installed in accordance with City Standard Specifications. The appearance of said wall shall be to the satisfaction of the Community Development Director.

(j) Screening from public rights-of-way may consist of one or a combination of the following:

(1) Berms landscaped with ground cover, trees, and shrubs;

(2) Solid, low profile, decorative masonry walls;

(3) Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.

(k) Trash receptacles/enclosures and loading areas shall be screened on all sides with a gate provided for access, and shall be landscaped.

(l) All landscaping shall be protected with a six (6') inch raised concrete curb.

(m) Landscaped areas and planters shall be serviced by a permanent automatic irrigation system approved by the Community Development Director and/or the design review board.

(n) All parking areas, landscaping and screening shall be continuously maintained by the property owner. Landscaping and screening shall be free of weeds, debris, litter, and dead plants. Any dead plant material shall be replaced with similar type of living plant material.

(o) Parking area and perimeter landscaping shall be installed or secured as required by this article prior to any authorization to occupy any building(s) served by required parking areas.

(p) Landscaping shall be designed to obscure views of loading and other service areas, including trash storage areas, from rights of way and adjoining property containing such loading facilities.

(Prior code § 10-2.2613)

(Ord. No. 1273, § 1, 11-5-2019)

10.08.3570 Loading space.

(a) Loading space shall be provided and maintained for all commercial and industrial uses which involve the distribution or delivery of goods by commercial vehicles. Business and professional office uses and business consumer services shall be exempt from these requirements.

(1) An occupancy of 5,000 or less square feet of gross floor area shall have a loading space with minimum dimensions of ten (10') feet width, twenty (20') feet length, and a vertical clearance of fourteen (14') feet.

(2) An occupancy of more than 5,000 square feet of gross floor area shall have a loading space with the minimum dimensions of twelve (12') feet in width, twenty-five (25') feet in length, and vertical clearance of fourteen (14') feet. Said space shall be screened on three (3) sides by a minimum eight (8') foot high solid masonry wall.

(b) No loading space shall be located within twenty-five (25') feet of residential property.

(c) Lighting shall be provided to direct illumination down onto the loading space and shall be shielded from adjacent property.

(d) The loading space shall be designed so that ingress from and egress to a public right-of-way, private street or an alley, must be accomplished by forward motion only. All maneuvering necessary to enter and exit the loading space shall not occur on or encroach into any public right-of-way or parking area.

(e) No repair or servicing of vehicles shall be conducted in a loading space.

(Prior code § 10-2.2614)

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Service

10.10.230 Purpose.

The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits.

10.10.235 General Provisions and Guidelines

a) The City shall prioritize water and wastewater services to projects that include 20 percent of the units as affordable housing to lower income households.

b) The City shall coordinate with water and wastewater services in order to identify needed extensions and services to facilitate the development of Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.

c) The City shall collect water and wastewater fees from new residential developments.

d) The City shall carry out the projects outlined in the City of Tracy Water System Master Plan and City of Tracy Wastewater System Master Plan.

e) The City shall coordinate the annual Capital Improvement Program (CIP) to identify needed infrastructure to the Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.

f) The City shall annually conduct outreach and education on water conservation and efficiency measures through various media campaigns.

APPROVED AS TO FORM AND LEGALITY

_____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2026-_____

DETERMINING THAT THE ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS – EXCEPTIONS AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY TO HAVE NO POSSIBILITY OF A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023-2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023-2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development

provided tentative certification on August 11, 2025, on the 2023-2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023-2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023-2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; now, therefore, be it

RESOLVED, That the City Council of the City of Tracy hereby determines that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

* *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Housing Policy Implementation - Phase 4

City Council Public Hearing

March 3, 2026

Code Amendments

The following code amendments are mandated by the adopted Housing Element.

- Existing code update to:
  - Off-Street Parking Requirements, Exceptions

- New code section:
  - Affordable Housing Water and Wastewater Services

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Project Background - Parking

Chapter 10.08 Article 26. Off-Street Parking Requirements – Exceptions (10.08.3470)

- The update ensures sufficient, safe, and convenient parking to maximize traffic flows and enhance the appearance of parking areas.
- Amendments to the parking exceptions include:
  - Adding Parking standards for tiny homes and manufactured homes
  - Adding parking reductions for:
    - Density bonus projects
    - Qualifying affordable housing projects
    - Projects located within a ½ mile of a major transit stop

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Project Background

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Services

- This new code section prioritizes granting water and wastewater services to affordable housing projects (SB 1087).
- The City of Tracy's Public Works Department remains the provider of water, wastewater, and sanitation services within city limits.

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Recommendations

Staff and the Planning Commission recommends that the City Council hold a public hearing, and upon its conclusion, take the following actions:

- Adopt a resolution determining that the project is exempt from CEQA pursuant to Section 15061(b)(3); and
- Introduce and adopt an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Services to Title 10, Planning and Zoning, of the Tracy Municipal Code

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March 3, 2026

Agenda Item 3.C

RECOMMENDATION

Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending Title 9 - Building Regulations, Chapter 9.24 - Vacant, Neglected and Dangerous Buildings, sections 9.24.010 through 9.24.040 and adding sections 9.24.050 through 9.24.260 of the Tracy Municipal Code to add and define standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings.

EXECUTIVE SUMMARY

Vacant and neglected buildings are a major cause of blight in both residential and nonresidential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Substandard or unkempt properties, long-term vacancies, and boarded and/or vacant buildings all discourage economic development, negatively affect property values, and may pose a safety risk. It is a responsibility of property ownership to prevent owned property from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare. In drafting this ordinance, several City departments reviewed and contributed to the ordinance including the City Manager's Office, Community & Economic Development, the Police Department, Code Enforcement, and the City Attorney's Office. This ordinance endeavors to help the City promote public health, safety, and the general welfare.

BACKGROUND AND LEGISLATIVE HISTORY

In 2002, the Tracy City Council adopted Ordinance 1040 which adopted by reference the code entitled "1997 Uniform Code for the Abatement of Dangerous Buildings," published by the International Conference of Building Officials by amending Chapter 9.24, section 9.24.030 in accordance with Government Code section 50022.6.

The purpose of Chapter 9.24 - Dangerous Buildings was to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedy provided by Title 9 - Building Regulations of this Code, or otherwise available by law, whereby buildings or structures which from any cause endanger life, limb, health, morals, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished. The purpose of the chapter was not to create or otherwise establish or designate any particular class or group of persons who should be especially

protected or benefited by the terms of this chapter.

Chapter 9.24 - Neglected, Vacant Dangerous Buildings, as proposed would expand the legislative intent of the Chapter to include a regulatory process so that buildings may be required to be repaired, vacated, abated, or demolished. As such, property owners would be required to self-inspect and/or monitor their property (properties) regularly and also register vacant buildings with the City. The penalties for violations are also clearly defined pursuant to and consistent with state and local law.

The proposed Chapter 9.24 will no longer adopt the 1997 Uniform Code for Abatement of Dangerous Buildings in lieu of these advanced amendments.

ANALYSIS

A. Purpose of the Proposed Ordinance

The purpose of this amended chapter is to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedies provided by Title 9 of this Code, or otherwise available by law, whereby buildings or structures which from any cause endanger life, limb, health, morals, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished. As such, property owners should self-inspect and/or monitor their property (properties) regularly.

This chapter contains standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings. Nothing herein shall diminish or limit the City's authority to enforce other available legal remedies against persons who maintain such nuisance conditions on their property, including, but not limited to, enforcement by other city departments and/or local, county, or state agencies.

B. Findings—Vacant and boarded buildings.

The Chapter, as amended, will permit the City Council to make the following findings:

1) Vacant buildings are a major cause of blight in both residential and nonresidential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Substandard or unkempt properties, long-term vacancies, and boarded and/or vacant buildings all discourage economic development, negatively affect property values, and may pose a safety risk.

2) It is a responsibility of property ownership to prevent owned property from becoming a burden and/or nuisance to the neighborhood and community and a threat to public health, safety, or welfare.

3) A structure is not deemed to be vacant for purposes of this chapter if any of the following circumstances exist:

a) Any unit or portion of the structure is occupied by a person for legitimate residential purposes (provided however, it would not relieve the property owner of any other violations in law or equity);

b) Construction or alteration is in progress pursuant to a valid, unexpired building permit.

C. Key Components of Chapter 9.24

1) Defines the following:

"Blight" shall mean a condition of decay, deterioration, disrepair, neglect or inadequate maintenance, including, but not limited to, conditions constituting a public nuisance, contributing to the diminution of the property values of surrounding properties, undermining the economic vitality of a neighborhood or creating health or safety dangers.

"Boarded building" or "boarded up" shall mean a building with doors or windows that have been covered with plywood or other material.

“Days”, unless otherwise explicitly defined, shall mean calendar days, but excluding holidays.

"Director" shall mean the director of the Community and Economic Development Department and/or the police chief, or their designees. Except as otherwise provided herein, the director and/or designee shall have the authority to enforce the provisions of this chapter. The director may also refer all relevant fire matters to a fire marshal or designee for their analysis and/or enforcement.

"Neglected" shall mean not maintained in accordance with the provisions of this chapter.

"Nuisance" shall mean any building that is interfering with the rights of neighbors' use or enjoyment of their property, endangers life, health, or safety, or is offensive to others.

"Owner" (or "owner" or "property owner") means a person listed on the last equalized tax roll, as maintained by the County of San Joaquin, and/or person designated by the owner who is in charge or control of the vacant building.

"Vacant structure" or "vacant building" shall mean a residential or commercial building which has remained unoccupied, unsecured, and/or boarded for a period of more than thirty days. It shall also mean any residential or commercial building that is occupied by unauthorized persons for any length of time. A building or structure is not deemed to be vacant for purposes of this chapter if construction, alteration, improvements,

rehabilitation, or repair is in progress pursuant to a valid, unexpired building permit with inspections occurring at least every six months.

2) Makes it unlawful and a public nuisance for any owner of any property in the city to allow to exist on such property, building or structure with broken windows and/ or doors or broken or missing openings to allow access into the building

3) Requires Boarding permits

4) Violations of this chapter may arise to misdemeanors.

5) Provides structural and building maintenance standards.

6) Fire safety requirements.

7) Security standards.

8) Enforcement remedies include, but are not limited to, summary abatement.

9) Provides an appellate process

FISCAL IMPACT

There is no known and/or immediate fiscal impact to the City through this ordinance amendment. Staff may undergo additional trainings to help facilitate enforcement of this ordinance amendment, as well as review with the City Attorney's Office any matters that arise.

CEQA DETERMINATION

The proposed ordinance is not a project within the meaning of Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because it has no potential for resulting in physical change in the environment, either directly or ultimately. In the event that the ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

STRATEGIC PLAN

The proposed ordinance is consistent with the City Council's Strategic Priority of Public Safety, as it serves as a tool to strengthen community safety through intervention and enforcement activities.

ACTION REQUESTED OF THE CITY COUNCIL

That the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending Title 9 - Building Regulations, Chapter 9.24 - Vacant, Neglected, and Dangerous Buildings, sections 9.24.010 through 9.24.040 and adding sections 9.24.050 through 9.24.260 of the Tracy Municipal Code to add and define standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings.

Prepared by: City Attorney's Office

Reviewed by: Sara Castro, Director of Finance
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

Attachments:

Attachment A – Ordinance (Redlined)
Attachment B – Proposed Ordinance (Clean)

Chapter 9.24 – VACANT, NEGLECTED, AND DANGEROUS BUILDINGS

9.24.010 - Reference to chapter.

This chapter 9.24 of the Tracy Municipal Code may be referred to as the "City Code for the Abatement of Vacant, Neglected, and Dangerous Buildings~~,"~~ ~~and is adopted pursuant to Government Code section 50022.2~~. For purpose of clarity, the term "Code," when used alone, shall refer to the Tracy Municipal Code.

9.24.020 - Purpose of chapter.

The purpose of this chapter is to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedies~~y~~ provided by Title~~title~~ 9 of this Code, or otherwise available by law, whereby buildings or structures which from any cause endanger life, limb, health, morals, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished. As such, property owners should self-inspect and/or monitor their property (properties) regularly.The purpose of this chapter is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this chapter.

~~9.24.030 - Adoption by reference of the Uniform Code for the Abatement of Dangerous Buildings.~~

~~The City hereby adopts by reference the code entitled "1997 Uniform Code for the Abatement of Dangerous Buildings," published by the International Conference of Building Officials(hereinafter "Uniform Code for the Abatement of Dangerous Buildings"), as amended by this chapter. The Uniform Code for the Abatement of Dangerous Buildings is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.~~

~~**9.24.040 - Penalty provisions.**~~
~~Uniform Code for the Abatement of Dangerous Buildings section 203, Violations, is amended by deleting the text of section 203, and replacing it with the following:~~
~~(a) Violations of this chapter shall be enforced by the City in accordance with Tracy Municipal Code section 9.02.040.~~

9.24.030 - Preamble.

This chapter contains standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings. Nothing herein shall diminish or limit the City's authority to enforce other available legal remedies against persons who maintain such nuisance conditions on their property, including, but not limited to, enforcement by other City departments and/or local, county, or state agencies.

9.24.040 - Findings—Vacant and boarded buildings.

The City Council finds as follows:

(a) Vacant buildings are a major cause of blight in both residential and nonresidential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Substandard or unkempt properties, long-term vacancies, and boarded and/or vacant buildings all discourage economic development, negatively affect property values, and may pose a safety risk.

(b) It is a responsibility of property ownership to prevent owned property from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare.

(c) A structure is not deemed to be vacant for purposes of this chapter if any of the following circumstances exist:

(1) Any unit or portion of the structure is occupied by a person for legitimate residential purposes;

(2) Construction or alteration is in progress pursuant to a valid, unexpired building permit.

9.24.050 - Boarding Permit Required.

(a) It shall be unlawful and a public nuisance for any owner of property in this City to allow to exist on such property any building or structure whose doors, windows or other openings are broken or missing, so as to allow access to the interior; or which is not temporarily boarded and secured in compliance with this chapter within the time set forth by the Building Official or designee in the permit; or which is left in such temporary boarded-up condition after the expiration of any initial or renewed boarding permit.

(b) It shall be unlawful and a public nuisance for any person, firm, association or corporation to erect, install, place or maintain boards over the doors, windows or other openings of any building or structure or otherwise secure such openings by a means other than the conventional method used in the original construction and design of the building or structure without a valid, current and unexpired boarding permit therefor from the Building Official or designee. No boarding permit shall be issued for a period of greater than six (6) months. Upon an application and a showing of good cause, the Building Official or designee may issue renewals of such permits.

(c) The fees for the issuance or renewal of a boarding permit shall be set by City Council resolution and may be amended from time to time to adjust for the

personnel costs upon which the fee is based rising or falling. Upon payment of the required fee, the Building Official or designee shall issue or renew a boarding permit upon the submission of a written application by the property owner or his/her authorized representative or contractor and upon the confirmation by a City building inspector that the boarding or other method of securing the building will or has been done in compliance with this chapter.

9.24.060 - Compliance required.

It is unlawful and a misdemeanor for any person who owns, controls, or is the responsible agent of a vacant structure to maintain, or cause or permit the maintenance of the vacant structure in a neglected condition.

9.24.070 - Public nuisance.

A neglected vacant structure shall constitute a public nuisance. A building is neglected if it is in material, repeated, or ongoing violation of this chapter.

9.24.080 - Definitions.

The following words and phrases, whenever used in this chapter, shall be defined as follows:

"Blight" shall mean a condition of decay, deterioration, disrepair, neglect or inadequate maintenance, including, but not limited to, conditions constituting a public nuisance, contributing to the diminution of the property values of surrounding properties, undermining the economic vitality of a neighborhood or creating health or safety dangers.

"Boarded building" or "boarded up" shall mean a building with doors or windows that have been covered with plywood or other material.

“Days”, unless otherwise explicitly defined, shall mean calendar days, but excluding holidays.

"Director" shall mean the director of the Community and Economic Development Department and/or the police chief, or their designees. Except as otherwise provided herein, the director and/or designee shall have the authority to enforce the provisions of this chapter. The director may also refer all relevant fire matters to a fire marshal or designee for their analysis and/or enforcement.

"Neglected" shall mean not maintained in accordance with the provisions of this chapter.

"Nuisance" shall mean any building that is interfering with the rights of neighbors' use or enjoyment of their property, endangers life, health, or safety, or is offensive to others.

"Owner" (or "owner" or "property owner") means a person listed on the last equalized tax roll, as maintained by the County of San Joaquin, and/or person designated by the owner who is in charge or control of the vacant building.

"Vacant structure" or "vacant building" shall mean a residential or commercial building which has remained unoccupied, unsecured, and/or boarded for a period of more than thirty days. It shall also mean any residential or commercial building that is occupied by unauthorized persons for any length of time. A building or structure is not deemed to be vacant for purposes of this chapter if construction, alteration, improvements, rehabilitation, or repair is in progress pursuant to a valid, unexpired building permit with inspections occurring at least every six months.

9.24.090 - Structural and building maintenance standards.

(a) All vacant structures shall be maintained in a structurally sound condition.

(b) All electrical, natural gas, sanitary and plumbing facilities shall be maintained in a condition which does not create a hazard to public health.

9.24.100 - Fire safety.

(a) All vacant structures shall be maintained in a manner which does not create an unreasonable risk of fire, including the removal of weeds which may constitute a fire hazard, consistent with the Tracy Municipal Code and/o~~r~~ applicable laws.~~.~~

(b) No vacant structure or portion thereof shall be used for the storage of flammable liquids or other materials which would constitute a safety or fire hazard.

(c) Heating facilities or heating equipment in vacant structures shall either be removed or maintained in accordance with applicable codes or ordinances. If heating equipment is removed, any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances.

(d) After notice is provided to the owner, the owner must remove all combustible waste material and must secure all waste containers on the property.

(e) After notice is provided to an owner, the owner must continue to maintain all fire protection systems within the property.

(f) At the discretion of a fire marshal or their designee, the owner may be required to remove certain and/or all heating equipment that may affect the operational condition of the fire protection systems such as the fire sprinkler system.

9.24.110 - Security Standards.

(a) All vacant structures shall be maintained in a way that secures them from any unauthorized entry.

(b) The owner or responsible agent of a vacant structure which has suffered an unauthorized entry must provide security which meets the following minimum standards:

(1) All windows and sliding doors shall provide either intact glazing or be boarded as set forth in specifications adopted by the director and on file with the City of Tracy's Planning Department (within the Department of Community and Economic Development), which shall include boarding from the interior of the building;

(2) Doors and service openings with thresholds located ten feet or less above the grade, stairway, landing, ramp, porch, roof or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt or boarded as set forth in the specifications on file with the City of Tracy. Exterior doors, if openable, may be closed from the interior of the structure by toe nailing them to the door frame using 10D or 16D galvanized nails;

(3) There shall be at least one operable door into each structure and into each housing unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or dead- latch; and

(4) All door locks shall be kept locked. When a door cannot be made operable, a door shall be constructed of three-quarter inch CDX plywood and shall be equipped with a lock as described above.

(5) To the extent an emergency and/or natural disaster occurs at a property, the property owner may secure the property for a period of thirty (30) days before applying for a permit. Within thirty (30) days of the date of the emergency or natural disaster, however, the property owner submit an application for a permit with the City consistent with the Tracy Municipal Code.

9.24.120 - Debris removal.

All vacant structures and buildings including all adjoining yard areas shall be maintained free of debris, combustible materials, litter, and garbage.

9.24.130 - Appearance.

(a) All vacant structures must be maintained in a manner which minimizes the appearance of vacancy, including the prompt removal of graffiti.

(b) All exterior surfaces, including any boarded windows or doors shall be applied with sufficient paint, siding, stucco or other finishes, in the same color or similar color as the adjoining areas, to weatherproof the vacant structure and to create a sufficient appearance of repair to deter unauthorized occupation.

(c) The exterior of the property on which a vacant structure is located, including all landscaping, shall be kept in good condition, and additionally, shall not create the appearance of an unsecured, unoccupied structure or other hazard to public safety.

9.24.140 - Long-term boarded and vacant building prohibited.

(a) The owner of any boarded or neglected building, whether boarded by voluntary action of the owner or as a result of enforcement activity by the City, shall cause the boarded building to commence rehabilitation of the building so that it is no longer blighted, neglected, or in a nuisance condition within thirty days after the building is boarded. Moreover, a property owner(s) shall be responsible to registering all vacant buildings with the Community and Economic Development Department of the City within thirty (30) days of the vacancy and/or thirty (30) days after the effective date of this ordinance.

(b) No person shall allow a building designed for human use or occupancy to stand vacant for more than thirty days, unless one of the following applies:

(1) The building is the subject of an active building permit for repair or rehabilitation and the owner is progressing diligently (through and/or subject to an inspection every fifteen business days) to complete the repair or rehabilitation;

(2) The building meets all codes, does not contribute to blight and is ready for occupancy and is officially (and in good faith) in the active process of getting ready for occupancy; or is in the active, legitimate process to be leased or sold;

(3) The director or designee determines that the building is no longer neglected and does not contribute to, and is not likely to contribute to, blight because the owner is actively maintaining and monitoring the building. Active maintenance and monitoring shall include:

(i) Maintenance of landscaping and plant materials in good condition,

(ii) Maintenance of the exterior of the building, including, but not limited to, paint and finishes, in good condition,

(iii) Regular removal of all exterior trash, debris and graffiti,

(iv) Maintenance of the building in continuing compliance with all applicable codes and regulations,

(v) Prevention of criminal activity on the premises, including, but not limited to, use and sale of controlled substances, prostitution and criminal street gang activity.

9.24.150 - Permitted time periods to commence and correct violations.

(a) Any property owner of a boarded building in violation of this chapter or any owner of a vacant building in violation of this chapter shall commence any corrections or repairs necessary to comply with this chapter within thirty days of the date of the issuance of the notice of violation. The date of the issuance of the notice of violation shall be the date the notice of violation is mailed to the property owner or posted on the property as provided for in 9.24.180, whichever is earlier. Provided the property owner reasonably and diligently pursues corrections or repairs to completion (and notices the City of such efforts in writing, consistent with this section), no administrative penalties shall be imposed. In the event the property owner does not request a hearing or commence corrections within thirty days of the date of the issuance of the notice of violation, the City may impose administrative penalties as provided for in Section 9.24.220. In the event the property owner requests a hearing pursuant to Section 9.24.190 to dispute the factual finding(s) of the notice of violation, the thirty-day correction commencement period shall be suspended/stayed from the date of the request until such time as the hearing officer (consistent with Tracy Municipal Code Section 1.12.030) renders a decision. Upon the issuance of the hearing officer's decision, the property owner shall have the balance of the original thirty-day period to commence any necessary corrections or repairs before administrative penalties accrue. For this Chapter 9.24, any hearing officer who shall oversee any of these matters shall be appointed by the City Attorney or his/her designee. New violations that arise during the stay period noted herein shall not be exempt from this Chapter or any other provisions of the Tracy Municipal Code.

(b) If the property owner elects to correct a violation, prior to the expiration of the thirty-day correction commencement period, the property owner shall submit a rehabilitation plan to the director or designee for their review. The rehabilitation plan shall include the following:

(1) An in-depth statement outlining the owner's plan for remedying each of the conditions described in the notice of violation as constituting a violation of this chapter.

(2) The reasonable, expected timeline for completing any necessary corrections or repairs.

(3) Such rehabilitation plan shall be approved in writing by a director or their designee.

(c) Once the owner commences corrections or repairs, the owner shall work diligently and in good faith to ensure such corrections or repairs are completed in a timely manner. In no case shall such repairs or corrections take longer than either: (1) forty-five days from the date of the issuance of the notice of violation; or (2) thirty days from the end of the forty-five-day correction commencement period if any additional extension is granted.

9.24.160 - Summary abatement (immediate or emergency need).

(a) Summary abatement shall be executed in accordance with all applicable laws when a City enforcement official determines that the public nuisance constitutes an immediate and/or imminent peril to public health, safety or general welfare.

(b) Summary abatement is the abatement of the nuisance by the City, or a contractor of the City, by removal, demolition, repair or other acts with or without notice to the owner, agent or occupant of the property. The abatement shall be at the expense of the person causing, committing or maintaining the nuisance or the owner of the property on which it is occurring and shall constitute a lien against the property.

9.24.170 - Enforcement.

Except as otherwise provided herein, the director or designees shall have the authority to enforce the provisions of this chapter.

9.24.180 - Notice of Violation.

(a) The director or designee shall issue a notice directed to the record owner of the premises. The notice shall contain:

(1) The street address and such other description as is required to identify the premises.

(2) A statement specifying the conditions which constitute a violation of this chapter.

(3) A statement that administrative penalties may begin to accrue upon the expiration of the thirty-day correction commencement period if the property owner does not begin to make corrections or repairs to remedy any violations of this chapter. The statement shall state that the thirty-day correction commencement period begins on the date of the issuance of the notice of violation. The statement shall identify the date of issuance.

(4) A statement that the property owner must submit a rehabilitation plan specifying how the conditions constituting a violation of this chapter will be remedied and the expected timeline for doing so.

(5) A statement notifying the property owner that he, she, or it may request a hearing within twenty calendar days of the mailing of the notice to dispute the existence of any violation or to show cause why an administrative penalty should not be assessed in accordance with this code. The statement shall notify the property owner that the thirty-day correction commencement period shall be suspended from the date of a request for a hearing until such time as the hearing officer renders a decision. The hearing officer shall set the hearing not less than ten days nor more than thirty (30) days on which the copy of the notice of appeal was filed.

(6) A statement advising the owner that he or she has the option of voluntarily correcting the condition(s) which violate the provisions of this chapter prior to the imposition of administrative penalties. If the owner chooses to correct the conditions, the corrections must be completed prior to the expiration of the thirty-day correction completion period or any applicable, reasonable extension, whichever is later. The owner must advise the code enforcement officer in writing that he or she will correct the conditions and the date of completion, consistent with the rehabilitation plan noted herein. The code enforcement officer or designee will inspect the premises on or soon after the completion date, and if the conditions have been corrected, no administrative penalties will be assessed.

(7) A statement that any persons in violation of any provision of this chapter is chargeable of a separate offense for each day during which the violation is committed, continued, or permitted.

(8) A statement notifying the property owner that he or she or it may request an extension.

(9) The format and template of the notice described herein shall be created by the director or designee and may be updated from time to time at his or her discretion.

(b) The notice of violation, and any amended or supplemental notice, shall be served either by personal delivery or by return receipt mailing upon the record owner at his or her address as it appears on the latest equalized assessment roll of San Joaquin County, or as known to the code enforcement officer. A copy of the notice and any amended or supplemental notice shall also be posted on the building in a conspicuous place on the front of the building stating the name, address, and phone number of the owner(s) of the property that are available on public records.

9.24.190 - Opportunity for a hearing.

Hearings shall be scheduled and conducted as provided for in Chapter 1.12.030 Hearing Officer. Provided, however, a hearing officer for this Chapter 9.24 shall be appointed by the City Attorney or his/her designee.The purpose of a hearing is to allow the owner to dispute the factual findings of the violation(s). Judicial review of administrative orders issued after a hearing may be sought as provided for in Chapter 1.20-Judicial Review Time Limits of this code and the California Code of Civil Procedure, Section 1094.5 et seq.

9.24.200 - Extensions.

The City may, upon request of the owner of the premises, grant a thirty-day extension from the expiration of the thirty-day correction completion period for good cause shown. The City may grant one extension for each property in violation of this chapter. Administrative penalties shall not accrue during the extension period. Consistent with Section 9.24.150, all requests for an extension must be in writing and submitted to the director and/or designee. Additional extensions pursuant to this Chapter are set out in Section 9.24.150.

9.24.210 - Inspection of premises.

(a) If the property owner requests a hearing, the hearing officer may, with the consent of the owner, inspect the building and premises involved in the hearing prior to, during or after the hearing, provided that:

(1) Notice of such inspection shall be given to the parties before the inspection is made;

(2) The parties are given an opportunity to be present during the inspection; and

(3) The hearing officer shall state for the record during the hearing, if requested, or file a written statement after the hearing for inclusion in the hearing record, upon completion of the inspection, the material facts observed and the conclusion drawn there from.

(b) The owner shall have a right to rebut or explain the matters stated by the hearing officer pursuant to subsection (a) either for the record during the hearing or by filing a written statement within four days after the hearing for inclusion in the hearing record.

(c) An inspection warrant or the consent of the owner(s) to inspect the building and surrounding properties is required unless such inspection can be made from areas in which the general public has access or with permission of other persons authorized to provide access to the property on which the building is located.

9.24.220 - Administrative penalty and fees.

Any owner of a boarded building that remains in violation of this chapter beyond the correction completion period allowed for in Sections 9.24.150 or any extension as provided for herein, whichever is later, shall be liable for administrative penalties pursuant to Chapter 1.28 - Administrative Citations and Penalties.

9.24.230 - Payment of administrative penalty and fees.

(a) The City shall send a letter each and every time administrative penalties and/or fees are imposed. The administrative penalty and/or fees shall become due and payable within thirty days of the mailing of the letter notifying the property owner of the administrative penalty.

(b) If the administrative penalty is not timely paid, the City may initiate action to collect the penalty by the remedies and procedures provided for in Chapter 1.28- Administrative Citations and Penalties of this code.

(c) An administrative penalty shall accrue interest at the same annual rate as any civil judgment. Interest shall accrue commencing on the thirty-first day following the date the penalty is due and payable as provided for in Chapter 1.28 of this code.

(d) At its election, the City may seek and/or utilize debt collectors to collect the penalties set out herein.

9.24.240 - Cumulative Remedies.

If, after the thirty (30) day correction period, the person to whom such notice is directed shall fail, neglect, or refuse to obey such notice, the director or designee may institute an appropriate action to abate such conditions on the subject premises which constitute the public nuisance, in addition to the issuance of penalty fines and fees as set forth in sections 9.24.230- and this section.

(a) All City abatement expenses, including, but not limited to, administrative costs and nuisance condition abatement costs shall be billed to the owner and shall become due and payable thirty days thereafter. The cost of such abatement shall be assessed against the property as a lien or made a personal obligation of the owner thereof.

(b) Any violation of any provision of this chapter is chargeable of a separate offense for each day during which the violation is committed, continued, or permitted. The remedies provided in these regulations shall be cumulative and may include administrative citation pursuant to Chapter 1.16.050 of this code and/ or abatement pursuant to section 1.16.080 of this code, in addition to any other procedures provided in the City municipal code (including this Chapter 9.24), and/or by state law. Administrative action hereunder shall not prejudice or affect any other action, civil or criminal, for the maintenance of any such violation.

9.24.250 - Procedures not exclusive.

The procedures set forth herein shall not be exclusive and shall not limit or restrict the City from enforcing other City ordinances and regulations or abating public nuisances in any other manner provided by law, or from precluding the director to referring an appropriate matter to another City department or other government agency for enforcement. Nothing in this chapter shall be deemed to prevent the City Council from ordering the commencement of a civil proceeding to abate a public nuisance pursuant to applicable law or from pursuing any other remedy available under applicable law.

9.24.260 - Superseding Applicable Tracy Municipal Code Provisions.

To the extent of the sections or provisions herein contained conflict with any other provisions of the Tracy Municipal Code, this Chapter 9.24 shall control (to the extent permitted by law).

ATTACHMENT B

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE OF THE TRACY CITY COUNCIL AMENDING TITLE 9 - BUILDING REGULATIONS, CHAPTER 9.24 - VACANT, NEGLECTED AND DANGEROUS BUILDINGS, SECTIONS 9.24.010 THROUGH 9.24.040 AND ADDING SECTIONS 9.24.050 THROUGH 9.24.260 OF THE TRACY MUNICIPAL CODE TO ADD AND DEFINE STANDARDS FOR THE MAINTENANCE OF BOARDED, VACANT, AND/OR NEGLECTED BUILDINGS LOCATED ON PRIVATE PROPERTY, AND AN ALTERNATIVE PROCESS FOR ABATING NUISANCE CONDITIONS CAUSED BY SUCH BUILDINGS.

WHEREAS, the City of Tracy recognizes that whereby buildings or structures which from any cause endanger life, limb, health, morals, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished; and

WHEREAS, the City of Tracy does not currently have standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings. Nothing herein shall diminish or limit the City's authority to enforce other available legal remedies against persons who maintain such nuisance conditions on their property, including, but not limited to, enforcement by other City departments and/or local, county, or state agencies.; and

WHEREAS, the purpose of this ordinance is to promote public health, safety, and welfare by regulating vacant, neglected and dangerous buildings and requiring the property owners to maintain and inspect their properties regularly; and

WHEREAS, the City Council considered this matter at a duly noticed public hearing held on March 3, 2026;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. Chapter 9.24 – VACANT, NEGLECTED, AND DANGEROUS BUILDINGS

9.24.010 - Reference to chapter.

This chapter 9.24 of the Tracy Municipal Code may be referred to as the "City Code for the Abatement of Vacant, Neglected, and Dangerous Buildings". For purpose of clarity, the term "Code," when used alone, shall refer to the Tracy Municipal Code.

9.24.020 - Purpose of chapter.

The purpose of this chapter is to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedies provided by Title 9 of this Code, or otherwise available by law, whereby buildings or structures which from any cause endanger life, limb, health, morals, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished. As such, property owners should self-inspect and/or monitor their property (properties) regularly. The purpose of this chapter is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this chapter.

9.24.030 - Preamble.

This chapter contains standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings. Nothing herein shall diminish or limit the City's authority to enforce other available legal remedies against persons who maintain such nuisance conditions on their property, including, but not limited to, enforcement by other City departments and/or local, county, or state agencies.

9.24.040 - Findings—Vacant and boarded buildings.

The City Council finds as follows:

(a) Vacant buildings are a major cause of blight in both residential and nonresidential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Substandard or unkempt properties, long-term vacancies, and boarded and/or vacant buildings all discourage economic development, negatively affect property values, and may pose a safety risk.

(b) It is a responsibility of property ownership to prevent owned property from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare.

(c) A structure is not deemed to be vacant for purposes of this chapter if any of the following circumstances exist:

(1) Any unit or portion of the structure is occupied by a person for legitimate residential purposes;

(2) Construction or alteration is in progress pursuant to a valid, unexpired building permit.

9.24.050 - Boarding Permit Required.

(a) It shall be unlawful and a public nuisance for any owner of property in this City to allow to exist on such property any building or structure whose doors, windows or other openings are broken or missing, so as to allow access to the interior; or which is not temporarily boarded and secured in compliance with this chapter within the time set forth by the Building Official or designee in the permit; or which is left in such temporary boarded-up condition after the expiration of any initial or renewed boarding permit.

(b) It shall be unlawful and a public nuisance for any person, firm, association or corporation to erect, install, place or maintain boards over the doors, windows or other openings of any building or structure or otherwise secure such openings by a means other than the conventional method used in the original construction and design of the building or structure without a valid, current and unexpired boarding permit therefor from the Building Official or designee. No boarding permit shall be issued for a period of greater than six (6) months. Upon an application and a showing of good cause, the Building Official or designee may issue renewals of such permits.

(c) The fees for the issuance or renewal of a boarding permit shall be set by City Council resolution and may be amended from time to time to adjust for the personnel costs upon which the fee is based rising or falling. Upon payment of the required fee, the Building Official or designee shall issue or renew a boarding permit upon the submission of a written application by the property owner or his/her authorized representative or contractor and upon the confirmation by a City building inspector that the boarding or other method of securing the building will or has been done in compliance with this chapter.

9.24.060 - Compliance required.

It is unlawful and a misdemeanor for any person who owns, controls, or is the responsible agent of a vacant structure to maintain, or cause or permit the maintenance of the vacant structure in a neglected condition.

9.24.070 - Public nuisance.

A neglected vacant structure shall constitute a public nuisance. A building is neglected if it is in material, repeated, or ongoing violation of this chapter.

9.24.080 - Definitions.

The following words and phrases, whenever used in this chapter, shall be defined as follows:

"Blight" shall mean a condition of decay, deterioration, disrepair, neglect or inadequate maintenance, including, but not limited to, conditions constituting a public nuisance, contributing to the diminution of the property values of surrounding properties, undermining the economic vitality of a neighborhood or creating health or safety dangers.

"Boarded building" or "boarded up" shall mean a building with doors or windows that have been covered with plywood or other material.

“Days”, unless otherwise explicitly defined, shall mean calendar days, but excluding holidays.

"Director" shall mean the director of the Community and Economic Development Department and/or the police chief, or their designees. Except as otherwise provided herein, the director and/or designee shall have the authority to enforce the provisions of this chapter. The director may also refer all relevant fire matters to a fire marshal or designee for their analysis and/or enforcement.

"Neglected" shall mean not maintained in accordance with the provisions of this chapter.

"Nuisance" shall mean any building that is interfering with the rights of neighbors' use or enjoyment of their property, endangers life, health, or safety, or is offensive to others.

"Owner" (or "owner" or "property owner") means a person listed on the last equalized tax roll, as maintained by the County of San Joaquin, and/or person designated by the owner who is in charge or control of the vacant building.

"Vacant structure" or "vacant building" shall mean a residential or commercial building which has remained unoccupied, unsecured, and/or boarded for a period of more than thirty days. It shall also mean any residential or commercial building that is occupied by unauthorized persons for any length of time. A building or structure is not deemed to be vacant for purposes of this chapter if construction, alteration, improvements, rehabilitation, or repair is in progress pursuant to a valid, unexpired building permit with inspections occurring at least every six months.

9.24.090 - Structural and building maintenance standards.

(a) All vacant structures shall be maintained in a structurally sound condition.

(b) All electrical, natural gas, sanitary and plumbing facilities shall be maintained in a condition which does not create a hazard to public health.

9.24.100 - Fire safety.

(a) All vacant structures shall be maintained in a manner which does not create an unreasonable risk of fire, including the removal of weeds which may constitute a fire hazard, consistent with the Tracy Municipal Code and/or applicable laws.

(b) No vacant structure or portion thereof shall be used for the storage of flammable liquids or other materials which would constitute a safety or fire hazard.

(c) Heating facilities or heating equipment in vacant structures shall either be removed or maintained in accordance with applicable codes or ordinances. If heating equipment is removed, any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances.

(d) After notice is provided to the owner, the owner must remove all combustible waste material and must secure all waste containers on the property.

(e) After notice is provided to an owner, the owner must continue to maintain all fire protection systems within the property.

(f) At the discretion of a fire marshal or their designee, the owner may be required to remove certain and/or all heating equipment that may affect the operational condition of the fire protection systems such as the fire sprinkler system.

9.24.110 - Security Standards.

(a) All vacant structures shall be maintained in a way that secures them from any unauthorized entry.

(b) The owner or responsible agent of a vacant structure which has suffered an unauthorized entry must provide security which meets the following minimum standards:

(1) All windows and sliding doors shall provide either intact glazing or be boarded as set forth in specifications adopted by the director and on file with the City of Tracy's Planning Department (within the Department of

Community and Economic Development), which shall include boarding from the interior of the building;

(2) Doors and service openings with thresholds located ten feet or less above the grade, stairway, landing, ramp, porch, roof or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt or boarded as set forth in the specifications on file with the City of Tracy. Exterior doors, if openable, may be closed from the interior of the structure by toe nailing them to the door frame using 10D or 16D galvanized nails;

(3) There shall be at least one operable door into each structure and into each housing unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or dead- latch; and

(4) All door locks shall be kept locked. When a door cannot be made operable, a door shall be constructed of three-quarter inch CDX plywood and shall be equipped with a lock as described above.

(5) To the extent an emergency and/or natural disaster occurs at a property, the property owner may secure the property for a period of thirty (30) days before applying for a permit. Within thirty (30) days of the date of the emergency or natural disaster, however, the property owner submit an application for a permit with the City consistent with the Tracy Municipal Code.

9.24.120 - Debris removal.

All vacant structures and buildings including all adjoining yard areas shall be maintained free of debris, combustible materials, litter, and garbage.

9.24.130 - Appearance.

(a) All vacant structures must be maintained in a manner which minimizes the appearance of vacancy, including the prompt removal of graffiti.

(b) All exterior surfaces, including any boarded windows or doors shall be applied with sufficient paint, siding, stucco or other finishes, in the same color or similar color as the adjoining areas, to weatherproof the vacant structure and to create a sufficient appearance of repair to deter unauthorized occupation.

(c) The exterior of the property on which a vacant structure is located, including all landscaping, shall be kept in good condition, and additionally, shall not create

the appearance of an unsecured, unoccupied structure or other hazard to public safety.

9.24.140 - Long-term boarded and vacant building prohibited.

(a) The owner of any boarded or neglected building, whether boarded by voluntary action of the owner or as a result of enforcement activity by the City, shall cause the boarded building to commence rehabilitation of the building so that it is no longer blighted, neglected, or in a nuisance condition within thirty days after the building is boarded. Moreover, a property owner(s) shall be responsible to registering all vacant buildings with the Community and Economic Development Department of the City within thirty (30) days of the vacancy and/or thirty (30) days after the effective date of this ordinance.

(b) No person shall allow a building designed for human use or occupancy to stand vacant for more than thirty days, unless one of the following applies:

(1) The building is the subject of an active building permit for repair or rehabilitation and the owner is progressing diligently (through and/or subject to an inspection every fifteen business days) to complete the repair or rehabilitation;

(2) The building meets all codes, does not contribute to blight and is ready for occupancy and is officially (and in good faith) in the active process of getting ready for occupancy; or is in the active, legitimate process to be leased or sold;

(3) The director or designee determines that the building is no longer neglected and does not contribute to, and is not likely to contribute to, blight because the owner is actively maintaining and monitoring the building. Active maintenance and monitoring shall include:

(i) Maintenance of landscaping and plant materials in good condition,

(ii) Maintenance of the exterior of the building, including, but not limited to, paint and finishes, in good condition,

(iii) Regular removal of all exterior trash, debris and graffiti,

(iv) Maintenance of the building in continuing compliance with all applicable codes and regulations,

(v) Prevention of criminal activity on the premises, including, but not limited to, use and sale of controlled substances, prostitution and criminal street gang activity.

9.24.150 - Permitted time periods to commence and correct violations.

(a) Any property owner of a boarded building in violation of this chapter or any owner of a vacant building in violation of this chapter shall commence any corrections or repairs necessary to comply with this chapter within thirty days of the date of the issuance of the notice of violation. The date of the issuance of the notice of violation shall be the date the notice of violation is mailed to the property owner or posted on the property as provided for in 9.24.180, whichever is earlier. Provided the property owner reasonably and diligently pursues corrections or repairs to completion (and notices the City of such efforts in writing, consistent with this section), no administrative penalties shall be imposed. In the event the property owner does not request a hearing or commence corrections within thirty days of the date of the issuance of the notice of violation, the City may impose administrative penalties as provided for in Section 9.24.220. In the event the property owner requests a hearing pursuant to Section 9.24.190 to dispute the factual finding(s) of the notice of violation, the thirty-day correction commencement period shall be suspended/stayed from the date of the request until such time as the hearing officer (consistent with Tracy Municipal Code Section 1.12.030) renders a decision. Upon the issuance of the hearing officer's decision, the property owner shall have the balance of the original thirty-day period to commence any necessary corrections or repairs before administrative penalties accrue. For this Chapter 9.24, any hearing officer who shall oversee any of these matters shall be appointed by the City Attorney or his/her designee. New violations that arise during the stay period noted herein shall not be exempt from this Chapter or any other provisions of the Tracy Municipal Code.

(b) If the property owner elects to correct a violation, prior to the expiration of the thirty-day correction commencement period, the property owner shall submit a rehabilitation plan to the director or designee for their review. The rehabilitation plan shall include the following:

(1) An in-depth statement outlining the owner's plan for remedying each of the conditions described in the notice of violation as constituting a violation of this chapter.

(2) The reasonable, expected timeline for completing any necessary corrections or repairs.

(3) Such rehabilitation plan shall be approved in writing by a director or their designee.

(c) Once the owner commences corrections or repairs, the owner shall work diligently and in good faith to ensure such corrections or repairs are completed in a timely manner. In no case shall such repairs or corrections take longer than either: (1) forty-five days from the date of the issuance of the notice of violation; or (2) thirty days from the end of the forty-five-day correction commencement period if any additional extension is granted herein.

9.24.160 - Summary abatement (immediate or emergency need).

(a) Summary abatement shall be executed in accordance with all applicable laws when a City enforcement official determines that the public nuisance constitutes an immediate and/or imminent peril to public health, safety or general welfare.

(b) Summary abatement is the abatement of the nuisance by the City, or a contractor of the City, by removal, demolition, repair or other acts with or without notice to the owner, agent or occupant of the property. The abatement shall be at the expense of the person causing, committing or maintaining the nuisance or the owner of the property on which it is occurring and shall constitute a lien against the property.

9.24.170 - Enforcement.

Except as otherwise provided herein, the director or designees shall have the authority to enforce the provisions of this chapter.

9.24.180 - Notice of Violation.

(a) The director or designee shall issue a notice directed to the record owner of the premises. The notice shall contain:

(1) The street address and such other description as is required to identify the premises.

(2) A statement specifying the conditions which constitute a violation of this chapter.

(3) A statement that administrative penalties may begin to accrue upon the expiration of the thirty-day correction commencement period if the property owner does not begin to make corrections or repairs to remedy any violations of this chapter. The statement shall state that the thirty-day correction commencement period begins on the date of the issuance of the notice of violation. The statement shall identify the date of issuance.

(4) A statement that the property owner must submit a rehabilitation plan specifying how the conditions constituting a violation of this chapter will be remedied and the expected timeline for doing so.

(5) A statement notifying the property owner that he, she, or it may request a hearing within twenty calendar days of the mailing of the notice to dispute the existence of any violation or to show cause why an administrative penalty should not be assessed in accordance with this code. The statement shall notify the property owner that the thirty-day correction commencement period shall be suspended from the date of a request for a hearing until such time as the hearing officer renders a decision. The hearing officer shall set the hearing not less than ten days nor more than thirty (30) days on which the copy of the notice of appeal was filed.

(6) A statement advising the owner that he or she has the option of voluntarily correcting the condition(s) which violate the provisions of this chapter prior to the imposition of administrative penalties. If the owner chooses to correct the conditions, the corrections must be completed prior to the expiration of the thirty-day correction completion period or any applicable, reasonable extension, whichever is later. The owner must advise the code enforcement officer in writing that he or she will correct the conditions and the date of completion, consistent with the rehabilitation plan noted herein. The code enforcement officer or designee will inspect the premises on or soon after the completion date, and if the conditions have been corrected, no administrative penalties will be assessed.

(7) A statement that any persons in violation of any provision of this chapter is chargeable of a separate offense for each day during which the violation is committed, continued, or permitted.

(8) A statement notifying the property owner that he or she or it may request an extension.

(9) The format and template of the notice described herein shall be created by the director or designee and may be updated from time to time at his or her discretion.

(b) The notice of violation, and any amended or supplemental notice, shall be served either by personal delivery or by return receipt mailing upon the record owner at his or her address as it appears on the latest equalized assessment roll of San Joaquin County, or as known to the code enforcement officer. A copy of the notice and any amended or supplemental notice shall also be posted on the building in a conspicuous place on the front of the building stating the name, address, and phone number of the owner(s) of the property that are available on public records.

9.24.190 - Opportunity for a hearing.

Hearings shall be scheduled and conducted as provided for in Chapter 1.12.030 Hearing Officer. Provided, however, a hearing officer for this Chapter 9.24 shall be appointed by the City Attorney or his/her designee. The purpose of a hearing is to allow the owner to dispute the factual findings of the violation(s). Judicial review of administrative orders issued after a hearing may be sought as provided for in Chapter 1.20 - Judicial Review Time Limits of this code and the California Code of Civil Procedure, Section 1094.5 et seq.

9.24.200 - Extensions.

The City may, upon request of the owner of the premises, grant a thirty-day extension from the expiration of the thirty-day correction completion period for good cause shown. The City may grant one extension for each property in violation of this chapter. Administrative penalties shall not accrue during the extension period. Consistent with Section 9.24.150, all requests for an extension must be in writing and submitted to the director and/or designee. Additional extensions pursuant to this Chapter are set out in Section 9.24.150.

9.24.210 - Inspection of premises.

(a) If the property owner requests a hearing, the hearing officer may, with the consent of the owner, inspect the building and premises involved in the hearing prior to, during or after the hearing, provided that:

(1) Notice of such inspection shall be given to the parties before the inspection is made;

(2) The parties are given an opportunity to be present during the inspection; and

(3) The hearing officer shall state for the record during the hearing, if requested, or file a written statement after the hearing for inclusion in the hearing record, upon completion of the inspection, the material facts observed and the conclusion drawn there from.

(b) The owner shall have a right to rebut or explain the matters stated by the hearing officer pursuant to subsection (a) either for the record during the hearing or by filing a written statement within four days after the hearing for inclusion in the hearing record.

(c) An inspection warrant or the consent of the owner(s) to inspect the building and surrounding properties is required unless such inspection can be made from areas in which the general public has access or with permission of other

persons authorized to provide access to the property on which the building is located.

9.24.220 - Administrative penalty and fees.

Any owner of a boarded building that remains in violation of this chapter beyond the correction completion period allowed for in Sections 9.24.150 or any extension as provided for herein, whichever is later, shall be liable for administrative penalties pursuant to Chapter 1.28 - Administrative Citations and Penalties.

9.24.230 - Payment of administrative penalty and fees.

(a) The City shall send a letter each and every time administrative penalties and/or fees are imposed. The administrative penalty and/or fees shall become due and payable within thirty days of the mailing of the letter notifying the property owner of the administrative penalty.

(b) If the administrative penalty is not timely paid, the City may initiate action to collect the penalty by the remedies and procedures provided for in Chapter 1.28 - Administrative Citations and Penalties of this code.

(c) An administrative penalty shall accrue interest at the same annual rate as any civil judgment. Interest shall accrue commencing on the thirty-first day following the date the penalty is due and payable as provided for in Chapter 1.28 of this code.

(d) At its election, the City may seek and/or utilize debt collectors to collect the penalties set out herein.

9.24.240 - Cumulative Remedies.

If, after the thirty (30) day correction period, the person to whom such notice is directed shall fail, neglect, or refuse to obey such notice, the director or designee may institute an appropriate action to abate such conditions on the subject premises which constitute the public nuisance, in addition to the issuance of penalty fines and fees as set forth in sections 9.24.230 and this section.

(a) All City abatement expenses, including, but not limited to, administrative costs and nuisance condition abatement costs shall be billed to the owner and shall become due and payable thirty days thereafter. The cost of such abatement shall be assessed against the property as a lien or made a personal obligation of the owner thereof.

(b) Any violation of any provision of this chapter is chargeable of a separate offense for each day during which the violation is committed, continued, or

permitted. The remedies provided in these regulations shall be cumulative and may include administrative citation pursuant to Chapter 1.16.050 of this code and/ or abatement pursuant to section 1.16.080 of this code, in addition to any other procedures provided in the City municipal code (including this Chapter 9.24), and/or by state law. Administrative action hereunder shall not prejudice or affect any other action, civil or criminal, for the maintenance of any such violation.

9.24.250 - Procedures not exclusive.

The procedures set forth herein shall not be exclusive and shall not limit or restrict the City from enforcing other City ordinances and regulations or abating public nuisances in any other manner provided by law, or from precluding the director to referring an appropriate matter to another City department or other government agency for enforcement. Nothing in this chapter shall be deemed to prevent the City Council from ordering the commencement of a civil proceeding to abate a public nuisance pursuant to applicable law or from pursuing any other remedy available under applicable law.

9.24.260 - Superseding Applicable Tracy Municipal Code Provisions.

To the extent of the sections or provisions herein contained conflict with any other provisions of the Tracy Municipal Code, this Chapter 9.24 shall control (to the extent permitted by law).

SECTION 3. The City Council determines the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) in that projects with no potential for causing a significant effect on the environment need no further environmental review, as any proposed residential development project will require its own environmental review under CEQA.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Chapter. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 5. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

SECTION 6. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 7. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 8. This Ordinance shall be codified in the Tracy Municipal Code.

* * * * * * * * * * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March 2026 and finally adopted on the_____ day of _____ 2026, by the following vote:

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

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of
the City of Tracy, California

Date of Attestation: _____

March 3, 2026

Agenda Item 3.D

RECOMMENDATION

Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending and updating Chapter 3.04-Fireworks of Title 3- Public Safety of the Tracy Municipal Code.

EXECUTIVE SUMMARY

Chapter 3.04 of the Tracy Municipal Code entitled Fireworks was adopted by the City Council on May 17, 2011 (Ordinance 1158) to allow for the sale and discharge of fireworks within the City of Tracy. On November 4, 2011, Ordinance 1162 was adopted, amending several sections of Ordinance 1158. Staff now recommends revisions to Chapter 3.04 to amend Ordinance 1162. The intent of this amendment is to reasonably regulate the possession, sale, use and/or discharge of dangerous fireworks within the city to protect the public health, safety, and general welfare of its residents and visitors alike. It also addresses the need to adopt additional regulations and increases penalties for the possession, sale, use and/or discharge of dangerous fireworks.

BACKGROUND AND LEGISLATIVE HISTORY

Chapter 3.04 of the Tracy Municipal Code entitled Fireworks was adopted by the City Council on May 17, 2011 (Ordinance 1158) to allow for the sale and discharge of fireworks within the City of Tracy. When the ordinance was introduced on May 3, 2011, staff advised Council that the ordinance would likely require revision after the July 4, 2011, holiday. The original adoption was conducted in a relatively short time frame in order to allow for the sale in time for the pending holiday for calendar year 2011. The ordinance contained provisions specific to the year 2011 due to the abbreviated time frame which are no longer applicable. It was also determined that certain revisions are necessary to clarify requirements related to administering the fireworks program. Ordinance 1162 was adopted on October amending Ordinance 1158 which included clarified definitions of non-profit organizations, further describes permit requirements, administrative citation authority and storage of fireworks. Any changes related to the fireworks lottery process or the process by which the City will issue annual permits to sell Safe and Sane Fireworks would be addressed by resolution of the City Council and are not affected by the proposed amendments.

ANALYSIS

Staff now recommends amending and updating Ordinance 1162. This amendment will identify the fact that the use or possession of dangerous illegal fireworks

continues to increase within the City limits. It addresses the dangers to public safety, property damage and diminishment of quality of life. It also addresses the need to adopt additional regulations and increases penalties for the possession, sale, use and/or discharge of dangerous fireworks. The intent of the new ordinance is to reasonably regulate the possession, sale, use or discharge of dangerous fireworks within the city to protect the public health, safety, and general welfare of its residents and visitors alike. The readable version of the amended ordinance is attached here to as Attachment B.

FISCAL IMPACT

There is no fiscal impact related to amending Chapter 3.04 of the Tracy Municipal Code as prescribed. Permit fees associated with fireworks are established by resolution of the City Council as described in Chapter 3.04.040(d) of the Tracy Municipal Code.

Priority: Public Safety

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

RECOMMENDATION

Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance amending and updating Chapter 3.04-Fireworks of Title 3- Public Safety of the Tracy Municipal Code.

Prepared by: Kamalpreet Gill, Deputy City Attorney

Reviewed by: Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

Attachment A : Ordinance: Amending Chapter 3.04, entitled "FIREWORKS", of the Tracy Municipal Code with Exhibit 1 demonstrating proposed changes.

Attachment B: The readable version of the amended ordinance

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL
ORDINANCE AMENDING CHAPTER 3.04 OF THE TRACY MUNICIPAL CODE

WHEREAS, California State Fireworks Law (Health and Safety Code § 12500 et. seq.) governs the sale and use of fireworks; and

WHEREAS, Chapter 3.04 of the Tracy Municipal Code entitled Fireworks was adopted by the City Council on May 17, 2011 (Ordinance 1158) to allow for the sale and discharge of fireworks within the City of Tracy; and

WHEREAS, on November 4, 2011, Ordinance 1162 was adopted, amending several sections of Ordinance 1158; and

WHEREAS, staff now recommend revisions to Chapter 3.04 and the City Council finds it necessary to update Ordinance 1162 to deter and regulate the use of "Dangerous Fireworks"; and

WHEREAS, the intent of this amendment is to reasonably regulate the possession, sale, use and/or discharge of dangerous fireworks within the City to protect the public health, safety, and general welfare of its residents and visitors alike; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with deletions stricken and additions in bold and underlined in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The City Council finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City.

SECTION 2. Amendments to Chapter 3.04- Fireworks. Chapter 3.04 of the Tracy Municipal Code is amended as set forth in Exhibit 1, attached and incorporated herein.

SECTION 3. CEQA Determination. The City Council finds that this Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3), pertaining to actions that do not have the potential for causing a significant effect on the environment. This Ordinance is also not a "project" under CEQA Guidelines Section 15378, as it has no potential to result in either a direct or indirect physical change in the environment.

SECTION 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Chapter. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall become effective the thirtieth (30th) day after its final adoption.

SECTION 6. Publication. The City Clerk is directed to publish this Ordinance in a manner required by law.

SECTION 7. Codification. This Ordinance shall be codified in the Tracy Municipal Code.

SECTION 8. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration

The foregoing Ordinance was introduced at a regular meeting of the Tracy City Council on _____, and finally adopted at a regular meeting of the Tracy City Council on the_____ day of 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTENTION: COUNCIL MEMBERS

_____
DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:
City Clerk and Clerk of the Council of the City of Tracy, California
Date of Attestation:

Chapter 3.04 FIREWORKS[1]

3.04.010 Definitions.

"Fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment. The term "fireworks" includes, but is not limited to, devices designated by the manufacturer as fireworks, torpedoes, skyrockets, roman candles, rockets, Daygo bombs, sparklers, party poppers, paper caps, chasers, fountains, smoke sparks, aerial bombs, and fireworks kits. For the purposes of this chapter, "fireworks" includes both "dangerous fireworks" and "safe and sane fireworks" as defined by the **California Health and Safety Code**.

"*Dangerous fireworks*" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment and any fireworks classified as such as defined by Sections 12505 and 12561 of the Health and Safety Code of the State of California and the sections of Title 19, Code of Regulations, Subchapter 6, pertaining to dangerous fireworks which are hereby incorporated by reference. This definition does not include ammunition used for target shooting or hunting, nor does it include what is ordinarily known as cap pistol caps, party poppers or snap caps.

"*Safe and sane fireworks*" also known as "state-approved fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment and any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks" as defined by Section 12505 of the Health and Safety Code of the State of California and the sections of Title 19, Code of Regulations, Subchapter 6, pertaining to "safe and sane fireworks" which are hereby incorporated by reference. This definition does not include ammunition used for target shooting or hunting, nor does it include what is ordinarily known as cap pistol caps, party poppers or snap caps.

"*Fireworks sales stand*" means any building, counter, or other structure of a temporary nature used in the sale, offering for sale, or display for sale of safe and sane fireworks.

"*Nonprofit organization*" means the applicant is a local nonprofit organization which shall mean any nonprofit association, club, or corporation organized for veteran, patriotic, welfare, religious, civic betterment, youth or charitable purposes as defined by Section 501(c) of the Internal Revenue Code of the United States. A local nonprofit organization must have its principal and permanent meeting place within the City of Tracy, or be within a one-mile radius of the city limits of the City Tracy, or be a school with a student body that includes City of Tracy residents and is within the Tracy Unified School District or the Jefferson School District. Non- school organizations that have their principal meeting place outside the City limits as allowed above, must show documented proof that a majority of its members are City of

[1]Editor's note(s)—Former Ch. 3.04, entitled "Fire Protection and Fire Prevention" §§ 3.04.010—3.04.170 was repealed by Ord. No. 1116, effective Mar. 5, 2008, which derived from: Prior code §§ 3-1.102—3-1.112, 3-1.201—3-1.204 and Ord. Nos. 1100 and 1111.

Tracy residents. The organization must have nonprofit status and have been organized and established for a minimum of two (2) continuous years preceding the filing of the application for permit. The organization must have a bona fide membership of at least twenty (20) members who reside in the City, which will be verified each year. The organization must also provide direct and regular community services and benefits to the residents of the City.

"*Principal and permanent meeting place*" means a location that serves as the nonprofit organization's primary, fixed site for meetings.

"*Private property*" means any real property, place, or premises (including, but not limited to, residential, commercial, or industrial) whether occupied on a temporary or permanent basis, whether or not occupied as a dwelling, and whether owned, leased, or rented, or used with or without compensation, including, but not limited to, a home, yard, garage, apartment, condominium, hotel or motel room, or other dwelling unit, or a warehouse, hall, or meeting room.

"*Public display of fireworks*" means an entertainment feature where the public or private group is admitted or permitted to view the display or discharge of dangerous fireworks.

"*Responsible party*" includes, but it is not limited to:

(1) ~~The~~A person(s) who owns, rents, leases, or otherwise has possession of the private property;

(2) ~~The~~A person(s) in immediate control of the private property; ~~and~~

(3) ~~The~~A person(s) who organizes, supervises, sponsors, conducts, allows, controls, or controls access to the possession, sale, or discharge of dangerous fireworks or safe and sane fireworks outside the permissible time periods specified in this chapter~~.~~;

(4) A person who causes a violation of this chapter to occur or allows a violation to exist or continue, by his or her action or failure to act, or whose agents, employee, or independent contractor causes a violation of this chapter to occur, or allows a violation to exist or continue. There is a rebuttable presumption that the record owner of real property, as shown on the county's latest equalized property taxes assessment rolls, and a lessee of real property has a notice of any violation existing on said property. For purposes of this chapter, there may be more than one responsible person for a violation.

(5) Any person, irrespective of age, found in violation of any provision of this chapter may be issued a citation in accordance with the provisions of this code. Every parent, guardian, or other person having the legal care, custody, or control of any person under the age of eighteen years, who knows or reasonably should know that a minor is in violation of this chapter, may be issued a citation in accordance with the provisions of this chapter, in addition to any citation that may be issued to the offending minor.

If the private property is rented or leased, the landlord or lessor is not covered by this chapter unless he or she falls within the category of persons described under paragraph 2 , 3,4 or ~~3~~5 of this definition. A landlord or lessor can only be held responsible ~~under paragraph 3 of this definition~~n if he or she has knowledge that dangerous fireworks (including a public display) are being possessed at, or discharged on the private property without obtaining a permit therefor as provided in section 3.04.020 of this Code.

"Response costs" means those reasonable and necessary costs directly incurred by public safety personnel for a response to an unpermitted discharge or illegal storage of fireworks, and include the cost of providing law enforcement, firefighting, and/or other emergency services at the scene of the unpermitted discharge or illegal storage of fireworks, including, but not limited to:

1. Salaries and benefits of public safety personnel for the amount of time spent responding to, remaining at, or otherwise dealing with the unpermitted discharge or illegal storage of fireworks, and the administrative costs attributable to the response(s); and

2. The cost of any medical treatment to or for any public safety personnel injured responding to, remaining at or leaving the scene of the unpermitted discharge or illegal storage of fireworks; and

3. The cost of repairing any public safety equipment or property damage, and the cost of the use of any such equipment, in responding to, remaining at, or leaving the scene of an unpermitted discharge or illegal storage of fireworks.

"Enforcement officer" means any city employee, or law enforcement officer with the authority to enforce any provision of this code. Whenever an enforcement officer charged with the enforcement of any provision of this code determines that a violation has occurred, the enforcement officer shall have the authority to issue an administrative citation to any person responsible for the violation.

~~"*Safe and sane fireworks*" also known as "state-approved fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment and any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks" as defined by Section 12505 of the Health and Safety Code of the State of California and the sections of Title 19, Code of Regulations, Subchapter 6, pertaining to "safe and sane fireworks" which are hereby incorporated by reference. This definition does not include ammunition used for target shooting or hunting, nor does it include what is ordinarily known as cap pistol caps, party poppers or snap caps.~~

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1215, § 1, 5-3-2016; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1297, § 1, 10-20-2020; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

~~3.04.020~~3.04.020 Prohibition on sale, use or discharge of fireworks without permit.

The sale, use, possession or discharge of any fireworks or pyrotechnic devices, including, but not limited to, "safe and sane" fireworks, anywhere within the incorporated area of the city of Tracy is prohibited unless otherwise allowed by this chapter.

3.04.030 Public displays; permits required.

(a) Notwithstanding the prohibitions on dangerous and safe and sane fireworks set forth in this chapter, this section shall not prohibit public display of fireworks which may be allowed upon issuance of a permit therefore under the provisions of the Health and Safety Code of the State of California. This chapter also does not prohibit the use by railroad or other transportation agencies, for signal purposes or illumination, of torpedoes, flares or fuses; nor the sale or use of blank cartridges for theatrical or ceremonial purposes, athletic events, or military ceremonials or demonstrations.

(b) Fireworks display permits are required to conduct a public display of fireworks as required by local and state regulations. Permit application shall be made not less than sixty (60) days prior to the scheduled date of the display. The permit application shall be in accordance with the California Fire Code and the National Fire Protection Association codes and standards 1123 and 1124 and include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby overhead obstructions. At

the time of permit application, the City Manager or designee shall be consulted regarding reasonable conditions or requirements for standby personnel and fire apparatus. Fireworks display permits shall only be granted to licensed pyrotechnic operators.

(c) Fireworks display permits may be secured by application to the City Manager or designee. The City Manager or designee may deny issuance of such permits, provided such denial is reasonably based on public health and safety concerns, including, but not limited to, an application for another event to be held on the same date as that requested has been previously filed or approved, and the other event is so close in time and location to the event proposed as to cause undue traffic congestion or to place the City in a position of being unable to meet the needs for Fire, Police or Public Works services for both events. Any decision regarding such permits may be appealed to the City Council as set forth in section 1.12.020 of this Code.

(d) A public display of fireworks may also require a special events permit pursuant to chapter 4.40 of this Code.

(e) The fireworks display permit fee, requisite deposits, time of payment, and insurance requirements shall be set by resolution of the City Council.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~030~~040 Sale, discharge, time limit, dangerous fireworks.

(a) Subject to the permitting provisions of this chapter, the California Fire Code, the provisions of the State Fireworks Law, Sections 12500 through 12726 of the Health and Safety Code of the State of California and any regulations promulgated thereunder, safe and sane fireworks may be discharged within the City limits of the City of Tracy during the period from noon and ending at 10:00 p.m. on the twenty-eighth day of June through the third day of July and from noon to midnight on the fourth of July, each year.

(b) It is unlawful and shall be a misdemeanor to possess, sell or discharge dangerous fireworks within the City of Tracy.

(c) In the alternative, the City may issue administrative citations pursuant to chapter 1.28 of this Code.

(1) An administrative citation may be issued to any person or responsible party for violating subsections (a) or (b) of this section.

(2) A responsible party need not be present at the time safe and sane fireworks are discharged outside the permissible time periods specified in subsection (b) of this section, or when dangerous fireworks are possessed, sold, or discharged for the City to issue an administration citation.

(3) Nothing in this Section shall be intended to limit any of the penalties provided for in this chapter or the California Health and Safety Code or Penal Code.

(d) Safe and sane fireworks may only be sold between the hours of 12:00 p.m. and 8:00 p.m. on June 28, between 8:00 a.m. and 8:00 p.m. from June 29 through July 3, and 8:00 a.m. and 9:00 p.m. on July 4.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1297, § 1, 10-20-2020; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

3.04.~~040~~050 Permit to sell and store safe and sane fireworks.

(a) The City Council shall establish, by resolution, the process by which the City will issue annual permits to sell safe and sane fireworks and the conditions to protect health, safety, aesthetics, and

such other conditions the City Council finds reasonably necessary that applicants must satisfy to receive the permits.

(b) The City Council shall establish, by resolution, an application fee for the lottery to be eligible for an annual permit to store or sell safe and sane fireworks.

(c) It is unlawful for any person to engage in the sale or distribution of safe and sane fireworks within the City of Tracy without first having secured an operational fire permit and a temporary use permit to do so from the City Manager or designee.

(d) It is unlawful to store safe and sane fireworks within the City of Tracy without first having secured an operational fire permit and a temporary use permit to do so from the City Manager or designee.

(e) The annual permit fee for the sale of safe and sane fireworks shall be set by resolution of the City Council and payable prior to permit issuance.

(f) A temporary use permit and City business license is required pursuant to this Code.

(g) Lottery awardees and alternates, as defined by the process set forth in a Council resolution pursuant to section 3.04.050(b), may apply for an operational fire permit prior to the end of April of each year.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~050~~060 Maximum number of safe and sane fireworks permits issued—Selection procedure.

(a) The maximum number of permits to sell safe and sane fireworks, which the City may issue during any one calendar year, shall not exceed one permit for each 10,000 resident population or portion thereof. No more than one safe and sane fireworks stand can be operated under each permit. Only nonprofit organizations, as defined in this chapter, are eligible for such permits.

(b) City Council shall provide, by City Council resolution, a process for a lottery to determine which nonprofit organizations, including alternates, will be eligible to apply for an annual permit to sell and store safe and sane fireworks.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~060~~070 Applications for safe and sane fireworks sales permit lottery.

Applications for the lottery to be eligible to apply for a permit to store or sell safe and sane fireworks may be filed during normal business hours from November 1st of each year up to and including the first Thursday of December of the same year, at which time the filing period for that year will close. All applications shall be submitted in writing to the City Manager or designee, on forms provided by the City and meet the following conditions:

(a) The applicant is a nonprofit organization as defined in this chapter. Each nonprofit organization shall establish status as a 501(c) tax-exempt organization and provide a certificate of good status from the California Secretary of State and an entity status letter showing good status with the California Franchise Tax Board at the time of application. The letters shall be dated within sixty (60) days of application. The letters are required to be submitted with the application and if not submitted, the application will be rejected.

(1) Public school organizations shall provide current written verification of an affiliation from the school each year. Public school organizations shall establish status as a 501(c) tax-exempt organization as a separate entity from the school and must possess a nonprofit identification number.

(2) Each nonprofit organization may file an application for one sales permit for which there is only one tax ID number.

(b) The nonprofit organization must possess a nonprofit identification number. However, a given identification number may not be used by more than one organization. Should the City Manager or designee determine that more than one organization has submitted the same nonprofit identification number, the City Manager or designee shall notify the organizations in writing and give each of them the opportunity to correct the situation prior to the deadline provided in this section to ensure compliance with this section. If such compliance is not achieved, none of the affected nonprofit organizations shall be eligible to receive a permit.

(c) Applications shall be signed by two (2) bona fide officers of the eligible nonprofit organization, wherein the officer, on behalf of the organization and its agents, agrees to abide by state laws, administrative regulations, and all requirements of this Code and the permit if permission to operate a safe and sane fireworks stand is granted to the organization, and both:

(1) Has not been found by any court of competent jurisdiction or City administrative hearing officer to be in violation of any civil or criminal, local, state or federal law relating to fireworks within twenty-four (24) calendar months prior to the organization's submittal of an application for a permit to sell safe and sane fireworks, and

(2) Has not had a permit to sell safe and sane fireworks revoked within twenty-four (24) calendar months prior to the organization's submittal of an application for a permit to sell.

(d) (1) Should the City Manager or designee determine that a lottery awardee does not satisfy these requirements or otherwise comply with requirements of this Chapter, the lottery awardee's application shall be denied.

(2) If an awardee is found to have falsified or misrepresented its status as an eligible organization as defined by this Chapter, or provided false information on the approved application, the organization will be ineligible to apply for a safe and sane fireworks sales permit for a period of two (2) years.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1215, § 2, 5-3-2016; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~070~~080 Documents and fees required for fireworks sales permit issuance.

(a) In addition to all other requirements contained in this chapter, each lottery awardee shall comply with each of the following requirements:

(1) Apply for an operational fire permit to store or sell safe and sane fireworks on a form approved by the City Manager or designee with the required permit fee as established by City Council resolution paid prior to permit issuance.

(2) State of California Fire Marshal's firework retail license.

(3) Provide proof of a temporary sellers permit from the State Board of Equalization.

(4) Sign a form provided by the City, whereby the lottery awardee agrees to indemnify and hold harmless the City, its officers, employees, volunteers and agents from any and all claims, damages, demands, liability, costs, losses, and expenses, including, without limitation, court costs and reasonable attorneys' fees arising out of or in connection with the permittee's sale of safe and sane fireworks, except such loss or damage which was solely caused by the active negligence, sole negligence, or willful misconduct of the City, its officers, employees, or agents.

(5) Furnish to the City proof of coverage by a policy of public liability and property damage insurance. The policy shall provide limits of bodily injury and property damage liability of not

less than five million dollars ($5,000,000.00) combined single limit for each occurrence annually as payment for damages to persons or property which may result from or be caused by the public sale or storage of safe and sane fireworks, or any negligence on the part of the permittee or his or her agents, servants, employees or subcontractors relating thereto.

(6) Obtain a temporary use permit from the City of Tracy and provide any other information as may be required by the City Manager or designee.

(7) A site plan of the fireworks sales stand area, to scale, shall be provided. The site plan shall include site location, fireworks sales stand location, parking areas, access to and from the fireworks sales stand area, all equipment to be used at the fireworks sales stand and the locations for the equipment, location of trash area, location of trailer parking area, and any additional information as requested by the City Manager or designee, in compliance with the operational fire permit requirements.

(b) The City Manager or designee may revoke, immediately and without notice or hearing, the safe and sane fireworks sales permit of any organization when any of the provisions of this Code, the Health and Safety Code, the Uniform Fire Code, the California Code of Regulations, or any other applicable law or regulation are violated. The decision of the City Manager, or designee, shall be final.

(c) Revocation of any permit will be effective for that calendar year.

(d) Permits for retail sales of safe and sane fireworks issued pursuant to the provisions of this section are not transferable to any other person or organization and are issued for the purpose of operating a single safe and sane fireworks sales booth at the approved location. The permit may be used only by the organization to which it is issued.

(e) Each applicant that has been granted a permit shall have no less than two (2) members of its sales staff attend an operator safety seminar approved and supervised by the City Manager or designee.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011)

3.04.~~080~~090 Operation of safe and sane fireworks stand only by permittee.

(a) It is unlawful for the permittee organization to allow any person or entity other than the permittee organization to operate the safe and sane fireworks sales stand for which the permit is issued, whether by agreement, assignment or otherwise. Violations will result in the immediate loss of the organization's permit.

(b) It is unlawful for any nonprofit organization to pay any consideration to any person for selling or otherwise participating in the sale of safe and sane fireworks at such fireworks sales stand, except the hiring of a night watchman or security officer.

(c) Each fireworks sales stand must have a minimum of one adult twenty-one (21) years of age or older in attendance and in charge thereof while safe and sane fireworks are stored therein.

(d) No person may sleep in or remain in the fireworks sales stand after close of business.

(e) All unsold safe and sane fireworks must be removed from the fireworks sales stand during nonsale hours and stored in a centrally located, locked metal container or other secure and fire-safe structure during nonsale periods. Each permittee shall provide a storage location and container for storage of its stand's fireworks. The container shall be approved by the City Manager or designee and located in an M-1 or M-2 zoned location approved by the Development and Engineering Services Director and the City Manager or designee. Such storage shall comply with all requirements of this Code, including applicable additional permit requirements. Permittees may satisfy these storage requirements through the use of a safe and sane fireworks wholesaler, provided such wholesaler also complies with all requirements of this Code, including additional permit requirements.

(f) Each fireworks sales stand must have on duty at all times during the sales period at least one salesperson who attended the City of Tracy operator safety seminar, required pursuant to section 3.04.070.

(g) Permittees shall require all persons who appear to be under the age of thirty (30) years to provide proof of age and shall make no sales of safe and sane fireworks to persons younger than eighteen (18) years of age.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~090~~100 Requirements of safe and sane fireworks sales stand.

All retail sales of safe and sane fireworks shall be made from within a temporary fireworks sales stand only, and sales from any other building or structure are hereby prohibited. Safe and sane fireworks sales stands are subject to the following requirements:

(a) No fireworks sales stand shall be put in place by the permittee any earlier than 8:00 a.m. on June 20 of each year, provided there is no sale or storage of safe and sane fireworks prior to the time periods set forth in section 3.04.030.

(b) No fireworks sales stand shall be located within twenty-five (25) feet of any building or structure, within five (5) feet of any curb line, or within 100 feet of any gasoline pump.

(c) A minimum of 100 feet shall be maintained from any building used as a school, day care, hospital, place of detention, public garage or place of assembly that can accommodate 300 or more occupants and the fireworks sales stand.

(d) A minimum of twenty (20) feet of separation shall be provided between the fireworks sales stand and the parked vehicles of the public.

(e) No fireworks sales stand shall interfere with required site access, circulation, fire lanes or fire hydrants.

(f) No weeds or other combustible materials are permitted within twenty-five (25) feet of any fireworks sales stand.

(g) No generators shall be allowed within twenty-five (25) feet of any fireworks sales stand.

(h) Smoking and the consumption of alcoholic beverages shall not be allowed within fifty (50) feet of any fireworks sales stand and "No Smoking" signs shall be displayed on and in the fireworks sales stand.

(i) Each fireworks sales stand shall be provided with two (2), two and one-half (2.5) gallon pressurized water-type fire extinguishers, or two (2) 2A10BC dry chemical/powder-type fire extinguishers, in good working order, and easily accessible for use.

(j) The permit to sell safe and sane fireworks shall be displayed in a prominent place within the fireworks sales stand and shall at all times be visible to members of the public.

(k) Fireworks sales stands shall be either twenty-four (24) or thirty-two (32) feet long by eight (8) feet wide. Fireworks sales stands twenty-four (24) feet in length shall have two (2) exits and a maximum occupancy of six (6) people. Firework sales stands thirty-two (32) feet in length shall have three (3) exits and a maximum occupancy of eight (8) people.

(l) All fireworks sales stands shall be built and maintained in accordance with the safety requirements of the City prior to opening for business.

(m) All unsold safe and sane fireworks and accompanying litter shall be cleared from the location by 5:00 p.m. on July 5, and the fireworks sales stand shall be removed from the temporary location by 12:00 p.m. on July 9 of each year. If the permittee does not remove the fireworks

sales stand and/or clean the sales site as required, the City may do so, or cause the same to be done, and the reasonable cost thereof shall be charged against the permittee.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~100~~110 Locations for discharge.

(a) It shall be unlawful and a misdemeanor to discharge any dangerous or safe and sane fireworks, on public, semipublic or private open areas such as parking lots, vacant properties, or open commercial or industrial areas, except in those areas approved by the City Manager or designee as provided in section 3.04.020 of this chapter.

(b) It is unlawful for any person to ignite, explode, project, or otherwise fire or use, any safe and sane fireworks, or to permit the ignition, explosion or projection thereof, upon or over or onto the property of another without his or her consent, or to ignite, explode, project, or otherwise fire or make use of, any safe and sane fireworks within ten (10) feet of any residential dwelling or other structure.

(c) It is unlawful for any person to discharge any safe and sane fireworks within 100 feet of a fireworks sales stand.

(d) When discharging safe and sane fireworks, a water source must be within 100 feet of the discharge location.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~110~~120 Sales and use by minors.

(a) It is unlawful for any person under the age of eighteen (18) to sell, or handle for sale, any classification of fireworks.

(b) It is unlawful for any person under the age of eighteen (18) to purchase or be allowed to purchase any classification of fireworks.

(c) It is unlawful for any person having the care, custody or control of a minor under the age of eighteen (18) to permit such minor to discharge, explode, fire, or set off any safe and sane fireworks, as defined herein, unless such minor does so under the direct supervision of a parent or guardian, or such other person having care, custody or control of such minor.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~120~~130 State law.

The provisions of this chapter are in addition to applicable state and federal law, including, but not limited to, the State Fireworks Law (California Health and Safety Code, Sections 12500 through 12726), the State Fireworks Regulations (Title 19, California Code Regulations, Chapter 6), the California Fire Code and any and all other state or federal laws or regulations pertaining to the sale or use of fireworks.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.~~130~~140 Violation~~.~~/Penalties

A. Any violation of any of the provisions of this chapter may be prosecuted as a misdemeanor, and may be enforced by any of the methods provided in chapter 1.04 of this Code. If an administrative citation is issued for a violation of the chapter, the penalty amounts shall be as follows:

(1) ~~Seven hundred fifty dollars ($750.00) for the first violation; and~~

~~(2)~~ One thousand dollars ($~~1,000.~~1000..00) for ~~the second~~each violation

B. Upon identification of an unpermitted discharge of fireworks, law enforcement may also issue a written notice to all other identifiable responsible persons, as defined in Section **3.04.010**, not present at the unpermitted discharge of fireworks that a violation of the fireworks ordinance has occurred and ~~any other~~that further violations ~~thereafter.~~ may result in the assessment of response costs.

C. The penalties set forth herein are intended to be nonexclusive and are intended to be in addition to any other remedies provided in this chapter or any other law, statute, ordinance or regulation.

D. Response Costs. A responsible person(s), as defined in Section **3.04.010**, who has been issued a second administrative citation and/or written notice of violation of this chapter may be liable for response costs incurred in responding to the unpermitted discharge or illegal storage of fireworks. All responsible persons shall be jointly and severally liable for the response costs incurred in the response and all subsequent responses.

If a responsible person is a juvenile, then the parents or guardians of that juvenile and the juvenile will be jointly and severally liable for the response costs incurred pursuant to this chapter. To incur liability for response costs imposed by this chapter, the responsible person for the unpermitted discharge or illegal storage of fireworks need not be present at the event that causes the response giving rise to the imposition of response costs. This chapter therefore imposes vicarious as well as direct liability upon a responsible person.

E. Payment of a fine and/or response costs under this chapter shall not excuse or discharge any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

3.04.150 Abatement.

As a public nuisance, an unpermitted discharge or illegal storage of fireworks may be summarily abated by law enforcement by all reasonable means, singularly or in combination, including, but not limited to:

A. Issuance of an administrative citation or written notice that a violation of this chapter has occurred, as set forth in Section 3.04 .140 of this Code; and

B. Issuance of a citation for recovery of response costs for violations as set forth in Section **3.04.140(D)**; and

C. Public nuisance abatement procedures as set forth in Chapter 1.32 of the Tracy Municipal Code.; and

D. Any other remedy provided by law.

3.04.10 Enforcement.

~~Sworn Peace Officers and other City staff~~Any city employee, or public safety officer (including the local fire department) with ~~training in the powers of arrest and designated by~~ the ~~Police Chief or Fire Chief~~

~~are~~authority to enforce any provision of this code is authorized to enforce this chapter ~~pursuant to section 3.04.130, above.~~

. (Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

Chapter 3.04 FIREWORKS[1]

3.04.010 Definitions.

"Fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment. The term "fireworks" includes, but is not limited to, devices designated by the manufacturer as fireworks, torpedoes, skyrockets, roman candles, rockets, Daygo bombs, sparklers, party poppers, paper caps, chasers, fountains, smoke sparks, aerial bombs, and fireworks kits. For the purposes of this chapter, "fireworks" includes both "dangerous fireworks" and "safe and sane fireworks" as defined by the **California Health and Safety Code**.

"*Dangerous fireworks*" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment and any fireworks classified as such as defined by Sections 12505 and 12561 of the Health and Safety Code of the State of California and the sections of Title 19, Code of Regulations, Subchapter 6, pertaining to dangerous fireworks which are hereby incorporated by reference. This definition does not include ammunition used for target shooting or hunting, nor does it include what is ordinarily known as cap pistol caps, party poppers or snap caps.

"*Safe and sane fireworks*" also known as "state-approved fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment and any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks" as defined by Section 12505 of the Health and Safety Code of the State of California and the sections of Title 19, Code of Regulations, Subchapter 6, pertaining to "safe and sane fireworks" which are hereby incorporated by reference. This definition does not include ammunition used for target shooting or hunting, nor does it include what is ordinarily known as cap pistol caps, party poppers or snap caps.

"*Fireworks sales stand*" means any building, counter, or other structure of a temporary nature used in the sale, offering for sale, or display for sale of safe and sane fireworks.

"*Nonprofit organization*" means the applicant is a local nonprofit organization which shall mean any nonprofit association, club, or corporation organized for veteran, patriotic, welfare, religious, civic betterment, youth or charitable purposes as defined by Section 501(c) of the Internal Revenue Code of the United States. A local nonprofit organization must have its principal and permanent meeting place within the City of Tracy, or be within a one-mile radius of the city limits of the City Tracy, or be a school with a student body that includes City of Tracy residents and is within the Tracy Unified School District or the Jefferson School District. Non- school organizations that have their principal meeting place outside the City limits as allowed above, must show documented proof that a majority of its members are City of

[1]Editor's note(s)—Former Ch. 3.04, entitled "Fire Protection and Fire Prevention" §§ 3.04.010—3.04.170 was repealed by Ord. No. 1116, effective Mar. 5, 2008, which derived from: Prior code §§ 3-1.102—3-1.112, 3-1.201—3-1.204 and Ord. Nos. 1100 and 1111.

Tracy residents. The organization must have nonprofit status and have been organized and established for a minimum of two (2) continuous years preceding the filing of the application for permit. The organization must have a bona fide membership of at least twenty (20) members who reside in the City, which will be verified each year. The organization must also provide direct and regular community services and benefits to the residents of the City.

"*Principal and permanent meeting place*" means a location that serves as the nonprofit organization's primary, fixed site for meetings.

"*Private property*" means any real property, place, or premises (including, but not limited to, residential, commercial, or industrial) whether occupied on a temporary or permanent basis, whether or not occupied as a dwelling, and whether owned, leased, or rented, or used with or without compensation, including, but not limited to, a home, yard, garage, apartment, condominium, hotel or motel room, or other dwelling unit, or a warehouse, hall, or meeting room.

"*Public display of fireworks*" means an entertainment feature where the public or private group is admitted or permitted to view the display or discharge of dangerous fireworks.

"*Responsible party*" includes, but it is not limited to:

(1) A person(s) who owns, rents, leases, or otherwise has possession of the private property;

(2) A person(s) in immediate control of the private property;

(3) A person(s) who organizes, supervises, sponsors, conducts, allows, controls, or controls access to the possession, sale, or discharge of dangerous fireworks or safe and sane fireworks outside the permissible time periods specified in this chapter;

(4) A person who causes a violation of this chapter to occur or allows a violation to exist or continue, by his or her action or failure to act, or whose agents, employee, or independent contractor causes a violation of this chapter to occur, or allows a violation to exist or continue. There is a rebuttable presumption that the record owner of real property, as shown on the county's latest equalized property taxes assessment rolls, and a lessee of real property has a notice of any violation existing on said property. For purposes of this chapter, there may be more than one responsible person for a violation.

(5) Any person, irrespective of age, found in violation of any provision of this chapter may be issued a citation in accordance with the provisions of this code. Every parent, guardian, or other person having the legal care, custody, or control of any person under the age of eighteen years, who knows or reasonably should know that a minor is in violation of this chapter, may be issued a citation in accordance with the provisions of this chapter, in addition to any citation that may be issued to the offending minor.

If the private property is rented or leased, the landlord or lessor is not covered by this chapter unless he or she falls within the category of persons described under paragraph 2 , 3,4 or 5 of this definition. A landlord or lessor can only be held responsible n if he or she has knowledge that dangerous fireworks (including a public display) are being possessed at, or discharged on the private property without obtaining a permit therefor as provided in section 3.04.020 of this Code.

"Response costs" means those reasonable and necessary costs directly incurred by public safety personnel for a response to an unpermitted discharge or illegal storage of fireworks, and include the cost of providing law enforcement, firefighting, and/or other emergency services at the scene of the unpermitted discharge or illegal storage of fireworks, including, but not limited to:

1. Salaries and benefits of public safety personnel for the amount of time spent responding to, remaining at, or otherwise dealing with the unpermitted discharge or illegal storage of fireworks, and the administrative costs attributable to the response(s); and

2. The cost of any medical treatment to or for any public safety personnel injured responding to, remaining at or leaving the scene of the unpermitted discharge or illegal storage of fireworks; and

3. The cost of repairing any public safety equipment or property damage, and the cost of the use of any such equipment, in responding to, remaining at, or leaving the scene of an unpermitted discharge or illegal storage of fireworks.

"Enforcement officer" means any city employee, or law enforcement officer with the authority to enforce any provision of this code. Whenever an enforcement officer charged with the enforcement of any provision of this code determines that a violation has occurred, the enforcement officer shall have the authority to issue an administrative citation to any person responsible for the violation.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1215, § 1, 5-3-2016; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1297, § 1, 10-20-2020; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

3.04.020 Prohibition on sale, use or discharge of fireworks without permit.

The sale, use, possession or discharge of any fireworks or pyrotechnic devices, including, but not limited to, "safe and sane" fireworks, anywhere within the incorporated area of the city of Tracy is prohibited unless otherwise allowed by this chapter.

3.04.030 Public displays; permits required.

(a) Notwithstanding the prohibitions on dangerous and safe and sane fireworks set forth in this chapter, this section shall not prohibit public display of fireworks which may be allowed upon issuance of a permit therefore under the provisions of the Health and Safety Code of the State of California. This chapter also does not prohibit the use by railroad or other transportation agencies, for signal purposes or illumination, of torpedoes, flares or fuses; nor the sale or use of blank cartridges for theatrical or ceremonial purposes, athletic events, or military ceremonials or demonstrations.

(b) Fireworks display permits are required to conduct a public display of fireworks as required by local and state regulations. Permit application shall be made not less than sixty (60) days prior to the scheduled date of the display. The permit application shall be in accordance with the California Fire Code and the National Fire Protection Association codes and standards 1123 and 1124 and include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby overhead obstructions. At the time of permit application, the City Manager or designee shall be consulted regarding reasonable conditions or requirements for standby personnel and fire apparatus. Fireworks display permits shall only be granted to licensed pyrotechnic operators.

(c) Fireworks display permits may be secured by application to the City Manager or designee. The City Manager or designee may deny issuance of such permits, provided such denial is reasonably based on public health and safety concerns, including, but not limited to, an application for another event to be held on the same date as that requested has been previously filed or approved, and the other event is so close in time and location to the event proposed as to cause undue traffic congestion or to place the City in a position of being unable to meet the needs for Fire, Police or Public Works

services for both events. Any decision regarding such permits may be appealed to the City Council as set forth in section 1.12.020 of this Code.

(d) A public display of fireworks may also require a special events permit pursuant to chapter 4.40 of this Code.

(e) The fireworks display permit fee, requisite deposits, time of payment, and insurance requirements shall be set by resolution of the City Council.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.040 Sale, discharge, time limit, dangerous fireworks.

(a) Subject to the permitting provisions of this chapter, the California Fire Code, the provisions of the State Fireworks Law, Sections 12500 through 12726 of the Health and Safety Code of the State of California and any regulations promulgated thereunder, safe and sane fireworks may be discharged within the City limits of the City of Tracy during the period from noon and ending at 10:00 p.m. on the twenty-eighth day of June through the third day of July and from noon to midnight on the fourth of July, each year.

(b) It is unlawful and shall be a misdemeanor to possess, sell or discharge dangerous fireworks within the City of Tracy.

(c) In the alternative, the City may issue administrative citations pursuant to chapter 1.28 of this Code.

(1) An administrative citation may be issued to any person or responsible party for violating subsections (a) or (b) of this section.

(2) A responsible party need not be present at the time safe and sane fireworks are discharged outside the permissible time periods specified in subsection (b) of this section, or when dangerous fireworks are possessed, sold, or discharged for the City to issue an administration citation.

(3) Nothing in this Section shall be intended to limit any of the penalties provided for in this chapter or the California Health and Safety Code or Penal Code.

(d) Safe and sane fireworks may only be sold between the hours of 12:00 p.m. and 8:00 p.m. on June 28, between 8:00 a.m. and 8:00 p.m. from June 29 through July 3, and 8:00 a.m. and 9:00 p.m. on July 4.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1297, § 1, 10-20-2020; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

3.04.050 Permit to sell and store safe and sane fireworks.

(a) The City Council shall establish, by resolution, the process by which the City will issue annual permits to sell safe and sane fireworks and the conditions to protect health, safety, aesthetics, and such other conditions the City Council finds reasonably necessary that applicants must satisfy to receive the permits.

(b) The City Council shall establish, by resolution, an application fee for the lottery to be eligible for an annual permit to store or sell safe and sane fireworks.

(c) It is unlawful for any person to engage in the sale or distribution of safe and sane fireworks within the City of Tracy without first having secured an operational fire permit and a temporary use permit to do so from the City Manager or designee.

(d) It is unlawful to store safe and sane fireworks within the City of Tracy without first having secured an operational fire permit and a temporary use permit to do so from the City Manager or designee.

(e) The annual permit fee for the sale of safe and sane fireworks shall be set by resolution of the City Council and payable prior to permit issuance.

(f) A temporary use permit and City business license is required pursuant to this Code.

(g) Lottery awardees and alternates, as defined by the process set forth in a Council resolution pursuant to section 3.04.050(b), may apply for an operational fire permit prior to the end of April of each year.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.060 Maximum number of safe and sane fireworks permits issued—Selection procedure.

(a) The maximum number of permits to sell safe and sane fireworks, which the City may issue during any one calendar year, shall not exceed one permit for each 10,000 resident population or portion thereof. No more than one safe and sane fireworks stand can be operated under each permit. Only nonprofit organizations, as defined in this chapter, are eligible for such permits.

(b) City Council shall provide, by City Council resolution, a process for a lottery to determine which nonprofit organizations, including alternates, will be eligible to apply for an annual permit to sell and store safe and sane fireworks.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.070 Applications for safe and sane fireworks sales permit lottery.

Applications for the lottery to be eligible to apply for a permit to store or sell safe and sane fireworks may be filed during normal business hours from November 1st of each year up to and including the first Thursday of December of the same year, at which time the filing period for that year will close. All applications shall be submitted in writing to the City Manager or designee, on forms provided by the City and meet the following conditions:

(a) The applicant is a nonprofit organization as defined in this chapter. Each nonprofit organization shall establish status as a 501(c) tax-exempt organization and provide a certificate of good status from the California Secretary of State and an entity status letter showing good status with the California Franchise Tax Board at the time of application. The letters shall be dated within sixty (60) days of application. The letters are required to be submitted with the application and if not submitted, the application will be rejected.

(1) Public school organizations shall provide current written verification of an affiliation from the school each year. Public school organizations shall establish status as a 501(c) tax-exempt organization as a separate entity from the school and must possess a nonprofit identification number.

(2) Each nonprofit organization may file an application for one sales permit for which there is only one tax ID number.

(b) The nonprofit organization must possess a nonprofit identification number. However, a given identification number may not be used by more than one organization. Should the City Manager or designee determine that more than one organization has submitted the same nonprofit identification number, the City Manager or designee shall notify the organizations in writing and give each of them the opportunity to correct the situation prior to the deadline provided in this section to ensure compliance with this section. If such compliance is not achieved, none of the affected nonprofit organizations shall be eligible to receive a permit.

(c) Applications shall be signed by two (2) bona fide officers of the eligible nonprofit organization, wherein the officer, on behalf of the organization and its agents, agrees to abide by state laws, administrative regulations, and all requirements of this Code and the permit if permission to operate a safe and sane fireworks stand is granted to the organization, and both:

(1) Has not been found by any court of competent jurisdiction or City administrative hearing officer to be in violation of any civil or criminal, local, state or federal law relating to fireworks within twenty-four (24) calendar months prior to the organization's submittal of an application for a permit to sell safe and sane fireworks, and

(2) Has not had a permit to sell safe and sane fireworks revoked within twenty-four (24) calendar months prior to the organization's submittal of an application for a permit to sell.

(d) (1) Should the City Manager or designee determine that a lottery awardee does not satisfy these requirements or otherwise comply with requirements of this Chapter, the lottery awardee's application shall be denied.

(2) If an awardee is found to have falsified or misrepresented its status as an eligible organization as defined by this Chapter, or provided false information on the approved application, the organization will be ineligible to apply for a safe and sane fireworks sales permit for a period of two (2) years.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1215, § 2, 5-3-2016; Ord. No. 1263, § 1, 9-18-2018)

3.04.080 Documents and fees required for fireworks sales permit issuance.

(a) In addition to all other requirements contained in this chapter, each lottery awardee shall comply with each of the following requirements:

(1) Apply for an operational fire permit to store or sell safe and sane fireworks on a form approved by the City Manager or designee with the required permit fee as established by City Council resolution paid prior to permit issuance.

(2) State of California Fire Marshal's firework retail license.

(3) Provide proof of a temporary sellers permit from the State Board of Equalization.

(4) Sign a form provided by the City, whereby the lottery awardee agrees to indemnify and hold harmless the City, its officers, employees, volunteers and agents from any and all claims, damages, demands, liability, costs, losses, and expenses, including, without limitation, court costs and reasonable attorneys' fees arising out of or in connection with the permittee's sale of safe and sane fireworks, except such loss or damage which was solely caused by the active negligence, sole negligence, or willful misconduct of the City, its officers, employees, or agents.

(5) Furnish to the City proof of coverage by a policy of public liability and property damage insurance. The policy shall provide limits of bodily injury and property damage liability of not less than five million dollars ($5,000,000.00) combined single limit for each occurrence annually as payment for damages to persons or property which may result from or be caused by the public sale or storage of safe and sane fireworks, or any negligence on the part of the permittee or his or her agents, servants, employees or subcontractors relating thereto.

(6) Obtain a temporary use permit from the City of Tracy and provide any other information as may be required by the City Manager or designee.

(7) A site plan of the fireworks sales stand area, to scale, shall be provided. The site plan shall include site location, fireworks sales stand location, parking areas, access to and from the fireworks sales stand area, all equipment to be used at the fireworks sales stand and the

locations for the equipment, location of trash area, location of trailer parking area, and any additional information as requested by the City Manager or designee, in compliance with the operational fire permit requirements.

(b) The City Manager or designee may revoke, immediately and without notice or hearing, the safe and sane fireworks sales permit of any organization when any of the provisions of this Code, the Health and Safety Code, the Uniform Fire Code, the California Code of Regulations, or any other applicable law or regulation are violated. The decision of the City Manager, or designee, shall be final.

(c) Revocation of any permit will be effective for that calendar year.

(d) Permits for retail sales of safe and sane fireworks issued pursuant to the provisions of this section are not transferable to any other person or organization and are issued for the purpose of operating a single safe and sane fireworks sales booth at the approved location. The permit may be used only by the organization to which it is issued.

(e) Each applicant that has been granted a permit shall have no less than two (2) members of its sales staff attend an operator safety seminar approved and supervised by the City Manager or designee.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011)

3.04.090 Operation of safe and sane fireworks stand only by permittee.

(a) It is unlawful for the permittee organization to allow any person or entity other than the permittee organization to operate the safe and sane fireworks sales stand for which the permit is issued, whether by agreement, assignment or otherwise. Violations will result in the immediate loss of the organization's permit.

(b) It is unlawful for any nonprofit organization to pay any consideration to any person for selling or otherwise participating in the sale of safe and sane fireworks at such fireworks sales stand, except the hiring of a night watchman or security officer.

(c) Each fireworks sales stand must have a minimum of one adult twenty-one (21) years of age or older in attendance and in charge thereof while safe and sane fireworks are stored therein.

(d) No person may sleep in or remain in the fireworks sales stand after close of business.

(e) All unsold safe and sane fireworks must be removed from the fireworks sales stand during nonsale hours and stored in a centrally located, locked metal container or other secure and fire-safe structure during nonsale periods. Each permittee shall provide a storage location and container for storage of its stand's fireworks. The container shall be approved by the City Manager or designee and located in an M-1 or M-2 zoned location approved by the Development and Engineering Services Director and the City Manager or designee. Such storage shall comply with all requirements of this Code, including applicable additional permit requirements. Permittees may satisfy these storage requirements through the use of a safe and sane fireworks wholesaler, provided such wholesaler also complies with all requirements of this Code, including additional permit requirements.

(f) Each fireworks sales stand must have on duty at all times during the sales period at least one salesperson who attended the City of Tracy operator safety seminar, required pursuant to section 3.04.070.

(g) Permittees shall require all persons who appear to be under the age of thirty (30) years to provide proof of age and shall make no sales of safe and sane fireworks to persons younger than eighteen (18) years of age.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.100 Requirements of safe and sane fireworks sales stand.

All retail sales of safe and sane fireworks shall be made from within a temporary fireworks sales stand only, and sales from any other building or structure are hereby prohibited. Safe and sane fireworks sales stands are subject to the following requirements:

(a) No fireworks sales stand shall be put in place by the permittee any earlier than 8:00 a.m. on June 20 of each year, provided there is no sale or storage of safe and sane fireworks prior to the time periods set forth in section 3.04.030.

(b) No fireworks sales stand shall be located within twenty-five (25) feet of any building or structure, within five (5) feet of any curb line, or within 100 feet of any gasoline pump.

(c) A minimum of 100 feet shall be maintained from any building used as a school, day care, hospital, place of detention, public garage or place of assembly that can accommodate 300 or more occupants and the fireworks sales stand.

(d) A minimum of twenty (20) feet of separation shall be provided between the fireworks sales stand and the parked vehicles of the public.

(e) No fireworks sales stand shall interfere with required site access, circulation, fire lanes or fire hydrants.

(f) No weeds or other combustible materials are permitted within twenty-five (25) feet of any fireworks sales stand.

(g) No generators shall be allowed within twenty-five (25) feet of any fireworks sales stand.

(h) Smoking and the consumption of alcoholic beverages shall not be allowed within fifty (50) feet of any fireworks sales stand and "No Smoking" signs shall be displayed on and in the fireworks sales stand.

(i) Each fireworks sales stand shall be provided with two (2), two and one-half (2.5) gallon pressurized water-type fire extinguishers, or two (2) 2A10BC dry chemical/powder-type fire extinguishers, in good working order, and easily accessible for use.

(j) The permit to sell safe and sane fireworks shall be displayed in a prominent place within the fireworks sales stand and shall at all times be visible to members of the public.

(k) Fireworks sales stands shall be either twenty-four (24) or thirty-two (32) feet long by eight (8) feet wide. Fireworks sales stands twenty-four (24) feet in length shall have two (2) exits and a maximum occupancy of six (6) people. Firework sales stands thirty-two (32) feet in length shall have three (3) exits and a maximum occupancy of eight (8) people.

(l) All fireworks sales stands shall be built and maintained in accordance with the safety requirements of the City prior to opening for business.

(m) All unsold safe and sane fireworks and accompanying litter shall be cleared from the location by 5:00 p.m. on July 5, and the fireworks sales stand shall be removed from the temporary location by 12:00 p.m. on July 9 of each year. If the permittee does not remove the fireworks sales stand and/or clean the sales site as required, the City may do so, or cause the same to be done, and the reasonable cost thereof shall be charged against the permittee.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.110 Locations for discharge.

(a) It shall be unlawful and a misdemeanor to discharge any dangerous or safe and sane fireworks, on public, semipublic or private open areas such as parking lots, vacant properties, or open commercial

or industrial areas, except in those areas approved by the City Manager or designee as provided in section 3.04.020 of this chapter.

(b) It is unlawful for any person to ignite, explode, project, or otherwise fire or use, any safe and sane fireworks, or to permit the ignition, explosion or projection thereof, upon or over or onto the property of another without his or her consent, or to ignite, explode, project, or otherwise fire or make use of, any safe and sane fireworks within ten (10) feet of any residential dwelling or other structure.

(c) It is unlawful for any person to discharge any safe and sane fireworks within 100 feet of a fireworks sales stand.

(d) When discharging safe and sane fireworks, a water source must be within 100 feet of the discharge location.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.120 Sales and use by minors.

(a) It is unlawful for any person under the age of eighteen (18) to sell, or handle for sale, any classification of fireworks.

(b) It is unlawful for any person under the age of eighteen (18) to purchase or be allowed to purchase any classification of fireworks.

(c) It is unlawful for any person having the care, custody or control of a minor under the age of eighteen (18) to permit such minor to discharge, explode, fire, or set off any safe and sane fireworks, as defined herein, unless such minor does so under the direct supervision of a parent or guardian, or such other person having care, custody or control of such minor.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.130 State law.

The provisions of this chapter are in addition to applicable state and federal law, including, but not limited to, the State Fireworks Law (California Health and Safety Code, Sections 12500 through 12726), the State Fireworks Regulations (Title 19, California Code Regulations, Chapter 6), the California Fire Code and any and all other state or federal laws or regulations pertaining to the sale or use of fireworks.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

3.04.140 Violation/Penalties

A. Any violation of any of the provisions of this chapter may be prosecuted as a misdemeanor, and may be enforced by any of the methods provided in chapter 1.04 of this Code. If an administrative citation is issued for a violation of the chapter, the penalty amounts shall be as follows:

(1) One thousand dollars ($1000..00) for each violation

B. Upon identification of an unpermitted discharge of fireworks, law enforcement may also issue a written notice to all other identifiable responsible persons, as defined in Section **3.04.010**, not present at the unpermitted discharge of fireworks that a violation of the fireworks ordinance has occurred and that further violations may result in the assessment of response costs.

C. The penalties set forth herein are intended to be nonexclusive and are intended to be in addition to any other remedies provided in this chapter or any other law, statute, ordinance or regulation.

D. Response Costs. A responsible person(s), as defined in Section **3.04.010**, who has been issued a second administrative citation and/or written notice of violation of this chapter may be liable for response costs incurred in responding to the unpermitted discharge or illegal storage of fireworks. All responsible persons shall be jointly and severally liable for the response costs incurred in the response and all subsequent responses.

If a responsible person is a juvenile, then the parents or guardians of that juvenile and the juvenile will be jointly and severally liable for the response costs incurred pursuant to this chapter. To incur liability for response costs imposed by this chapter, the responsible person for the unpermitted discharge or illegal storage of fireworks need not be present at the event that causes the response giving rise to the imposition of response costs. This chapter therefore imposes vicarious as well as direct liability upon a responsible person.

E. Payment of a fine and/or response costs under this chapter shall not excuse or discharge any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

(Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018; Ord. No. 1337, § 2(Exh. A), 5-2-2023)

3.04.150 Abatement.

As a public nuisance, an unpermitted discharge or illegal storage of fireworks may be summarily abated by law enforcement by all reasonable means, singularly or in combination, including, but not limited to:

A. Issuance of an administrative citation or written notice that a violation of this chapter has occurred, as set forth in Section 3.04 .140 of this Code; and

B. Issuance of a citation for recovery of response costs for violations as set forth in Section **3.04.140(D)**; and

C. Public nuisance abatement procedures as set forth in Chapter 1.32 of the Tracy Municipal Code; and

D. Any other remedy provided by law.

3.04.10 Enforcement.

Any city employee, or public safety officer (including the local fire department) with the authority to enforce any provision of this code is authorized to enforce this chapter. (Ord. No. 1158, § 1, 5-17-2011; Ord. No. 1162, § 1, 10-4-2011; Ord. No. 1263, § 1, 9-18-2018)

March 3, 2026

Agenda Item 4.A

RECOMMENDATION

Receive an informational report regarding the City's participation in the Bloomberg Harvard City Leadership Initiative's Innovation Track.

EXECUTIVE SUMMARY

The Bloomberg Harvard City Leadership Initiative (BHCLI) Innovation Track is a year-long leadership and management program designed to equip mayors and senior city officials to tackle complex challenges in their cities and improve the quality of life of their residents. Through this competitive program, Mayor Dan Arriola was selected as part of a cohort of forty-seven (47) mayors and their cities to engage in an intensive curriculum focused on civic design-based innovation. This program aims to help cities learn and apply creative, data-informed strategies to generate new and creative ideas to engage residents and address complex challenges that can have a lasting impact on the community. Participation in the BHCLI Innovation Track is fully funded by Bloomberg Philanthropies.

BACKGROUND AND LEGISLATIVE HISTORY

The BHLCI is a global executive education program co-created by Bloomberg Center for Public Innovation, Harvard Kennedy School, and Bloomberg Philanthropies to strengthen the leadership and management capacity of mayors and senior city officials. It combines academic instruction, executive education, coaching and practical problem-solving skills to equip city leaders with the tools to address complex urban challenges and improve outcomes for their residents.

This year the BHLCI Innovation Track selected 17 cities to form a cohort of mayors and senior leaders and their cities from around the globe to learn new ways of working and problem-solving by using design-based innovation methods. Innovation, at its very core, is about solving problems in new ways. In the Innovation Track, cities will learn how to use innovation by applying it to one of their city's most pressing problems so that they can generate and test new ideas.

As part of this program, Mayor Arriola identified the building of "cradle to career pathways" to encourage youth in Tracy to be empowered and have the necessary elements to be able to live and work in Tracy rather than commuting outside of the region for employment. This high-level idea informs the research and development of a collection of potential projects to address this problem long-term.

Rather than waiting to fully develop initiatives before public release, cities are encouraged to test and gather immediate community feedback by sharing preliminary

concepts and refining them through an iterative process. This approach reduces implementation risk and ensures taxpayer resources are invested in programs, resources, services and policies are validated through real-world input and demonstrated community buy-in.

ANALYSIS

As a part of the City's participation in this program a cross-departmental group of nine (9) individuals were invited to be a part of the Core Team that would spearhead this initiative for the duration of the program term. Cities participating in the Innovation Track receive:

- Guided curriculum and instruction that breaks down core innovation tools and methods
- Dedicated coaching through an expert innovation coach who facilitates learning and helps teams apply frameworks around human-centered design
- Ongoing engagement opportunities not limited to mayoral coaching, virtual classes with Harvard professors and in-person community building events
- Peer network opportunities with other participating cities from around the world allow for an exchange of lessons learned, challenges and opportunities for growth.

Nearly two-thirds of the way through this project staff are presenting it to City Council to provide an informational update on steps that have been taken. Activities as a part of this initiative thus far:

- The formation of an Ambitious Impact Statement (AIM): a statement that articulates the desired future state centered on a priority felt deeply by residents. This statement is long-term and aspirational.
- Workshopping of a "problem frame" that identifies what the problem is, who it affects and why this is a problem for the community at large.
- Intensive research and synthesis after a month-long data collection sprint that included the interviewing of affected parties, review of existing literature and date and the observations of this problem in action.
- The hosting of two (2) community ideation sessions where the Core Team invited members of the affected parties to explore ways in which they would like to see the City address the problem.

More data is available as a part of the PowerPoint presentation.

FISCAL IMPACT

The BHCLI covers all expenses associated with the implementation of the project throughout the committed term while the City Manager has assigned staff and staff time to support the initiative, with no additional City funds allocated.

PUBLIC OUTREACH / INTEREST

As a part of the initiative, staff interviewed an array of community members throughout an initial research phase. Additionally, staff hosted two interactive sessions with community members in early February. Participants included: local employers, non-profits, educators, and youth ages 16-24.

COORDINATION

The staff identified to participate in this initiative form a cross-departmental team with representation from Community and Economic Development, Finance, Innovation and Technology, Parks, Recreation and Community Services, Public Works.

ACTION REQUESTED OF THE CITY COUNCIL

Receive an informational report regarding the City's participation in the Bloomberg Harvard City Leadership Initiative's Innovation Track.

Prepared by: Alexandra Pineda, Economic Development Analyst
Miguel Hernandez, Construction Project Manager

Reviewed by: Forrest Ebbs, Director of Community and Economic Development
Sara Castro, Finance Director
L. David Nefouse, City Attorney
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

Bloomberg Harvard City Leadership Initiative Innovation Track

March 3, 2026

Bloomberg Harvard City Leadership Initiative (BHLCI) Innovation Track

The BHLCI Innovation Track equips mayors and senior city officials to tackle complex challenges in their cities and improve the quality of life for their residents.

Centre for Public Impact
Founded by BCG

BLOOMBERG HARVARD | City Leadership Initiative

BLOOMBERG
Center for Public Innovation
AT JOHNS HOPKINS

TRACY
Think Inside the Triangle™

Tracy Core Team

Leadership Team:

Dan Arriola
Mayor

Midori Lichtwardt
Senior Leader

Arturo Sanchez
Senior Leader

Alexandra Pineda

Economic Development Analyst,

Innovation Lead

Miguel Hernandez

Construction Project Manager,

Project Manager

Gabriel Duong

Utilities Laboratory Superintendent,
Public Works

Daniel Garcia

Lieutenant,
Police Department

Lauren Gonzalez

Management Analyst,
Public Works/ Engineering

John Newman

Operations Superintendent,
Public Works

Vanessa Ramirez

Accountant,
Finance

Lauren Repetto

Recreation Program Supervisor,
Parks, Recreation & Community Services

Nick Romo

IT System Administrator,
Innovation & Technology

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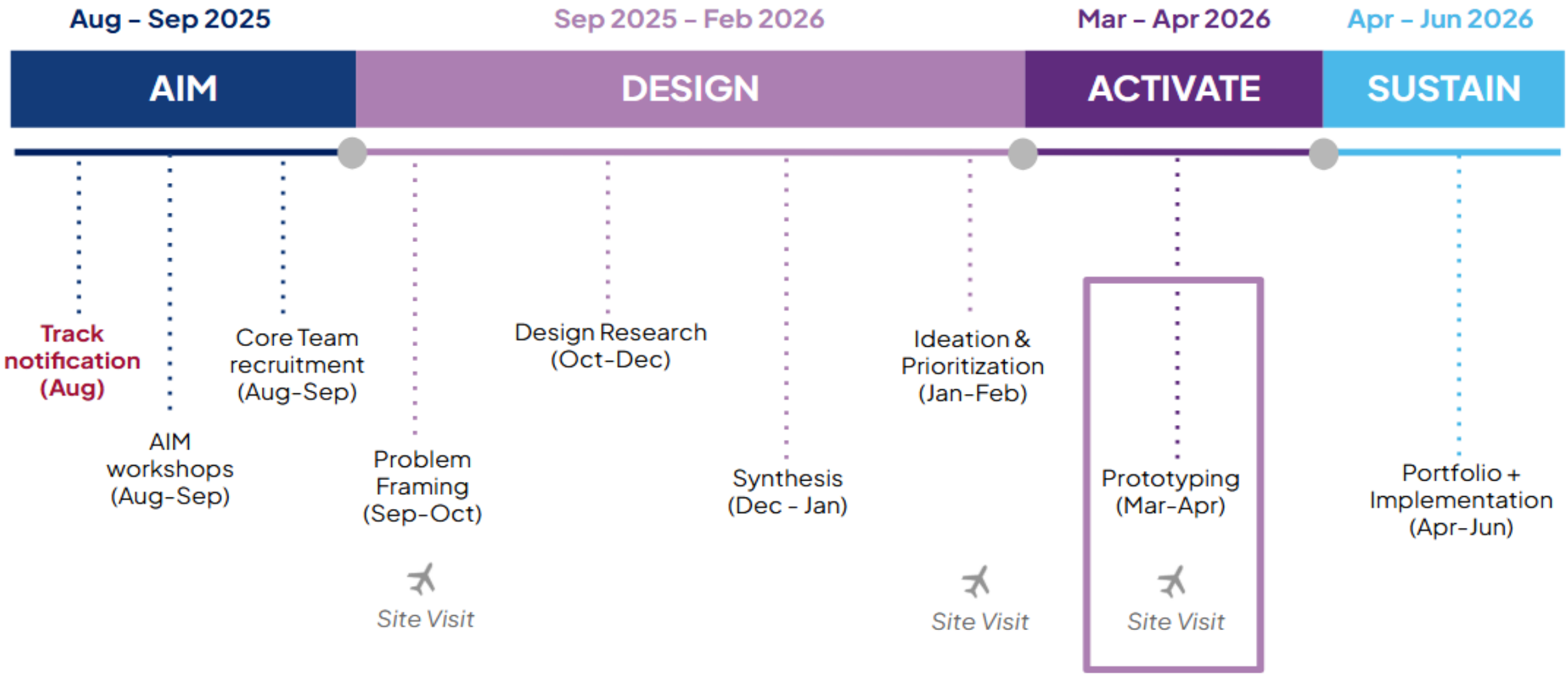
Program Timeline



Ambitious Impactful Statement (AIM)

By 2030, Tracy will create and thrive within an **ecosystem** that prepares and connects working-age youth to rewarding career pathways within the City—positioning Tracy as a community where residents can achieve **upward economic mobility** and opportunity through stable, **fulfilling**, and local careers that improve their quality of life.

TRACY

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Problem Frame

The problem is the City of Tracy is experiencing cultural and generational disconnection between youth, employers, and educational institutions. Youth are unaware and unprepared for professional opportunities and growth that align with their interests and skills. Additionally, large employers lack a sense of hyperlocal community investment, while all businesses struggle to attract young talent to replace an aging workforce, leading to generational gaps and loss of institutional knowledge within the current and future workforce.

This is a problem for working-age youth—particularly youth between the ages of 16 and 24 who wish to live and work in the City—local employers, and the community at large, all of who stand to benefit from the City retaining talent and strengthening its local workforce for current and future generations.

This is a problem because the City of Tracy has fallen into an ecosystem and reputation of being a commuter city rather than a destination, bolstering the prevailing mentality that success and rewarding careers can only exist outside of the local community. This has led to the City being unable to retain young talent, local employers not being able to fill critical positions that allow them to sustain their businesses, and a general lack of reinvestment in recreation, physical infrastructure, amenities, and innovation. This adversely affects the City's economic growth, sense of community pride, civic engagement, and retention of history, resulting in an identity that's undefined.

Data Collection and Community Engagement

- 20 total interviews
- 4 observational opportunities
- 2 workshops with 30 attendees
- 14 sources for literature and data review

Opportunities for Future Engagement

Prototyping and Portfolio Creation: the development of 8-10 initiatives to address our AIM statement with the conduction of 2 workshops with residents.

- Residents will be able to connect with the Core Team to participate in the Innovation Track.
- Provide ideas and feedback which will inform the creation of a portfolio of ideas for the city to continue after the completion of the program term.
- Outline possibility for future policy, programs and initiatives to provide the best quality of life for future generations in Tracy.

Thank you

TRACY

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March 3, 2026

Agenda Item 4.B

RECOMMENDATION

Staff recommends that the City Council receive an informational report regarding the City of Tracy Police Department's Annual Report for 2025.

EXECUTIVE SUMMARY

The Tracy Police Department has prepared the City of Tracy Police Department's 2025 Annual Report. The report provides the residents of Tracy with a statistical review of the Department's performance, efforts, and accomplishments.

BACKGROUND AND LEGISLATIVE HISTORY

This report is intended to provide statistical information related to crime trends, events, and law enforcement activities for the past year. Statistics serve the role of informing the public about the Department's decisions, but the statistics alone do not give a complete image of the role and activities of the Department's personnel. The Department recognizes the importance of a strong partnership with the community, and it constantly seeks areas of improvement in its delivery of services.

ANALYSIS

The 2025 Tracy Police Department Annual Report presents key statistical data along with highlights of major initiatives and accomplishments from the past year. The report is intended to keep the Tracy community informed about crime trends, departmental operations, and community engagement efforts. While data and statistics provide valuable insight into public safety conditions, they do not fully capture the dedication and collaborative work of department members who serve daily to help ensure Tracy remains a safe and welcoming community.

In 2025, the Tracy Police Department responded to 72,727 calls for service, including 28,996 emergency 911 calls, reflecting the Department's continued commitment to timely and effective response to community needs. During the year, officers made 240 Driving Under the Influence (DUI) arrests, representing a 35.65 percent increase from the 177 DUI-related arrests in 2024 and underscoring ongoing efforts to improve roadway safety.

The Department's Traffic Safety Unit continued to play a critical role in enhancing traffic safety throughout Tracy. This included the implementation of the City's Red-Light Photo Enforcement Program at key intersections. By encouraging safer driving behaviors and deterring dangerous actions, these efforts contributed to a significant reduction in traffic-related fatalities, which decreased from six (6) in

2024 to one (1) in 2025.

Operational capabilities were further strengthened with the launch of the Real-Time Information Center (RTIC) in the spring of 2025. The RTIC serves as a centralized hub that integrates surveillance cameras, computer-aided dispatch systems, and data-driven tools to provide officers and professional staff with enhanced situational awareness. With access to a citywide network of license plate readers, red-light cameras, and pan-tilt-zoom cameras, the RTIC supports both patrol response and complex investigations, allowing the Department to respond more effectively in service of Tracy residents and visitors.

Providing support to community members during times of crisis remained a priority throughout the year. The Department's Mobile Evaluation Team (MET) continued to deliver specialized and compassionate responses to individuals experiencing mental health crises. By pairing law enforcement officers with mental health professionals, MET ensures residents receive timely and appropriate care, while promoting safety, dignity, and trust within the community.

Strong partnerships with the Tracy community remain central to the Department's mission. Through neighborhood outreach, school presentations, and participation in community events, officers and professional staff engage directly with residents to build relationships, share information, and address concerns. These partnerships are essential to effective policing and play a vital role in preventing crime through collaboration and shared responsibility.

The accomplishments highlighted in the 2025 Annual Report reflect a balanced approach to enforcement, prevention, innovation, and community collaboration. As the Tracy Police Department looks ahead, it remains committed to transparency, continuous improvement, and working alongside the community to support a safe and thriving Tracy for all.

FISCAL IMPACT

There is no fiscal impact associated with this action. This report provides statistical data only.

PUBLIC OUTREACH/ INTEREST

This is a routine operational item for the police department. No public outreach or interest was sought.

COORDINATION

This is a routine operational item for the police department.

CEQA DETERMINATION

The proposed action is not a "project" under the California Environmental Quality Act "CEQA." Pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that this action will have an effect on the physical environment.

STRATEGIC PLAN

This agenda item is a routine operational item and relates to the Department's Strategic Plan goal to increase transparency and communication through consistent and clear communication regarding the Department's vision.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive an informational report regarding the City of Tracy Police Department's Annual Report for 2025.

Prepared by: Kaylin Heefner, Police Community Relations Coordinator (PIO)

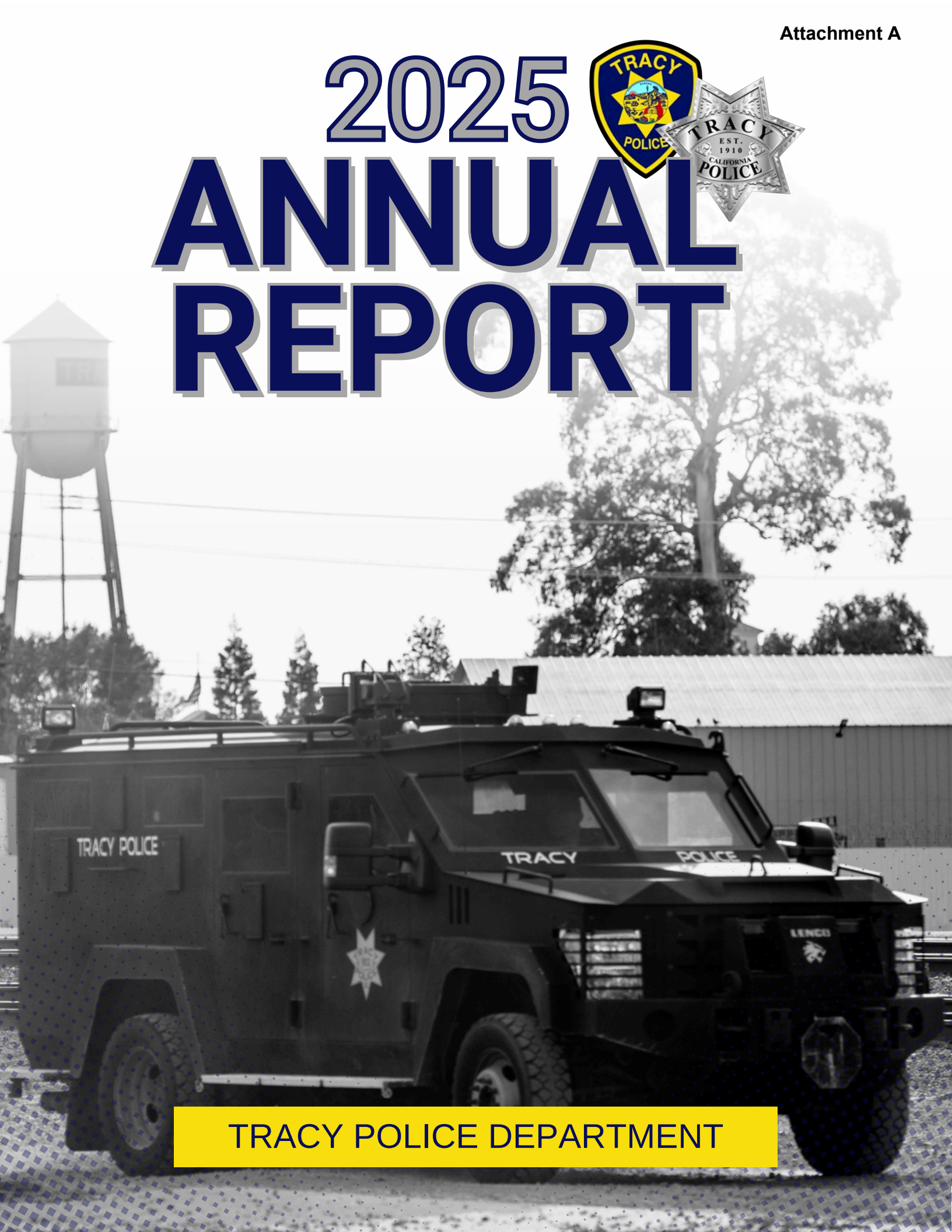
Reviewed by: Sekou Millington, Chief of Police
Sara Castro, Finance Director
Arturo M. Sanchez, Assistant City Manager
L. David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

Attachment A: City of Tracy Police Department's 2025 Annual Report
Attachment B: PowerPoint Presentation

Attachment A

2025 ANNUAL REPORT



TRACY POLICE DEPARTMENT

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MESSAGE FROM THE CHIEF

Dear Tracy Community,

As we reflect on 2025, I am honored to share the accomplishments of the Tracy Police Department over the past year. This annual report highlights the dedication, innovation, and professionalism of our officers and professional staff, and underscores our ongoing commitment to ensuring a safe and thriving community for all residents.

Traffic safety continues to be a top priority. This year, our Traffic Safety Unit expanded proactive DUI enforcement and advanced the red-light photo enforcement program. These efforts, combined with targeted education and outreach, have contributed to a measurable reduction in traffic fatalities and serious injuries, making our roadways safer for drivers, pedestrians, and cyclists alike. Every life saved is a reflection of the vigilance, planning, and teamwork of our officers and professional staff, and it reminds us why public safety is at the heart of everything we do.

Our Mobile Evaluation Team (MET) continues to provide compassionate and specialized responses to individuals experiencing mental health crises. By partnering law enforcement with mental health professionals, MET ensures that residents in crisis receive timely, appropriate support. This approach not only prioritizes safety for those in need but also strengthens community trust by demonstrating that our Department is committed to care as well as enforcement.

Technology plays an increasingly critical role in modern policing, and 2025 marked significant advancements for Tracy PD. The Real-Time Information Center (RTIC) has become an essential hub, integrating surveillance cameras, CAD systems, and data tools to provide officers and professional staff with immediate situational awareness. This capability allows us to respond quickly to incidents, support complex investigations, and coordinate resources effectively, ensuring that we can act decisively to protect our residents.

Equally important is the strong partnership we maintain with the Tracy community. Whether through neighborhood programs, school presentations, or public events, our professional staff and officers engage directly with residents to build trust, provide education, and listen to your concerns. These relationships are the foundation of effective policing, allowing us to not only respond to incidents but also prevent them through collaboration and mutual understanding.

The accomplishments of 2025 are a testament to the dedication and professionalism of our entire Department, and to the support of the Tracy community. Your involvement, feedback, and partnership help shape how we provide public safety, ensuring that our strategies are effective, equitable, and responsive to the needs of everyone in our City.

As we look toward the future, our commitment remains unwavering: to innovate, to serve with integrity, and to protect every resident with professionalism, compassion, and dedication. Together, we will continue to build a safer, stronger, and more connected Tracy, one where residents and visitors feel secure, supported, and proud of their community.

Sincerely,

Sekou Millington

SEKOU MILLINGTON
Chief of police

TRACY POLICE MISSION & VALUES

MISSION STATEMENT

The Tracy Police Department aims to keep Tracy a safe place in which to live, work, and invest.

VALUES

The Tracy Police Department works to preserve the safety and high quality of life in Tracy through value-based policing.

FAIRNESS
We advocate for accountability and transparency to ensure fair, equal treatment and sustain community trust.

INTEGRITY
We value honesty and professionalism, upholding accountability and doing the right thing even when no one is watching.

RESPECT
We uphold ethical, honest conduct by treating everyone with dignity, knowing that maintaining public trust is essential to our success.

SERVICE
We courageously serve the community by modeling leadership and providing clear guidance to maintain trust and confidence.

TEAMWORK
We prioritize teamwork, recognizing its role in improving work quality, fostering transparency, enhancing morale, and strengthening public trust.

TRACY POLICE EXECUTIVE STAFF

Sekou Millington
Chief of Police

Craig Kootstra
Lieutenant
Professional Standards & Training

Mike Richards
Sergeant
Office of the Chief

Luis Mejia
Captain
Bureau of Investigations

- General Investigations
- Special Investigations
- Hi-Tech Crimes
- Crime Scene & Property Unit
- Crime Analyst

Miguel Contreras
Captain
Bureau of Special Operations

- Traffic Safety Unit
- School Resource Officers
- D.A.R.E.
- Neighborhood Resource Officers
- Mobile Evaluation Team
- Familiar Faces Homeless Outreach Team
- Crime Prevention Specialist
- Volunteers in Police Service
- Code Enforcement
- Crisis Response Unit

Octavio Lopez
Captain
Bureau of Field Operations

- Patrol Division
- Special Enforcement Team
- Community Service Officers
- Drone Cadre

Beth Lyons-McCarthy
Manager
Bureau of Support Services

- Fiscal Management
- Animal Services
- Communications
- Records

HONORABLE CITY COUNCIL & CITY MANAGER

MAYOR
Dan Arriola

MAYOR PRO TEM
Steve Abercrombie

COUNCIL MEMBER
Dan Evans

COUNCIL MEMBER
Mateo Bedolla

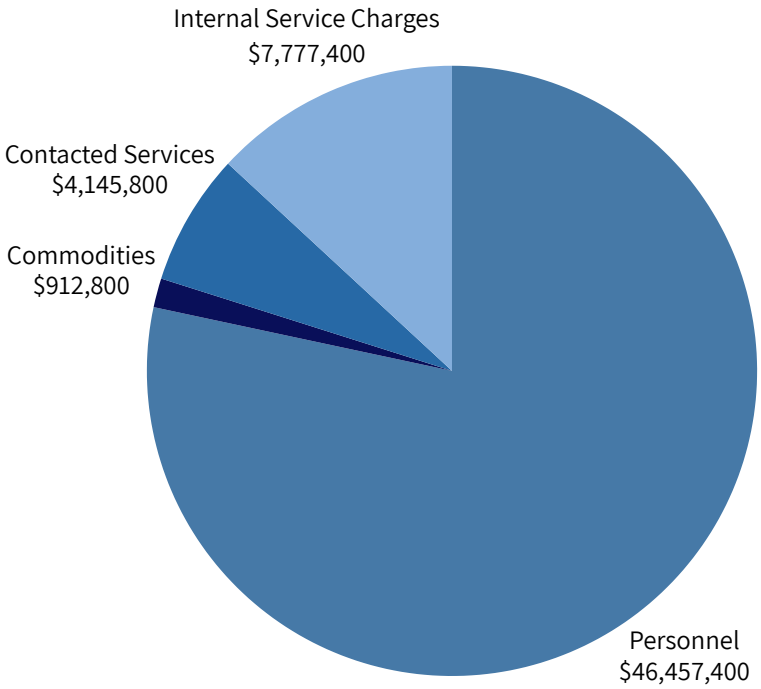
CITY MANAGER
Midori Lichtwardt

COUNCIL MEMBER
Dotty Nygard

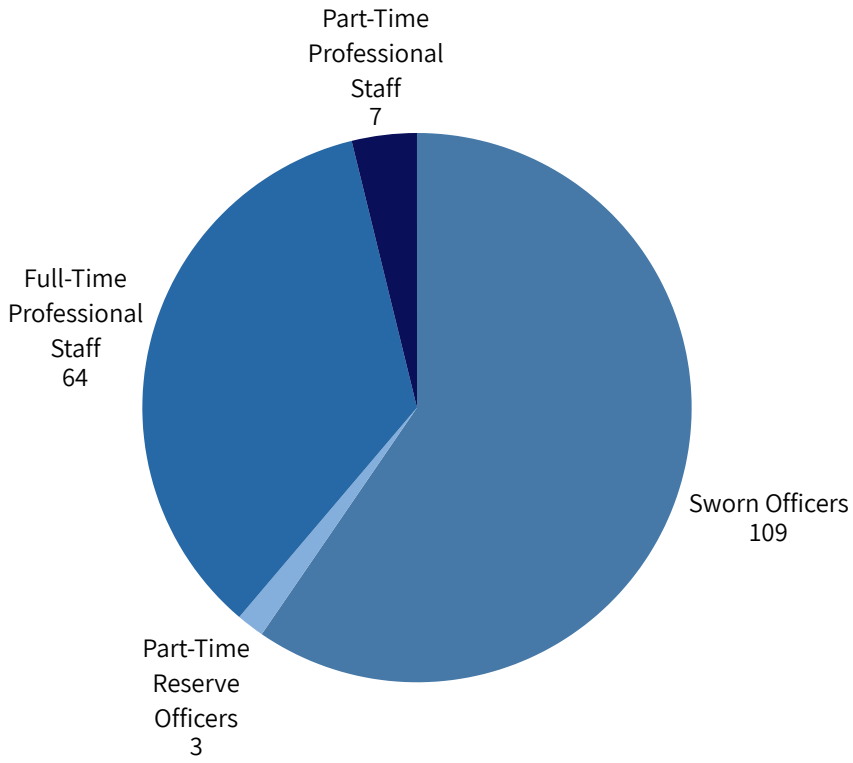
DEPARTMENT PERSONNEL & BUDGET

The Tracy Police Department budget ($49,937,357) was allocated to 109 full-time sworn officers, 64 full-time professional staff, 3 part-time reserve officers, and 7 part-time professional employees. The following chart shows the distribution and cost of personnel.

BUDGET ALLOCATION



PERSONNEL ALLOCATION

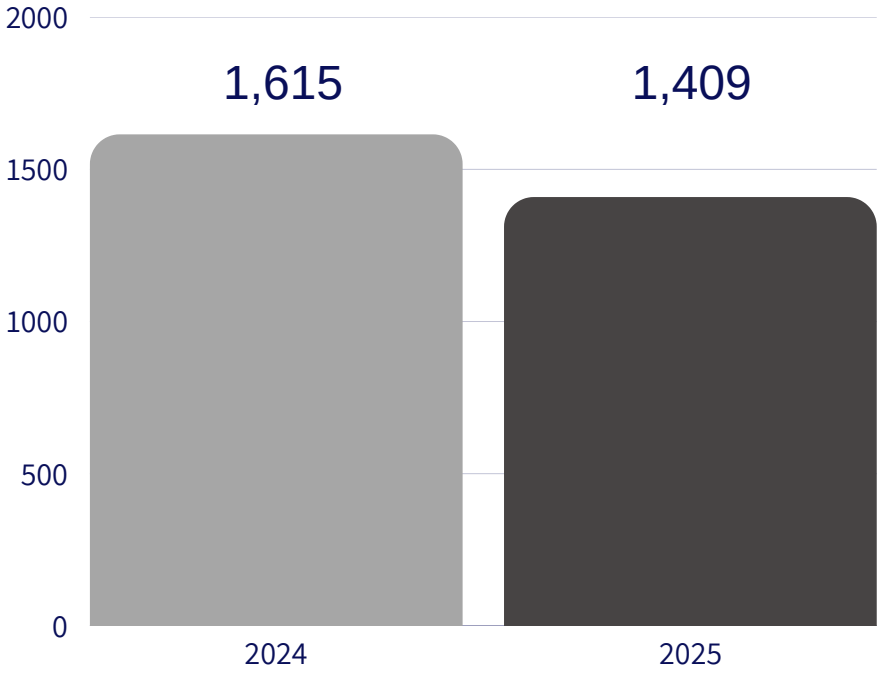


NATIONAL INCIDENT-BASED REPORTING SYSTEM

The Tracy Police Department regularly shares its monthly crime data with the Federal Bureau of Investigations (FBI) using the National Incident-Based Reporting System (NIBRS). They categorize crimes into two main groups:

Violent Crimes: These are the most serious offenses, including homicide, sexual assault, robbery, and aggravated assault.

Property Crimes: This category involves crimes related to property, such as burglary, larceny, auto theft, and arson.

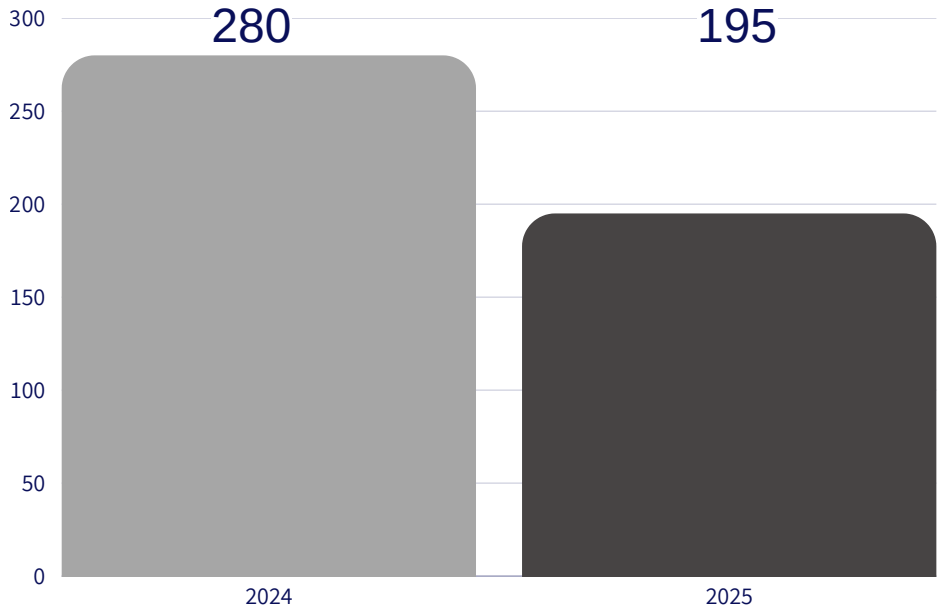


PROPERTY CRIMES

BURGLARY, LARCENY, AUTO THEFT, AND ARSON.

VIOLENT CRIMES

HOMICIDE, SEXUAL ASSAULT, ROBBERY AND AGGRAVATED ASSAULT.



OFFICE OF THE CHIEF OF POLICE

Mike Richards
Chief of Staff

“The best executive is one who has sense enough to pick good people to do what he wants done, and self-restraint enough to keep from meddling with them while they do it.”

-Theodore Roosevelt

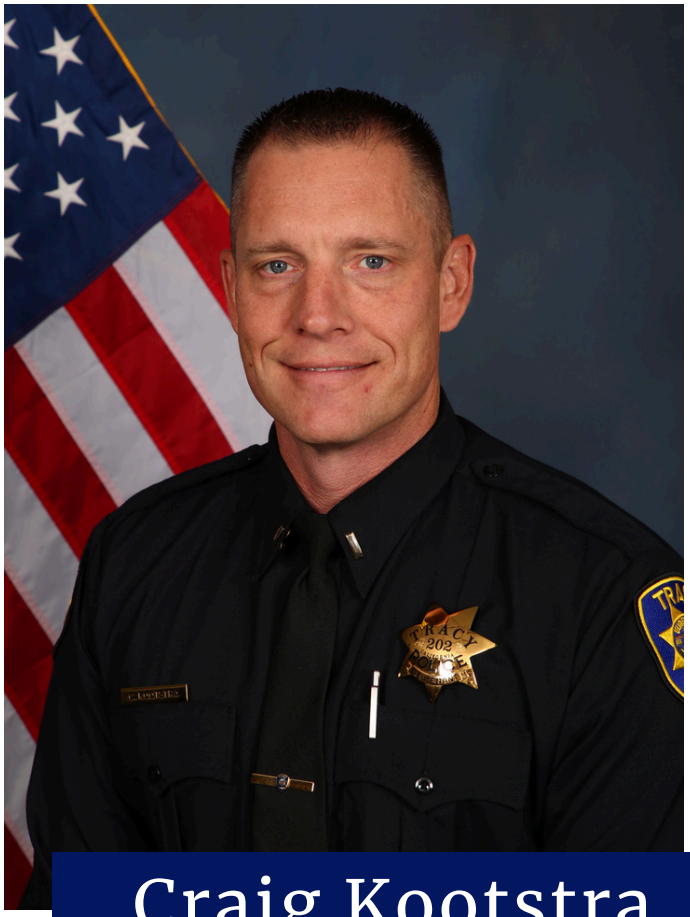
The Office of the Chief is overseen by the Chief of Staff and supported by the Executive Assistant, Police Community Relations Coordinator, and the Department’s Wellness Dog. In 2025, the Office focused on strengthening internal and external communication, supporting department-wide initiatives, and advancing strategic priorities aligned with organizational goals.

The Office pursued funding opportunities to support operational improvements, including submitting a grant application for enhancements to the Emergency Operations Center and allocating resources for critical upgrades to the Department’s radio system. Executive staff accomplishments also included the delivery of new Department badges, continued updates to the uniform manual, and the Chief of Staff’s ongoing representation of the Department on the countywide SJOES Steering Committee, contributing to regional hazard mitigation and emergency preparedness planning.

Public information and community engagement efforts expanded through patrol ride-alongs designed to create engaging and transparent social media content, regular coordination meetings with City partners, and continued support of the Department’s 2025–2028 Strategic Plan. The Department’s Wellness Dog, Hope, under the guidance of the Public Information Officer, further broadened her outreach through visits to schools, senior programs, Parks & Recreation activities, City staff wellness initiatives, and morale-building engagements with Dispatch.

Looking ahead, the Office of the Chief will continue to advance technology, enhance communication strategies, and support multi-agency coordination while implementing the Strategic Plan to strengthen service delivery and community trust.

PROFESSIONAL STANDARDS & TRAINING



Craig Kootstra
Lieutenant

“In the pursuit of justice, our training sharpens our skills, and our standards define our character.”

-Unknown

The Professional Standards & Training Division of the Tracy Police Department, led by a Lieutenant and a Sergeant, is responsible for maintaining the Department’s high standards of professionalism and accountability. The Division oversees policy development, department-wide training programs, administrative investigations, audits, and compliance with California POST requirements, while coordinating inspections and reviews with external oversight agencies.

In 2025, the Division managed the Department’s training resources to support required and advanced instruction for both sworn and professional staff, ensuring continued compliance with California POST standards. A major milestone this year was the completion of the new Training and Range Facility, which was formally opened with a ribbon-cutting ceremony. The facility expanded the Department’s training capacity and served as a regional asset by hosting in-house firearms training, including low-light handgun instruction.

Training efforts extended beyond sworn personnel, with professional staff attending a driver awareness course hosted by the Stanislaus County Sheriff’s Department. The Division also enhanced defensive tactics training with new equipment and improved accountability and efficiency through the implementation of updated inventory management systems.

Looking ahead, the Professional Standards & Training Division will continue to focus on strengthening training programs, maintaining and enhancing training facilities, and evaluating emerging technologies to support effective instruction. These ongoing efforts will ensure personnel remain well-prepared, adaptable, and aligned with the Department’s commitment to Service, Integrity, and Excellence.

Personnel Investigations

Total: 7

Personnel investigations are conducted by the Professional Standards & Training Division and submitted to the Chief of Police for review.

The Chief of Police believes both uses of force incidents and personnel investigations are of the utmost importance to critically review to ensure compliance with policy and law. This process helps the Tracy Police Department improve, and ensure accountability to the Community who places their trust in the Tracy Police Department.

Category	Exonerated	Not Sustained	Sustained	Unfounded	Admin. Closure	Pending	Total
Administrative Complaints	0	0	2	0	0	2	4
Citizen Complaints	0	0	0	3	0	0	3

Use of Force

Total: 14

The following shows a statistical review of the use of force by members of the Tracy Police Department and personnel complaints from the community or generated internally.

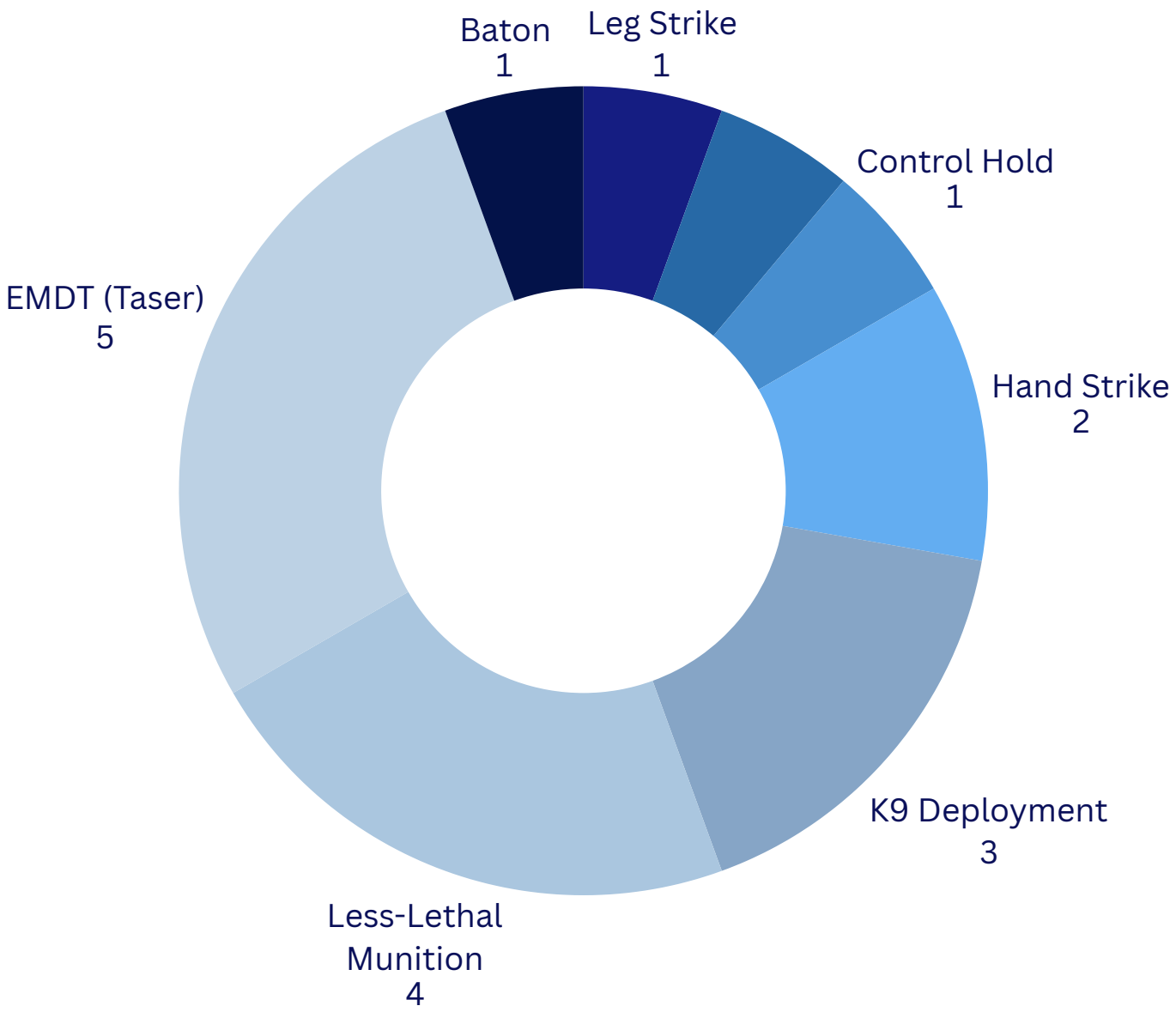
Each use of force incident is reviewed to ensure compliance with policy, law, training, and best practices. The review process is completed by a member of the Department's command staff, and each one is reviewed by the Chief of Police.

Suspect Characteristics		Reason for Contact		Race/Ethnicity	
Suspect Age	**Incidents**	**Reason**	**Incidents**	**Race/Ethnicity**	**Incidents**
0-20	0	**Calls for Service**	12	**African American**	4
21-30	1	**Self-Initiated Activity**	4	**Hispanic**	5
31-40	7			**White**	5
41+	6			**Other**	0

Types of Force Used

Total uses of force: 14
Total applications of force: 18

Force was used 14 times by the Tracy Police in 2025 to arrest or detain subject(s).
In some incidents of force, more than one force option was applied to gain compliance.



BUREAU OF FIELD OPERATIONS

Octavio Lopez
Captain

The Bureau of Field Operations (BFO) serves as the frontline of the Tracy Police Department, delivering continuous law enforcement services and maintaining the Department's most direct connection to the community. Led by a Police Captain with the support of lieutenants and sergeants, BFO is responsible for daily operations that protect public safety and preserve quality of life throughout Tracy.

BFO oversees patrol operations and specialized enforcement teams that address crime, traffic safety, and emerging community concerns. Through a coordinated approach, the Bureau ensures rapid response to calls for service while supporting proactive enforcement and problem-solving efforts across Tracy. This structure allows officers to remain visible, accessible, and responsive to the needs of residents and businesses alike.

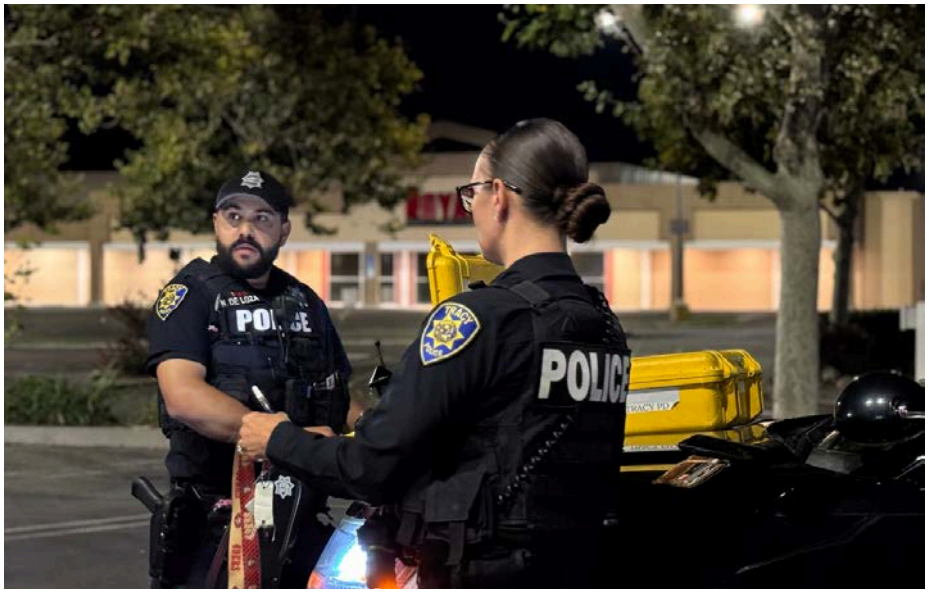
Technology and data-driven policing play an important role within BFO, with resources such as the Real-Time Information Center (RTIC), automated license plate readers, and unmanned aircraft systems enhancing situational awareness and operational efficiency. These tools support informed decision-making and improve coordination between officers and units in the field.

"When the time to act has come, the time to prepare is over."

-Anonymous

Through professionalism, preparedness, and collaboration, the Bureau of Field Operations remains committed to public trust, officer readiness, and effective service delivery. BFO continues to uphold the Tracy Police Department's mission to protect the community while adapting to evolving public safety needs. Together, these efforts ensure consistent, reliable policing that supports a safe and thriving Tracy.

Patrol Operations



CALLS FOR SERVICE RESPONSE TIMES

PRIORITY 1	5:14
PRIORITY 2	5:03
PRIORITY 3	7:23

Patrol Operations forms the backbone of the Tracy Police Department, providing a highly visible and proactive presence throughout the community while serving as the first line of defense in maintaining public safety. Patrol officers are often the first responders to a wide range of incidents, from emergencies such as traffic collisions, assaults, and life-threatening situations to non-emergency calls including noise complaints, suspicious activity, and welfare checks. Their work demands quick decision-making, sound judgment, and the ability to balance enforcement with compassion at every interaction.

In addition to responding to calls for service, patrol officers conduct on-scene investigations within their assigned beats. They gather evidence, interview witnesses, identify suspects, and ensure incidents are thoroughly documented to support follow-up investigations and prosecution. This ability to transition seamlessly between emergency response and investigative responsibilities requires professionalism, adaptability, and attention to detail—hallmarks of Patrol Operations personnel.

Traffic safety is a core responsibility of Patrol Operations. Officers conduct focused enforcement and education efforts targeting impaired driving, distracted driving, and other dangerous behaviors. Through these efforts, patrol officers made more than 240 DUI-related arrests over the past year, helping to reduce the risk of serious and fatal collisions and reinforcing safe driving behaviors throughout the community.

Through routine patrol operations and investigative follow-up, patrol officers work to remove illegal firearms from the community. Over the same timeframe, officers seized 80 guns, including six unserialized “ghost guns,” contributing to violence prevention efforts and improving overall community safety.

Patrol Operations also leverages modern technology to enhance effectiveness and efficiency. Tools such as drones provide aerial support during critical incidents and large-scale events, while automated license plate readers assist in identifying vehicles associated with criminal activity. This integration of technology reflects the Department’s commitment to innovation and informed policing.

Community engagement remains central to Patrol Operations. Officers regularly participate in neighborhood meetings, school events, and public outreach initiatives that strengthen trust and partnership with residents. Programs such as Coffee with a Cop, National Night Out, and school crosswalk patrols provide meaningful opportunities for dialogue, education, and collaboration.

By combining proactive enforcement, investigative follow-up, technology-driven policing, and strong community engagement, Patrol Operations ensures residents receive professional, timely, and compassionate service. Through their dedication, visibility, and responsiveness, patrol officers embody the Tracy Police Department’s mission to protect and serve, helping ensure Tracy remains a safe, connected, and resilient community.

Special Enforcement Team

The Special Enforcement Team (SET) is a highly specialized and elite unit within the Tracy Police Department, dedicated to addressing organized crime, gang activity, and complex narcotics operations. SET officers bring advanced training, tactical expertise, and strong investigative skills to some of the most challenging assignments in the city. Their work requires meticulous planning, coordination, and precision to neutralize threats, dismantle criminal networks, and protect the community.

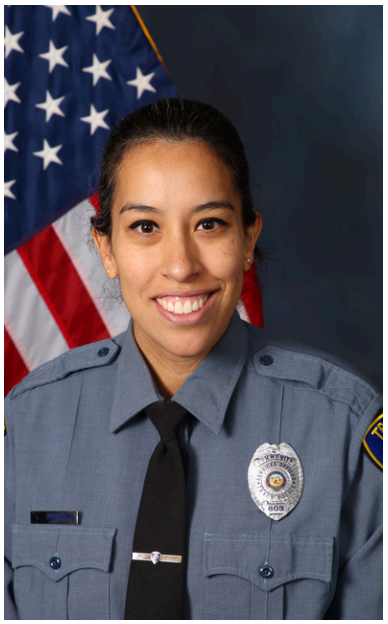
SET operates in close collaboration with other Department units, including the General Investigations Unit (GIU) and the Special Investigations Unit (SIU). This coordinated approach ensures intelligence is shared efficiently, cases are thoroughly investigated, and operations are strategically aligned. SET officers frequently serve as the tactical and investigative arm during high-risk scenarios, including narcotics operations, incidents involving armed suspects, and organized criminal activity. Over the course of the year, SET assisted GIU and SIU with more than 50 operations, strengthening case outcomes and enhancing overall officer safety.

The team's reach extends beyond city limits through strong partnerships with regional, state, and federal agencies, including the FBI, DEA, and neighboring law enforcement departments. These partnerships allow SET to participate in multi-jurisdictional investigations and coordinated enforcement efforts targeting high-level offenders. By combining intelligence and resources, SET significantly enhances its ability to disrupt sophisticated criminal enterprises.

SET officers maintain a high level of readiness through continual training focused on tactical operations, advanced investigative techniques, crisis management, and real-world scenario-based exercises. This commitment to training ensures officers are prepared to respond effectively to rapidly evolving and high-risk situations while minimizing risk to the public and themselves.

The impact of SET is measurable and significant. In the past year, the team made 145 arrests, seized 16 illegal firearms, and disrupted numerous criminal operations throughout the city. Beyond enforcement statistics, SET's presence provides reassurance to the community that the Tracy Police Department remains committed to proactive, intelligence-led policing. Through their expertise, professionalism, and collaboration, SET plays a critical role in maintaining public safety and serves as a cornerstone of the Department's comprehensive crime reduction strategy.

Community Service Officers



Community Service Officers (CSOs) are essential contributors to the Tracy Police Department, serving as a bridge between law enforcement and the community while handling a wide range of non-emergency responsibilities. Though not sworn officers, CSOs provide a critical layer of support that enhances the Department's efficiency, responsiveness, and overall effectiveness. Their work allows sworn personnel to focus on emergencies and high-priority investigations, while CSOs manage incidents that require detailed documentation, follow-up, and community interaction.

CSOs respond to minor traffic collisions, property crimes, lost or stolen property reports, and missing person cases, ensuring that each situation is documented accurately and handled with care. Their attention to detail and thorough reporting provide essential information for investigations and contribute to the Department's overall mission of transparency, accountability, and service.

A unique and increasingly vital role for CSOs is staffing the Real-Time Information Center (RTIC). The RTIC serves as a technological hub for monitoring live data streams, surveillance video, and critical communications across the City. CSOs working in the RTIC track ongoing incidents, relay real-time information to officers in the field, and assist in coordinating responses during rapidly evolving situations. They are trained to recognize patterns, identify potential threats, and prioritize information for immediate action, helping officers make informed decisions and respond efficiently. By managing the flow of intelligence, CSOs in the RTIC ensure that resources are deployed strategically, enhance situational awareness, and provide an extra layer of safety for both officers and the public. Their work exemplifies the integration of technology, operational insight, and proactive policing, transforming real-time information into actionable intelligence that prevents incidents from escalating and supports overall community safety.

Through their combined operational, administrative, and technology-focused efforts, CSOs embody the Department's philosophy of proactive, collaborative policing. They enhance safety, strengthen community relationships, and ensure that the Department remains responsive and accessible to all residents. The work of CSOs highlights the importance of every role within the Department and demonstrates how coordinated support contributes to a safer, more connected community.

BUREAU OF SPECIAL OPERATIONS

Miguel Contreras
Captain

“Upon the fields of friendly strife are sown the seeds that, upon other fields, on other days, will bear the fruits of victory.”

-General Douglas MacArthur

The Bureau of Special Operations (BSO), established in early 2025, brings together the Tracy Police Department’s specialized community-focused programs under one command. Formerly the Community Services Division, BSO continues its mission of enhancing quality of life through proactive problem-solving, outreach, and collaboration. This reorganization allows the Department to better coordinate specialized units and provide a more integrated approach to addressing complex community challenges.

Led by a captain with support from lieutenants, sergeants, and specialized personnel, BSO oversees Neighborhood Resource Officers, School Resource Officers, the Crime Prevention Program, Familiar Faces, and Community Service Officers. By combining these units, BSO addresses mental health, homelessness, and quality-of-life issues while supporting frontline patrol operations and ensuring timely, effective responses to community concerns.

Guided by the Community Oriented Policing and Problem Solving (COPPS) philosophy, BSO fosters trust and cooperation between law enforcement and the community. The Bureau organizes public safety programs, educational initiatives, and partnerships with schools, faith-based organizations, and local service providers to address resident concerns holistically.

Through these efforts, BSO strengthens community relationships, prevents crime, and promotes safety across Tracy, ensuring a more connected, resilient, and vibrant city for all residents. Its integrated, collaborative approach underscores the Department’s commitment to serving the community with professionalism, innovation, and care.

Traffic Safety Unit

The Traffic Safety Unit (TSU) of the Tracy Police Department is a specialized team dedicated to improving roadway safety through focused enforcement, targeted operations, training, and the strategic use of technology. TSU's mission centers on reducing traffic collisions, serious injuries, and fatalities by addressing high-risk driving behaviors such as red-light violations, speeding, distracted driving, and impaired driving.

A major focus of TSU's efforts this year has been the implementation and expansion of the Red-Light Photo Enforcement Program. The program began issuing citations in April 2025 and is currently active at four intersections citywide, with additional locations scheduled to come online in early 2026. Since enforcement began, the program has issued 3,972 red-light citations in 2025, underscoring TSU's commitment to using technology to improve intersection safety and reduce dangerous violations.

In addition to red-light camera enforcement, the Traffic Safety Unit completed numerous targeted traffic safety operations throughout the year. These included commercial vehicle enforcement in partnership with the California Highway Patrol and the San Joaquin County Sheriff's Office; crosswalk safety enforcement; red-light and stop sign enforcement; distracted driver enforcement saturations; DUI saturations; and a DUI checkpoint conducted in collaboration with CHP. TSU also coordinated a Saturation Traffic Enforcement Program operation that brought officers from multiple county agencies to assist with focused enforcement efforts within Tracy.

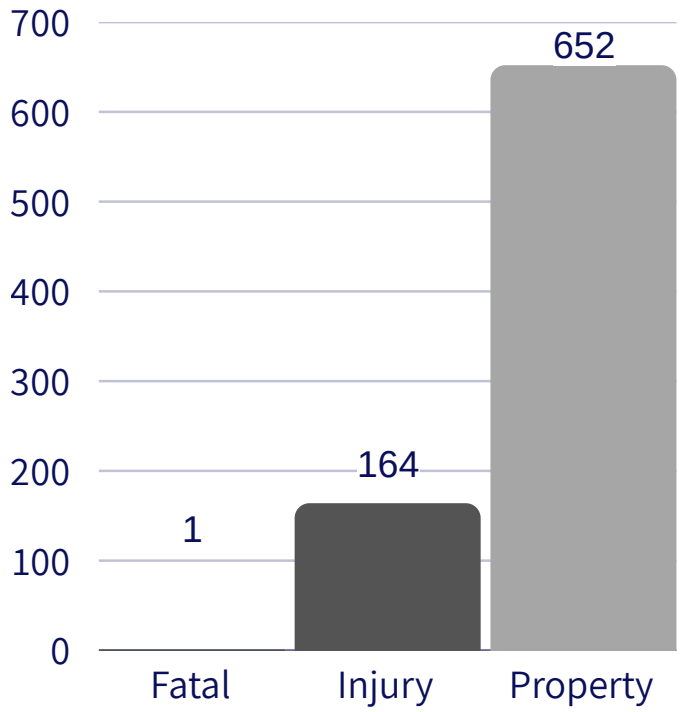
Training and education remain central to TSU's mission. Unit personnel facilitated training for patrol officers on bicycle laws, sideshows, driving under the influence investigations, and commercial vehicle enforcement, ensuring consistent and effective traffic law enforcement across the Department. TSU also delivered community-focused education through the Community Academy and public outreach events, including the TPD Taco 'Bout Safety event.

Grant funding allowed TSU to enhance its operational capacity through the acquisition of two message board radar trailers, scene lighting equipment, and overtime funding to support enforcement efforts. A transport van is also pending acquisition, further strengthening the unit's ability to conduct high-visibility traffic safety operations.

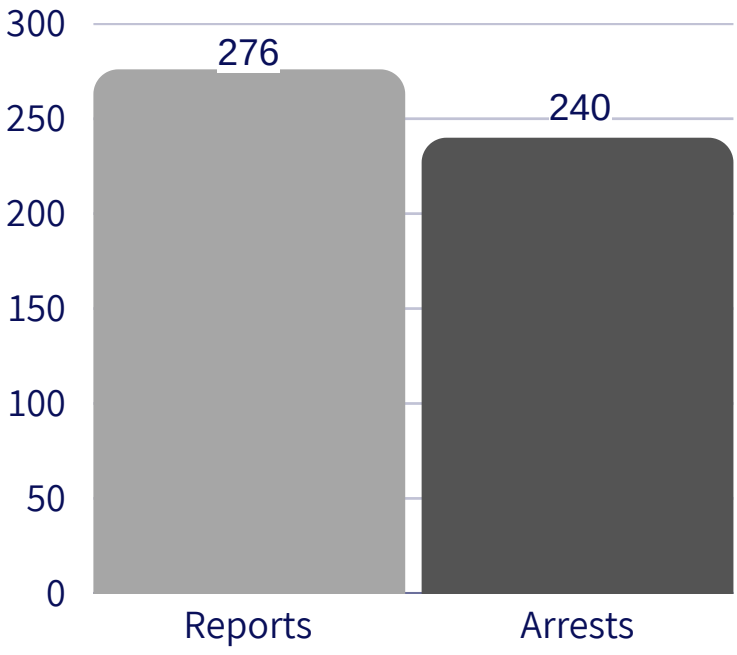
By prioritizing red-light camera enforcement, comprehensive training, and data-driven traffic operations, the Traffic Safety Unit plays a critical role in improving roadway safety and promoting a culture of responsible driving throughout the Tracy community.

Traffic Safety Unit Data

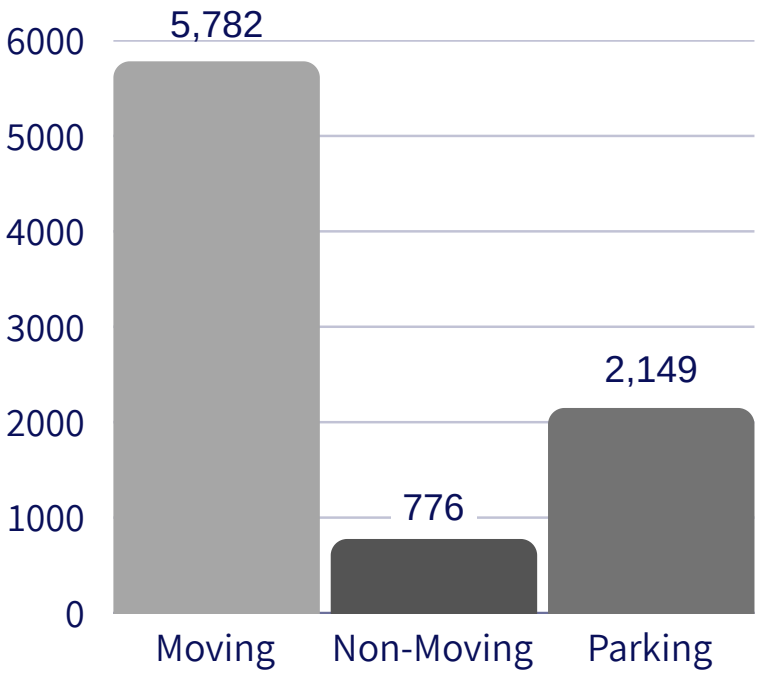
TOTAL COLLISIONS IN THE CITY OF TRACY



TOTAL DUI INVESTIGATIONS IN THE CITY OF TRACY



TOTAL CITATIONS ISSUED IN THE CITY OF TRACY



Neighborhood Resource Officers

Neighborhood Resource Officers (NROs) play a critical role in addressing complex community issues through proactive policing, problem-solving, and strong partnerships. Their work focuses on mental health, homelessness, and quality-of-life concerns throughout the City of Tracy.

NROs respond to and proactively address incidents involving individuals experiencing mental health challenges and homelessness, handling both calls for service and self-initiated contacts aimed at early intervention and connection to resources.

In early 2025, Officer Manjit Singh began serving as a Neighborhood Resource Officer with a focus on supporting the Mobile Evaluation Team (MET). In this role, he collaborates with San Joaquin County Behavioral Health Services to conduct follow-up contacts with individuals referred by the Tracy Police Department and partner agencies who may be experiencing crises or ongoing mental health challenges.
Training and collaboration remain key priorities for NROs. The team is working with the Stockton Police Department to develop a countywide Crisis Intervention Training program designed to strengthen law enforcement responses to individuals experiencing mental illness.

NROs work closely with a wide range of partners, including Caltrans, the California Highway Patrol, Code Enforcement, Union Pacific Railroad, Familiar Faces, Public Works, the Salvation Army's Keeping It Clean program, Operation Helping Hands, and private property owners. These partnerships support coordinated responses to encampments, illegal debris, safety hazards, and unauthorized activity, with an emphasis on outreach, education, and resource coordination whenever possible.

NROs have also developed training and evacuation plans for law enforcement and community members to improve preparedness for fires and other hazardous incidents, reinforcing the importance of communication and interagency cooperation.

These efforts reflect the Neighborhood Resource Officers' commitment to collaboration, proactive engagement, and solutions that enhance safety and quality of life in Tracy.

Mobile Evaluation Team

The Tracy Police Department has made significant strides in advancing a person-centered, collaborative approach to mental health crisis response through the continued development of its Mobile Evaluation Team (MET). A key strength of the program is the integration of Savanna Hartman, who is currently hired and actively working as part of MET. Savanna is completing her Master of Social Work (MSW) degree and is on track to graduate in May 2026, at which time she will begin accruing hours toward licensure as a clinical social worker. This long-term investment reflects the Department's commitment to building sustainable, in-house clinical capacity within the Department.

MET has intentionally strengthened collaboration with community partners through both day-to-day operational coordination and participation in the San Joaquin County Policy Academy. The Policy Academy brings together San Joaquin County Behavioral Health Services and law enforcement agencies across the county to collaboratively develop shared policies, procedures, and standard practices related to mental health crisis response. This cross-agency effort supports the creation of a more coordinated and consistent system of care, ensuring that individuals experiencing mental health crises receive timely, person-centered responses regardless of jurisdiction. Through this collaborative framework, MET has worked closely with partners such as San Joaquin County Behavioral Health Services, Telecare, Sutter Tracy Community Hospital, and neighboring law enforcement agencies to reduce system fragmentation and improve continuity of care.

Through collaboration with San Joaquin County Behavioral Health Services, MET has implemented a weekly warm handoff initiative that allows individuals experiencing mental health concerns to be directly connected to services at their front doors, in the comfort of their own homes. Every Wednesday, MET works alongside County Behavioral Health to facilitate these handoffs, reducing barriers to care, increasing engagement, and supporting individuals in accessing treatment in a setting that promotes dignity and follow-through.

When operational, MET has also significantly reduced the number of mental health-related calls requiring a patrol-only response. By diverting these calls to a co-response model, patrol officers are able to return to proactive community policing. Individuals in crisis are then able to receive focused attention from both a law enforcement officer and a mental health professional. This approach prioritizes safety, de-escalation, and appropriate linkage to ongoing mental health supports.

Overall, the MET program reflects a successful integration of law enforcement and behavioral health services. Through collaboration in countywide policy development, sustained partnership-building, embedded clinical expertise, and innovative practices such as in-home warm handoffs, MET continues to improve outcomes for individuals in crisis while supporting officer effectiveness and community trust.

Familiar Faces

Familiar Faces continues to play a vital role in supporting Tracy's unhoused community through compassionate outreach, coordinated services, and strong community partnerships.

Familiar Faces provides comprehensive case management for individuals experiencing homelessness, including outreach and follow-up contacts, referrals to community resources, assistance with transportation, help obtaining vital documents, and support in securing stable housing. These efforts reflect Familiar Faces' commitment to meeting people where they are and helping them move toward long-term stability.

Familiar Faces also received statewide recognition when the team was invited to present at a California Department of Health Care Services conference focused on advancing mobile crisis and behavioral health interventions. The presentation highlighted the Familiar Faces approach to outreach, collaboration, and engagement with Tracy's unhoused community, as well as the partnerships built to support this work.

To increase transparency and community awareness, Familiar Faces partnered with the City's Information Technology team to develop an online dashboard highlighting outreach efforts and related enforcement activities. The dashboard is now complete and available on the Tracy Police Department website at TracyPD.com, providing the community with a clear view of how Familiar Faces is addressing homelessness in Tracy.

Collaboration and training remain a cornerstone of Familiar Faces. A full-day training was hosted at the Tracy Transit Center, bringing together the Police Department's MET Team, the Familiar Faces Team, San Joaquin County Behavioral Health, and other law enforcement personnel. The training focused on mental health awareness, response strategies, and strengthening collaboration when serving individuals experiencing mental illness within both the unhoused population and the broader Tracy community.

Familiar Faces also welcomed Ahnjolique Haskins as a Homeless Outreach Coordinator and team member. After successfully completing her probationary period, she has already made a meaningful impact by strengthening outreach efforts and building trust within the unhoused community.

Together, these efforts reflect Familiar Faces' continued commitment to compassionate service, collaboration, and effective solutions to address homelessness in Tracy.

School Resource Officers

School Resource Officers (SROs) play an essential role in maintaining safe and supportive learning environments across Tracy's schools. Through proactive policing, relationship-building, and education, SROs work closely with students, staff, and school administrators to address safety concerns and promote positive outcomes.

SROs regularly respond to incidents on school campuses and engage in proactive efforts to prevent issues before they escalate. Their presence allows officers to build trust with students, address concerns early, and support schools with both education and enforcement when needed.

A dedicated School Resource Officer position was established through a partnership with the Jefferson School District to enhance campus safety and provide support across district schools. This position has been in place for a full school year and has become increasingly important as the community continues to grow and new school facilities open.

School Resource Officers also lead proactive safety initiatives. A pilot program was launched in collaboration with the Special Investigations Unit to deter illegal narcotics on school campuses. The initiative includes unannounced canine searches conducted alongside an SRO, with a dual focus on prevention and education. The program is supported by school administrators and will be evaluated for its effectiveness and potential expansion.

Beyond enforcement, SROs actively support student education and engagement. Officers assisted with a criminal justice class designed to help students better understand law enforcement and the justice system. SROs also coordinated Police Department tours, providing students with opportunities to learn about public safety roles and career pathways.

Community connection remains a key component of the SRO mission. School Resource Officers participated in school career fairs and were featured in county-level education publications, further strengthening relationships between students and law enforcement.

These efforts reflect the School Resource Officers' commitment to safety, education, and positive engagement with Tracy's youth and school communities.

Code Enforcement

The Code Enforcement Unit plays a critical role in maintaining safe, healthy, and well-maintained neighborhoods throughout the City of Tracy. Through education, collaboration, and responsive enforcement, Code Enforcement works closely with residents, property owners, and the business community to uphold adopted local, state, and federal codes.

Code Enforcement is staffed by a dedicated team of officers, analysts, administrative support, interns, and management who provide regulatory enforcement across a wide range of standards. These include the Tracy Municipal Code, California Building and Safety Codes, the California Vehicle Code, the Health and Safety Code, and regulations related to dangerous buildings. The Unit's work helps preserve community standards while promoting public safety and quality of life.

A significant portion of Code Enforcement's daily operations focuses on addressing issues related to homelessness. Officers routinely respond to concerns involving garbage, debris, and property conditions at city parks, drainage channels, detention basins, transportation corridors, and private property. In addition to enforcement, Code Enforcement conducts ongoing monitoring and mitigation efforts to ensure previously addressed locations remain in compliance.

Throughout the year, Code Enforcement handled a high volume of code compliance and vehicle abatement cases, addressing concerns ranging from property maintenance to abandoned and inoperable vehicles. The Unit also supported cannabis-related regulatory efforts, including permit renewals and security clearances for new retail facilities.

Several notable enforcement actions and initiatives highlight the breadth of Code Enforcement's responsibilities. Officers successfully enforced the removal of a long-standing substandard structure, addressed safety hazards at a commercial retail site, and supported citywide efforts such as illegal fireworks enforcement and multi-jurisdictional hazard mitigation planning. Code Enforcement also collaborated on updates to the Tracy Municipal Code, including revisions related to mobile food vendor requirements.

Community engagement and professional development remain priorities for Code Enforcement. The Unit participated in the Mayor's Summer Youth Internship Program, provided ride-along opportunities for community members interested in the profession, and supported staff development through specialized training and regional conferences. Code Enforcement also contributed to broader departmental initiatives, including strategic planning efforts focused on employee wellness.

Together, these efforts reflect Code Enforcement's ongoing commitment to collaboration, accountability, and proactive service in support of a safe and thriving Tracy community.

Crime Prevention Specialist

The Crime Prevention Program strengthens community partnerships and promotes safety throughout Tracy through engagement, education, and proactive initiatives. By fostering collaboration between the Police Department, residents, schools, and local businesses, the program supports a shared approach to crime prevention and community well-being.

A wide range of events and initiatives were held this year to build trust and encourage public safety, including National Night Out, Coffee with Cops, the Community Academy, Candy Crawl, and Family Day at the Airport. Outreach extended to schools through presentations, Crosswalk Patrols, and Neighborhood Watch meetings. This year's Community Academy welcomed its largest class since before the COVID-19 pandemic, reflecting strong community interest. Partnerships with the City of Tracy, the Tracy Chamber, Tracy Unified School District, and other local organizations further enhanced these efforts.

The program is led by a single Crime Prevention Specialist, who works closely with Neighborhood Resource Officers and the Community Relations Coordinator on outreach to local businesses, organizations, and social media. In partnership with Tracy Unified School District, Parent Cafecitos were established to engage Spanish-speaking parents and school communities, providing a forum to discuss safety concerns and share resources. Additionally, "Let's Taco 'Bout Safety" was created as a casual, bi-monthly initiative for residents to discuss crime prevention strategies and neighborhood safety.

Supporting local businesses remains a key focus. In response to a series of jewelry store robberies, the Crime Prevention Specialist, along with Neighborhood Resource Officers and the Community Relations Coordinator, worked directly with owners to provide safety guidance using Crime Prevention Through Environmental Design (CPTED) principles.

The program is further strengthened by the Tracy Volunteers in Police Service (VIPS), who provide administrative support, patrol assistance, community outreach, and event support. In 2025, VIPS doubled to 20 active members, contributing 2,196.40 volunteer hours—saving the Department an estimated $73,557. VIPS also lead programs such as Tony's Letters to Santa, Shop with a Cop, Vacation House Checks, and senior fraud prevention presentations.

Through these efforts, the Crime Prevention Program continues to foster trust, strengthen partnerships, and implement proactive strategies that keep Tracy safe, informed, and engaged.

BUREAU OF INVESTIGATIONS

Luis Mejia
Captain

“Leadership is lifting a person’s vision to high sights, the raising of a person’s performance to a higher standard, the building of a personality beyond its normal limitations.”

-Peter F. Drucker

The Bureau of Investigations (BOI) is led by a Police Captain and a Police Lieutenant and oversees Tracy Police Department’s specialized investigative programs, including the General Investigations Unit, Special Investigations Unit, Crime Scene & Property Team, Hi-Tech Investigations, Evidence and Property, and the Department’s Crime Analyst. Together, these teams handle major crimes, complex investigations, and technology-driven offenses while supporting patrol operations and the community.

In 2025, BOI launched the Real-Time Information Center (RTIC), a cutting-edge hub that integrates surveillance cameras, CAD systems, evidence platforms, and data-sharing tools. RTIC provides detectives and officers with instant access to critical information, improving investigative efficiency, enabling proactive enforcement, and supporting complex operations.

Detectives investigate cases including armed robberies, sexual assaults, organized retail crime, narcotics operations, and human trafficking, while also supporting high-tech investigations such as cybercrimes and Internet Crimes Against Children (ICAC).

BOI works closely with the San Joaquin County District Attorney’s Office, local businesses, and community partners to enhance public safety, provide guidance on crime prevention, and strengthen investigative outcomes. Regional collaborations with other law enforcement agencies further expand the bureau’s reach and effectiveness.

Through skilled personnel, advanced technology, and strategic partnerships, BOI continues to enhance investigative capabilities, respond rapidly to criminal activity, and support justice with integrity and precision.

General Investigations Unit

The General Investigations Unit (GIU) investigates serious crimes that require specialized expertise, coordination, and advanced investigative techniques. GIU detectives handle major cases, including homicides, sexual assaults, armed robberies, domestic violence, organized retail crime, and technology-facilitated offenses. They work closely with patrol officers, specialized units, and outside agencies to ensure thorough investigations and hold offenders accountable.

In 2025, GIU responded to the City's first homicide of the year and several other critical incidents involving violent assaults, domestic violence with life-threatening injuries, sexual assaults, and home invasions. Detectives successfully identified and apprehended suspects in these cases, often relying on physical evidence, witness statements, and extensive investigative work. The unit also investigated multiple organized retail crimes, including large-scale jewelry store robberies, leading to arrests and the execution of search and arrest warrants, and disrupting criminal activity that extended beyond Tracy.

GIU's Hi-Tech Investigator focused on technology-facilitated crimes, including Internet Crimes Against Children (ICAC). This work included undercover operations, digital forensic analysis, and coordination with local, state, and federal agencies to identify suspects and protect victims. These efforts ensure that crimes involving advanced technology are thoroughly investigated and prosecuted.

Throughout the year, GIU detectives conducted proactive operations, assisted patrol with complex investigations, and leveraged the Real-Time Information Center (RTIC) to integrate multiple data sources, supporting faster, more informed investigative decisions. The unit's comprehensive approach to enforcement allows for rapid response to high-priority incidents while maintaining a focus on long-term investigative outcomes.

Through these efforts, GIU strengthens public safety, supports victims, and ensures that serious crimes are fully investigated. The unit's combination of experienced personnel, advanced investigative tools, and collaborative problem-solving enhances accountability, fosters community trust, and promotes effective law enforcement across Tracy.

Special Investigations Unit

The Special Investigations Unit (SIU) focuses on narcotics enforcement, organized crime, human trafficking, and other high-impact offenses that threaten community safety. SIU detectives use intelligence-driven investigations, surveillance, and proactive operations to disrupt criminal networks, remove illegal drugs and firearms from circulation, and protect vulnerable populations.

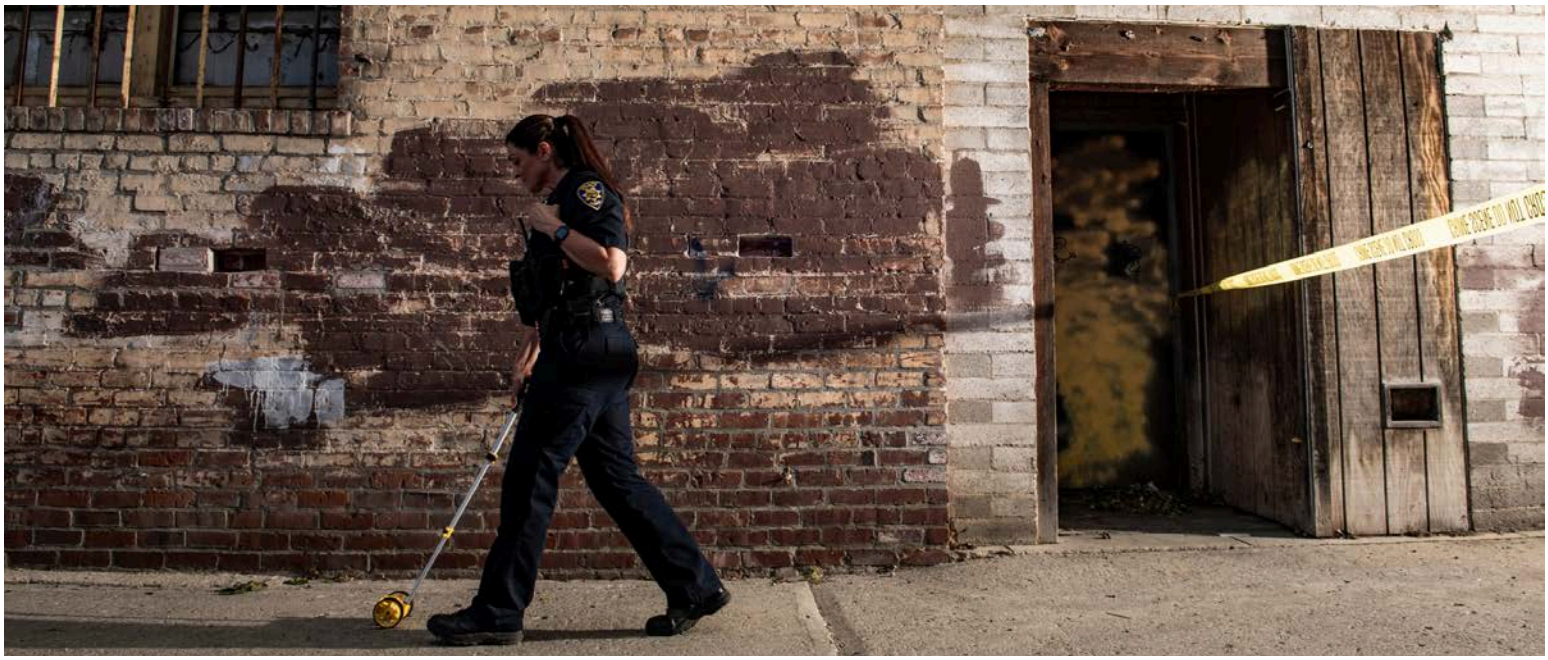
In 2025, SIU conducted extensive operations that resulted in multiple arrests, the seizure of narcotics including methamphetamine, cocaine, fentanyl, marijuana, and other controlled substances, as well as firearms, illegal currency, and contraband. Detectives executed numerous search warrants, investigated tips and complaints, and worked collaboratively with patrol officers, the General Investigations Unit, and outside agencies, including regional task forces, to address narcotics sales, human trafficking, and organized criminal activity. These efforts included two human trafficking cases, resulting in the rescue of victims, and an investigation into a fatal overdose tied to an illegal drug operation.

SIU detectives strengthened the Department's investigative and enforcement capabilities by providing training to patrol teams on narcotics trends, sales patterns, and investigative techniques. The unit also maintained a visible presence in schools and community events, delivering presentations on human trafficking awareness, law enforcement careers, and crime prevention.

A key focus of SIU this year was developing partnerships with local businesses, property managers, and educational institutions to prevent and detect criminal activity. These collaborations allowed for proactive monitoring, police presence, and K9 searches, helping to identify high-risk locations, deter illegal activity, and respond quickly when incidents occurred. The unit also worked with City departments to update regulations for massage establishments, ensuring clear operational standards and enforcement processes.

Through targeted enforcement, intelligence-driven investigations, and collaborative partnerships, SIU continues to reduce criminal activity, safeguard residents, and enhance public safety across Tracy.

CSI & Property Unit



The Crime Scene & Property Team provides expert forensic support, evidence collection, and property management for investigations across the Tracy Police Department. Team members ensure that evidence is accurately documented, preserved, and analyzed, which is essential for solving crimes, supporting prosecutions, and maintaining the integrity of the Department's investigative process.

In 2025, the team enhanced its capabilities with a new CSI van, advanced field equipment, and specialized training for Crime Scene Technicians. Training included shooting reconstruction, bloodstain pattern analysis, proper evidence collection techniques, and crime scene processing for Police Cadets and Explorers. Technicians also provided ongoing instruction to patrol officers and new hires, ensuring evidence is handled correctly from the field to the laboratory.

Crime Scene and Property professionals manage fingerprints, property evidence, and NIBIN submissions. NIBIN, the National Integrated Ballistic Information Network, is a database that allows law enforcement to compare ballistic evidence, such as shell casings, across cases and jurisdictions. By submitting this evidence, investigators can identify connections between crimes involving the same firearm, providing critical investigative leads and supporting timely arrests.

The team also supports high-tech and digital investigations, assisting the General Investigations Unit and Special Investigations Unit with mobile device forensics, computer analysis, and other technology-driven evidence collection. This work ensures that every aspect of modern investigations, from physical crime scenes to digital evidence, is thoroughly examined and preserved.

Property management is another key responsibility, with meticulous documentation and secure storage of evidence. This includes fingerprints, narcotics evidence, firearms, and other property critical to ongoing cases. Accurate management ensures that evidence is always available when needed for investigations or in court.

Through skilled personnel, advanced technology, and rigorous evidence management, the Crime Scene and Property Team plays a central role in solving crimes, supporting prosecutions, and maintaining public trust. Their work behind the scenes equips investigators and detectives with the reliable evidence needed to deliver justice effectively.

BUREAU OF SUPPORT SERVICES

Beth Lyons-McCarthy
Support Operations Manager

“Excellence is not a skill. It is an attitude.”

-Ralph Marston

The Bureau of Support Services (BSS) provides essential operational support for the Tracy Police Department. Overseen by a Support Operations Manager, BSS coordinates the Animal Services Unit, Communications Unit, and Records Unit, ensuring that animal welfare, public safety communications, and records management run smoothly to support officers and the community.

In 2025, BSS strengthened Department capabilities through technology upgrades, program enhancements, and process improvements.

The Animal Services Unit continued lifesaving care for lost, abandoned, and stray animals, expanded adoption programs, and implemented modern tools for licensing and lost-pet reunification. Volunteers and interns provided additional support, increasing operational capacity and enhancing shelter services.

The Communications Unit managed emergency and non-emergency calls, provided life-saving pre-arrival instructions, and supported officers with real-time information, while upgrades to mobile access and departmental devices improved efficiency and coordination. The Records Unit maintained accurate, secure documentation, supported system integrations and retention updates, and provided critical reporting to support investigations and public transparency.

Through skilled staff, advanced technology, and a commitment to service, BSS ensures that the Department’s essential functions operate seamlessly. By maintaining these critical support services, the Bureau helps the Tracy Police Department respond quickly, protect residents, and foster a safer, stronger, and more connected community.

Animal Services Unit

Dogs	Cats
182 Adoptions	**258** Adoptions
11 Euthanasia	**109** Euthanasia
16 Rescue/Transfer	**16** Rescue/Transfer
118 Returned to Owner	**6** Returned to Owner
	445 Shelter Neuter Return Cat Alterations

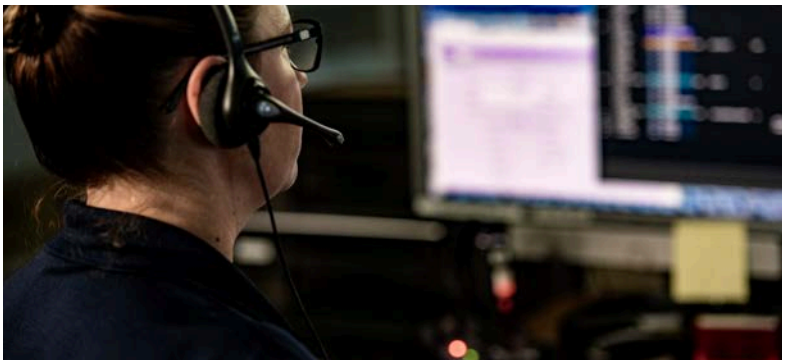
The Animal Services Unit of the Tracy Police Department continues to play a vital role in protecting both animals and the public. Operating out of the Tracy Animal Shelter, the unit provides a safe haven for lost, abandoned, or stray animals, caring for them until they can be reunited with their owners or placed in loving homes. Beyond sheltering animals, the team is dedicated to promoting responsible pet ownership, educating the community on animal welfare, and ensuring the humane treatment of all animals in the City.

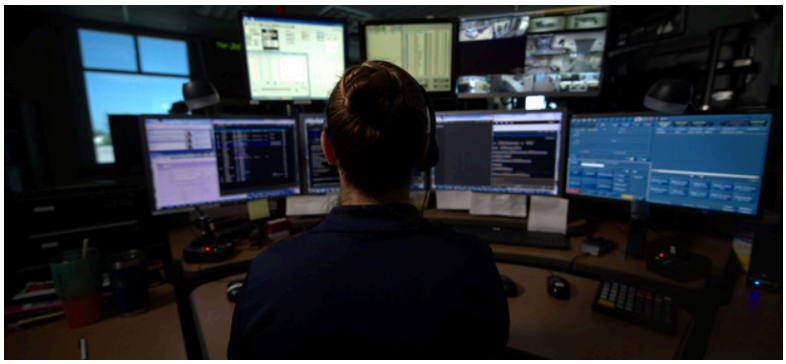
In 2025, Tracy Animal Services strengthened its connection with the community through adoption events, local fairs, and new initiatives such as the first Adoption Palooza, Car Show, Baking Competition, and Shelter Olympics. The unit also continued its Trap-Neuter-Return program for community cats and provided vaccinations, microchipping, and medical care for pets at the City's homeless shelter. Volunteers, youth ambassadors, and summer interns contributed valuable support, helping with enrichment activities, socialization, and shelter operations, further fostering a strong bond between the shelter and the community.

The shelter implemented new technology and upgrades to improve operations and animal care. Web-Chameleon streamlined licensing and record-keeping, while Petco Love Lost helped reunite lost pets with their families using AI-powered image matching and citywide mapping. Renovated cat and dog "get acquainted" rooms, new washing equipment, and digital task tracking enhanced the overall shelter environment. With City Council–approved annual funding, the unit expanded spay/neuter assistance for low-income families, foster incentive programs, and reduced adoption fees, supporting pet owners and increasing lifesaving outcomes while helping the shelter maintain its No-Kill status for the third consecutive year.

Tracy Animal Services also received community recognition for its efforts, earning top rankings in local pet adoption awards and continuing to demonstrate leadership in animal welfare. The unit proactively enforces animal-related codes, responds to animal cruelty and injury cases, and engages the public through education and outreach. Looking ahead to 2026, the unit plans to expand playgroup programs, implement virtual licensing, enhance return-to-home efforts for lost pets, and continue to build volunteer and community engagement. Through these efforts, Tracy Animal Services remains committed to providing compassionate care, promoting responsible pet ownership, and fostering a safe and welcoming environment for both residents and animals.

Communications Unit





The Communications Unit of the Tracy Police Department serves as the critical link between the public and emergency responders, operating the City's Communications Center around the clock. This team of skilled Public Safety Dispatchers handles both emergency and non-emergency calls with professionalism, focus, and urgency. In high-stakes situations, dispatchers provide calm, life-saving pre-arrival instructions while quickly coordinating police, fire, and medical resources to ensure help reaches those in need as efficiently as possible.

In 2025, the Communications Unit continued to prioritize fast, accurate, and compassionate service. The team manages multiple ways for residents to reach public safety, including voice calls, text-to-911, and language interpretation services, making critical support accessible to everyone in the community. Dispatchers play a pivotal role in ensuring that first responders have the information they need, from real-time updates to precise location details, so they can respond safely and effectively.

The unit also focuses on integrating advanced technology to enhance public safety. Computer-Aided Dispatch systems help ensure that resources are deployed efficiently, while mobile digital tools allow officers to receive critical information in the field. In 2025, the Communications Unit implemented important upgrades, including expanded CLETS access for secure, limited queries from Department cell phones and upgrades to all departmental smartphones, strengthening flexibility and connectivity for the team.

Through their professionalism, technical expertise, and unwavering dedication, the Communications Unit is at the heart of every emergency response in Tracy. Their work ensures that residents can rely on fast, effective, and compassionate support whenever it's needed, building trust and keeping the community safe every day.

TOTAL CALLS TO DISPATCH

911

113,564

CALLS FOR SERVICE

72,727

9-1-1 CALLS

28,996

Records Unit

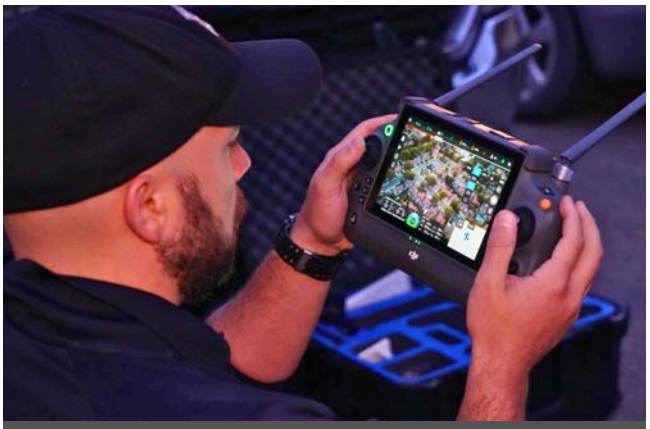
The Records Unit is the backbone of the Tracy Police Department's data management and documentation operations. This team ensures that every police report, citation, permit, and public records request is handled with accuracy, professionalism, and care. Their work not only supports law enforcement personnel with reliable information but also connects the community with the documentation and services they need, reinforcing transparency and trust.

In 2025, the Records Unit continued to enhance its support of departmental and public needs through collaboration on several impactful projects. The Unit assisted with the implementation of Permitium for carry-concealed-weapon permits, helping to ensure that permitting fees and related workflows were accurate and complete. They also supported the rollout of Tracy's red-light camera enforcement program by contributing essential records and data management work behind the scenes.

Another key focus was updating the Department's portion of the citywide retention policy, aligning the Tracy Police Department's records practices with broader municipal standards and helping ensure that records are managed efficiently, securely, and in compliance with all applicable laws. The Unit also completed the interface between the Mark43 records management system and Crossroads, a milestone that enables traffic collision and citation data to flow seamlessly between systems, reducing manual work and improving accuracy for officers and analysts alike.

The Records Unit also played a critical role in supporting the Department's pursuit of state reimbursements by providing timely data and documentation needed for Veritone/RIPA and similar reporting requirements, contributing to significant funding that helps offset Department costs.

Every day, Records staff work behind the scenes to process reports, manage law enforcement databases, fulfill public records requests, and share essential information with officers, partner agencies, and the community. Their dedication to precision, whether reviewing documentation, updating retention procedures, or ensuring reliable data exchange, strengthens the Department's effectiveness and enhances public service. Through their efforts, the Records Unit remains an indispensable part of the Tracy Police Department's mission to protect and serve with integrity and excellence.



Drone Cadre

Honor Guard

Reserve Program

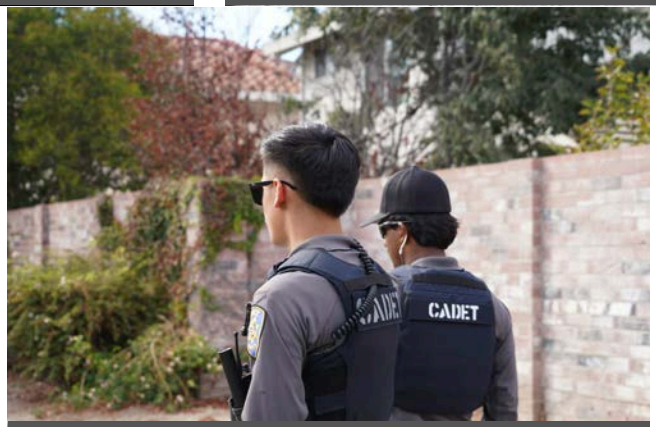
Motor Cadre

Field Training

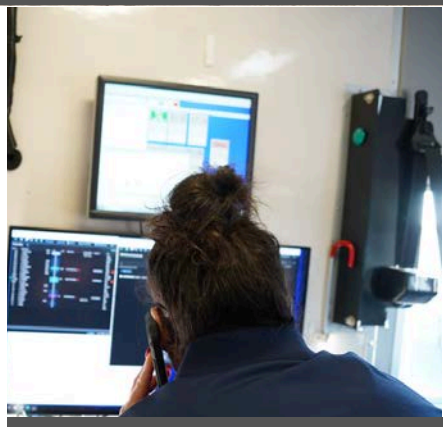
Range Cadre

Crisis Negotiations

PAL Program



Police Cadet Program



Tactical Dispatch

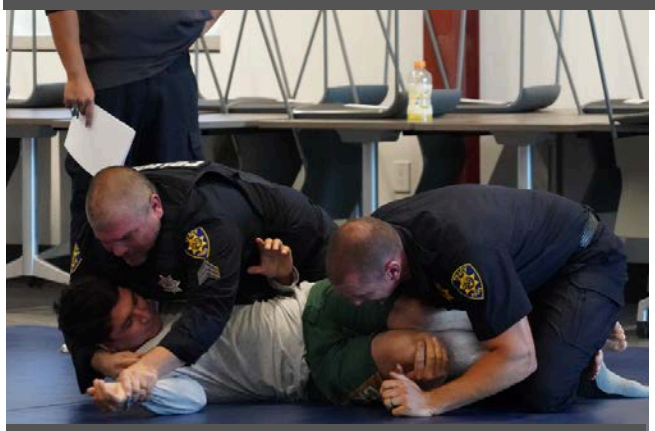
Special Weapons and Tactics

Canine Unit

Recruitment

Tactical Medics

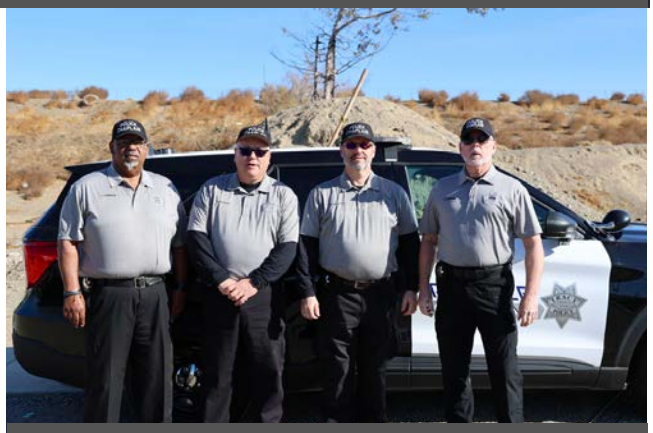
D.A.R.E



Defensive Tactics

Police Explorers

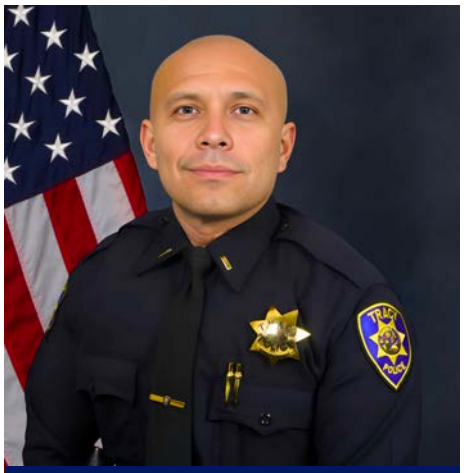
Peer Support



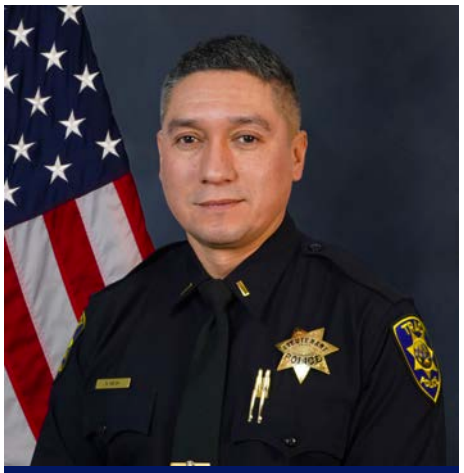
Police Chaplaincy

PROMOTIONS

Miguel Contreras
Police Captain



Daniel Garcia
Police Lieutenant

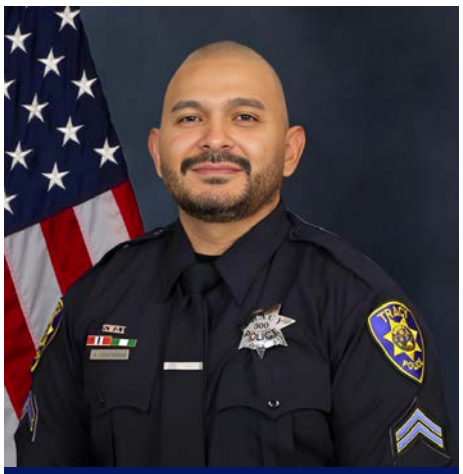


Nestor Mejia
Police Lieutenant

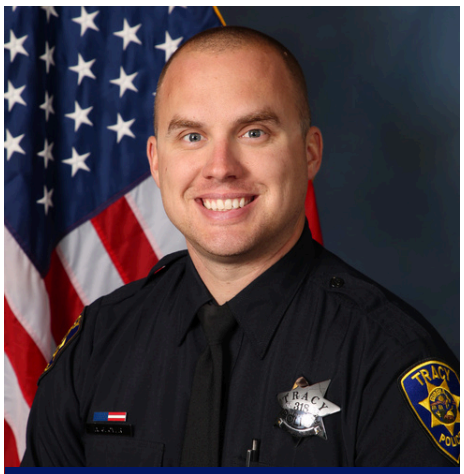
Wesley Bancroft
Police Sergeant

Matt Grijalva
Police Sergeant

Derek Perry
Police Sergeant



Alex Contreras
Police Corporal



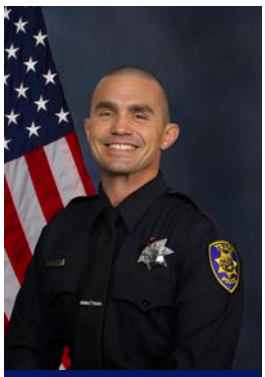
Andrew Glover
Police Corporal

Amanda Sena
Senior Animal Services Officer

NEW HIRES

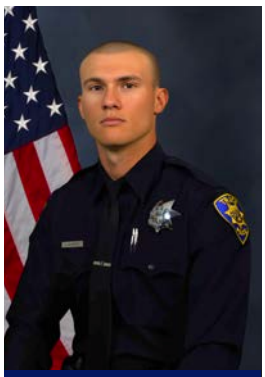
Bethany Moberly
Police Records Assistant II

Richard Francis
Police Officer



Zacc Baker
Police Officer

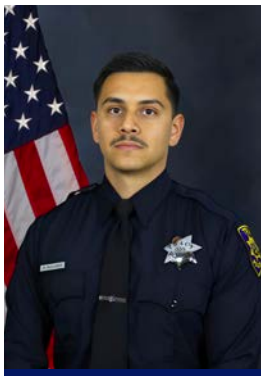
Brittany Burton
Police Records Assistant I



Colton Schroer
Police Officer

Hunter Brooks
Police Officer

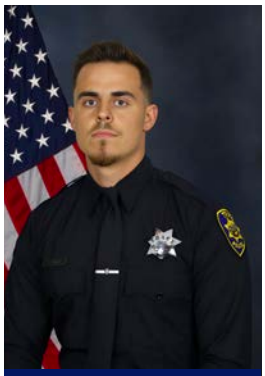
Megan Lutz
Public Safety Dispatcher I



Richard De La Sancha
Police Officer

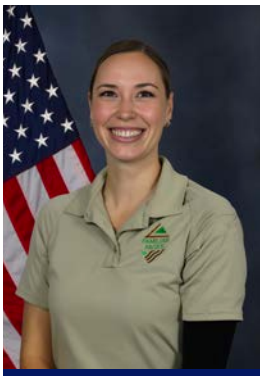
Christopher Perez
Police Officer

Dominic Molinari
Police Officer



Noah Magana
Police Officer

Terrina Phillips
Administrative Assistant

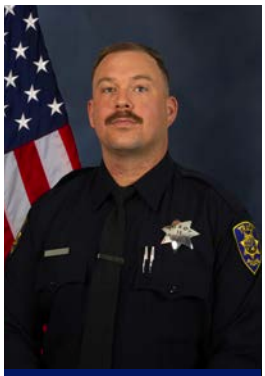


Savanna Hartman
Familiar Faces Outreach Coordinator

Michael Ghimenti
Police Officer

Ashlee Fells
Public Safety Dispatcher I

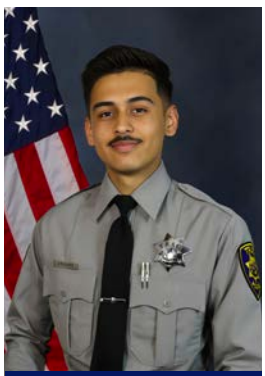
Sarah Sosa
Public Safety Dispatcher I



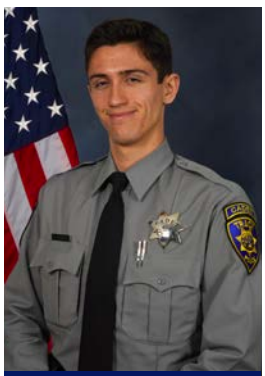
Jacob Callahan
Police Officer

Salvador Gomez
Public Safety Dispatcher II

Ahzil Khan
Police Cadet



Jorge Rodarte
Police Cadet



Jonathan Hedrick
Police Cadet

Isabella Gomez
Police Cadet

Briana Rodriguez
Police Cadet

Attachment B

Tracy Police Department 2025 Annual Review

Service | Integrity | Excellence

Scan to View the Annual Report

Organizational Chart

CRAIG KOOTSTRA
LIEUTENANT
PROFESSIONAL STANDARDS & TRAINING

SEKOU MILLINGTON
CHIEF OF POLICE

MIKE RICHARDS
SERGEANT
OFFICE OF THE CHIEF

LUIS MEJIA
CAPTAIN
BUREAU OF INVESTIGATIONS

- General Investigations
- Special Investigations
- Hi-Tech Crimes
- Crime Scene & Property Unit
- Crime Analyst

MIGUEL CONTRERAS
CAPTAIN
BUREAU OF SPECIAL OPERATIONS

- Traffic Safety Unit
- School Resource Officers
- D.A.R.E.
- Neighborhood Resource Officers
- Mobile Evaluation Team
- Familiar Faces Homeless Outreach Team
- Crime Prevention Specialist
- Volunteers in Police Service
- Code Enforcement
- Crisis Response Unit

OCTAVIO LOPEZ
CAPTAIN
BUREAU OF FIELD OPERATIONS

- Patrol Division
- Special Enforcement Team
- Community Service Officers
- Drone Cadre

BETH LYONS-MCCARTHY
MANAGER
BUREAU OF SUPPORT SERVICES

- Fiscal Management
- Animal Services
- Communications
- Records

2025 RESPONSE TIMES

In an effort to reduce the use of force and community concerns, officers use the *P.A.T.R.O.L.* response to calls.

P. Plan (when time permits). Stage and formulate a clear plan.

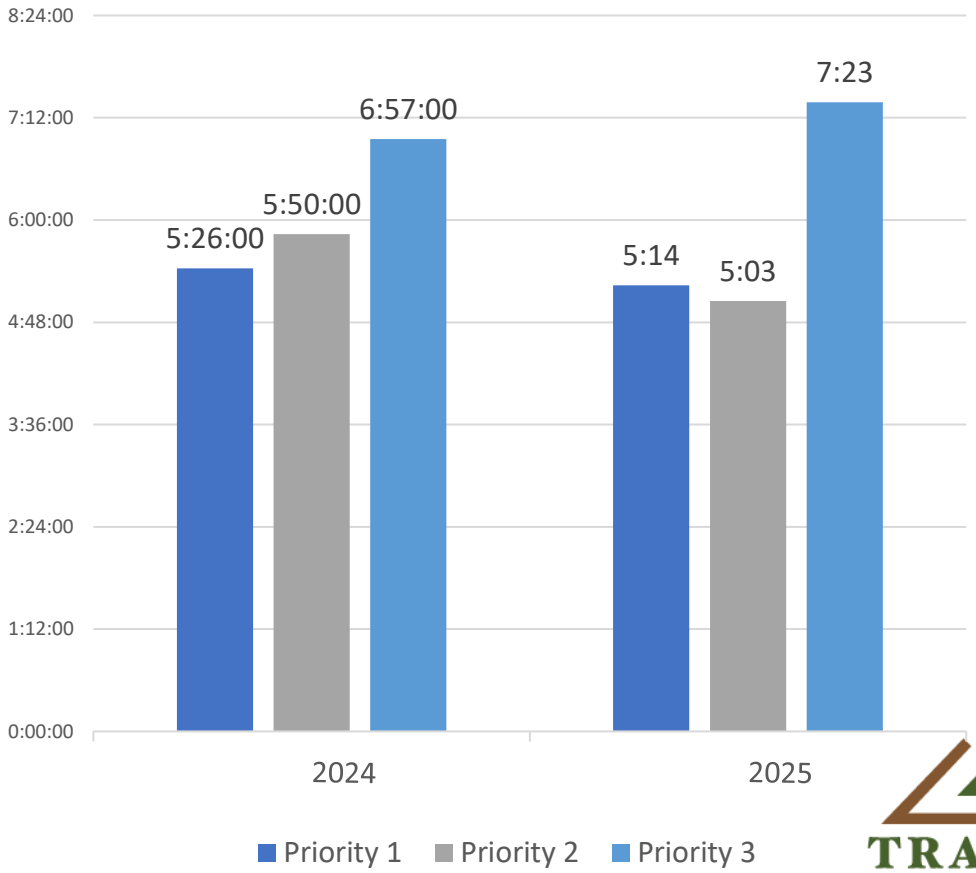
A. Assess; is there a crime? Type of crime, immediate danger to the public, need for Crisis Response Unit?

T. Time- Distance and cover; slow things down.

R. React team. Contingency Plan/Flight/Surrender.

O. Other resources needed? Mobile crisis, Drone, Bearcat, other agencies?

L. Lines of communication- Establish incident commander, public address, phone, and text. Notify the chain of command.



TRACY
Think Inside the Triangle™

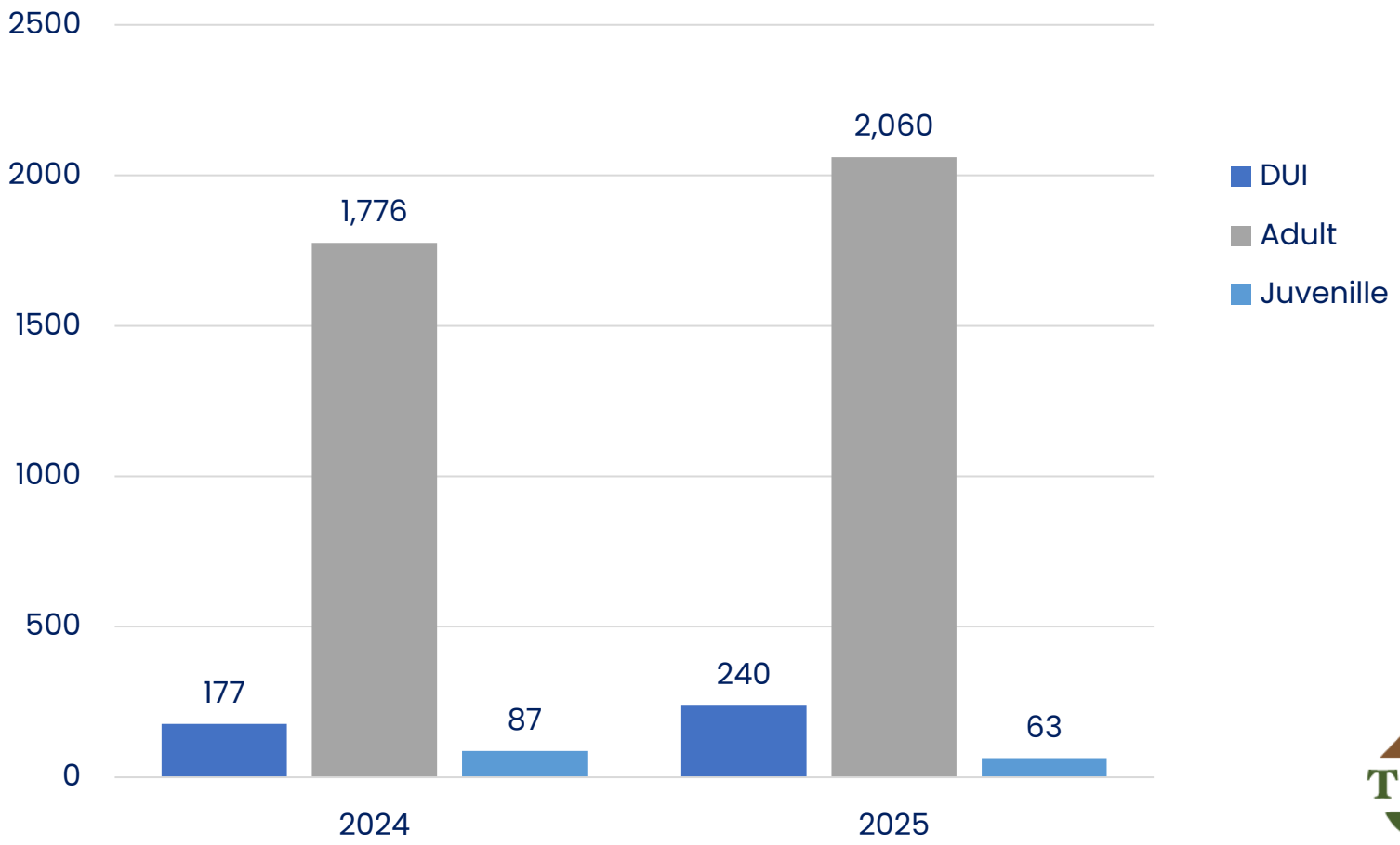
2025 TPD ACCOMPLISHMENTS

BUREAU OF FIELD OPERATIONS

- 240 Driving Under the Influence arrests.
- 80 guns seized during routine patrol operations.
- 315 Unmanned Aerial System (UAS) deployments.
- 199 K-9 Deployments.
- 3 Officers recognized by the Mothers Against Drunk Driving (MADD).

TRACY
Think Inside the Triangle™

2025 ARRESTS



TRACY
Think Inside the Triangle™

2025 TPD ACCOMPLISHMENTS

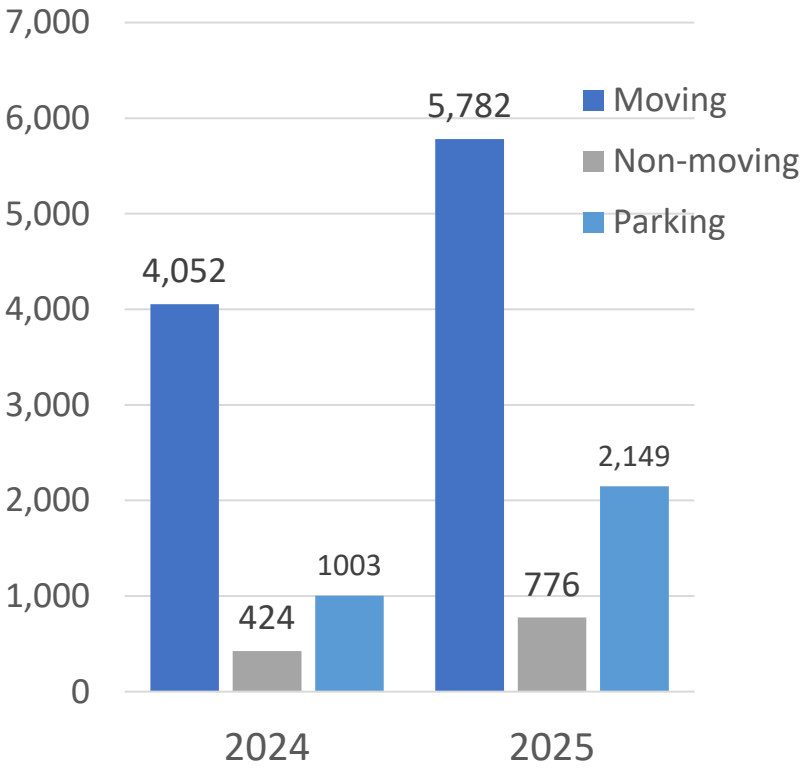
BUREAU OF SPECIAL OPERATIONS

- **Red-Light Photo Enforcement–** Red-light photo enforcement cameras were installed at 4 intersections throughout Tracy. 3 new intersections have been added and are currently in the 30-Day warning phase.
- **E-Bike and Bicycle Safety Initiative** – Review and implement municipal code enforcement related to unsafe operation of bicycles and e-bikes to enhance safety for all road users.
- **Strengthened Crisis Intervention with the Mobile Evaluation Team (MET)**.
- **Continued Homeless Outreach with the Familiar Faces Team –** The Familiar Faces Homeless Outreach Team continued to engage in proactive efforts to ensure local parks remained accessible to the community by conducting regular outreach.
- Officers and Staff hosted or attended over 130 community engagement events.

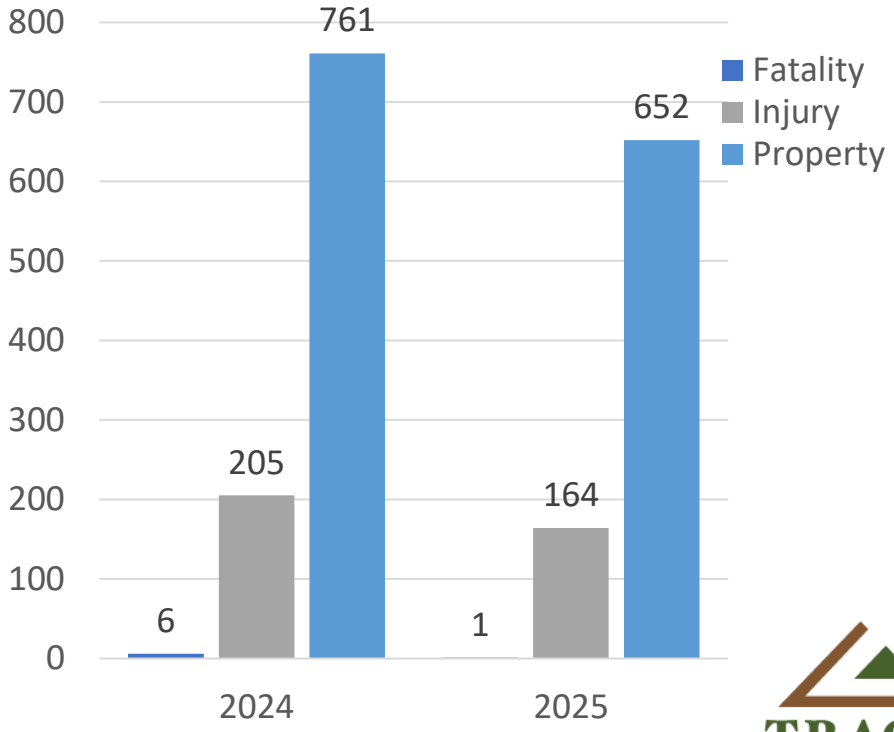
TRACY
Think Inside the Triangle™

CITATIONS & COLLISIONS

Total Citations = 8,707



Total Collisions = 817



TRACY

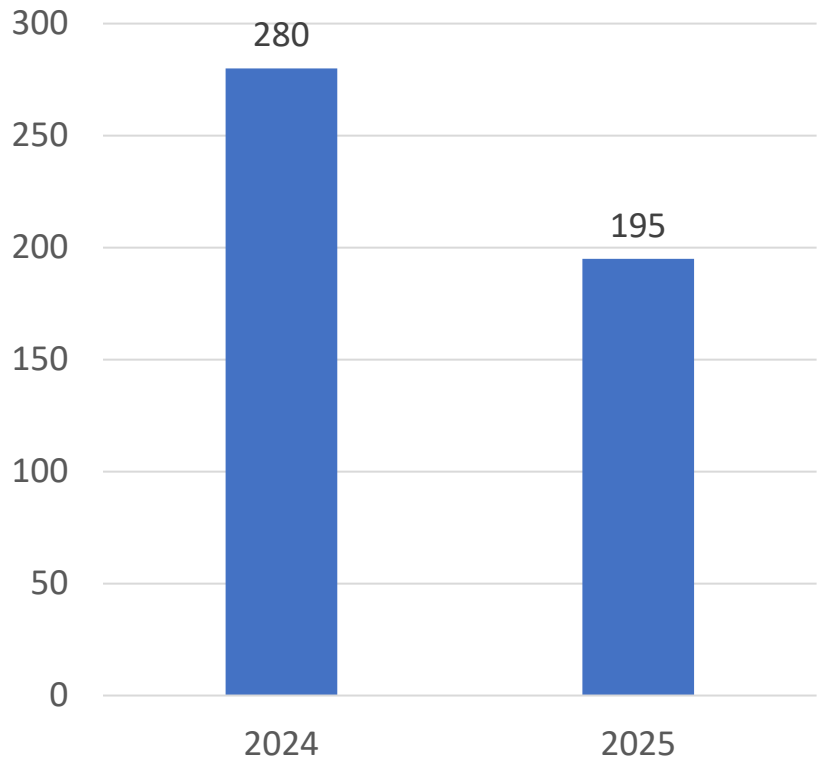
Think Inside the Triangle™

2025 TPD ACCOMPLISHMENTS

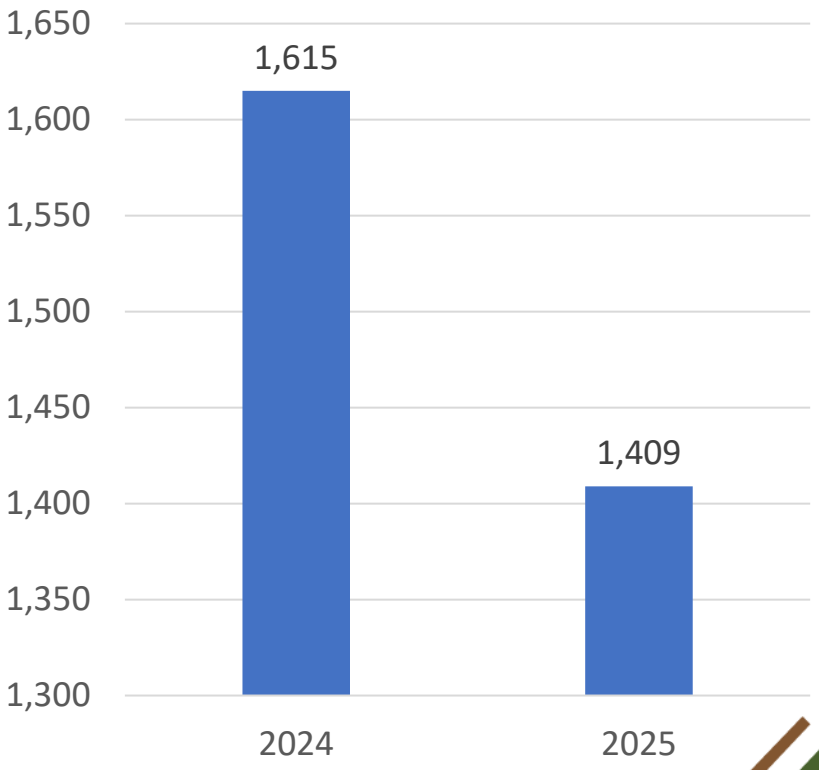
BUREAU OF INVESTIGATIONS

- **Real-Time Information Center (RTIC)** – Enhances officer response and community safety with live citywide data from cameras.
- **Tip Line Created -** (209) 831-6TIP or TracyCrimeStoppers@TracyPD.com.
- Hired five (5) Police Cadets to address future recruitment needs.
- The General Investigations Unit (GIU) investigated one (1) homicide on Tahoe Circle that occurred as a result of an altercation between juveniles.
- A fatal overdose investigation by the Special Investigations Unit, in coordination with the District Attorney's Office, resulted in homicide charges against the suspect.

PROPERTY AND VIOLENT CRIMES



VIOLENT CRIMES



PROPERTY CRIMES

Tracy Police Department reports its monthly crime statistics to the Federal Bureau of Investigations (FBI) through the National Incident-Based Reporting System (NIBRS).

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2025 TPD ACCOMPLISHMENTS

BUREAU OF SUPPORT SERVICES

- **Handled 113,564 Dispatch Calls with 28,996 Emergency 911 Calls** – Ensured rapid response with trained Public Safety Dispatchers using updated call processing technology.
  - Please note that while Dispatch receives a high volume of 9-1-1 and non-emergency calls, not every call requires the creation of a Call for Service. For this reason, the total number of incoming calls will not directly correspond to the number of Calls for Service reflected in these figures.
- **Animal Services Unit Maintained No-Kill Shelter Status** – Facilitated 440 dog and cat adoptions, 445 cat spay/neuter operations.
- City Council granted Animal Services annual funding for spay/neuter assistance for low-income families, foster incentive program, and reduced adoption fees.
- Grants Awarded:
  - Office of Traffic Safety
  - CHP Cannabis Grant

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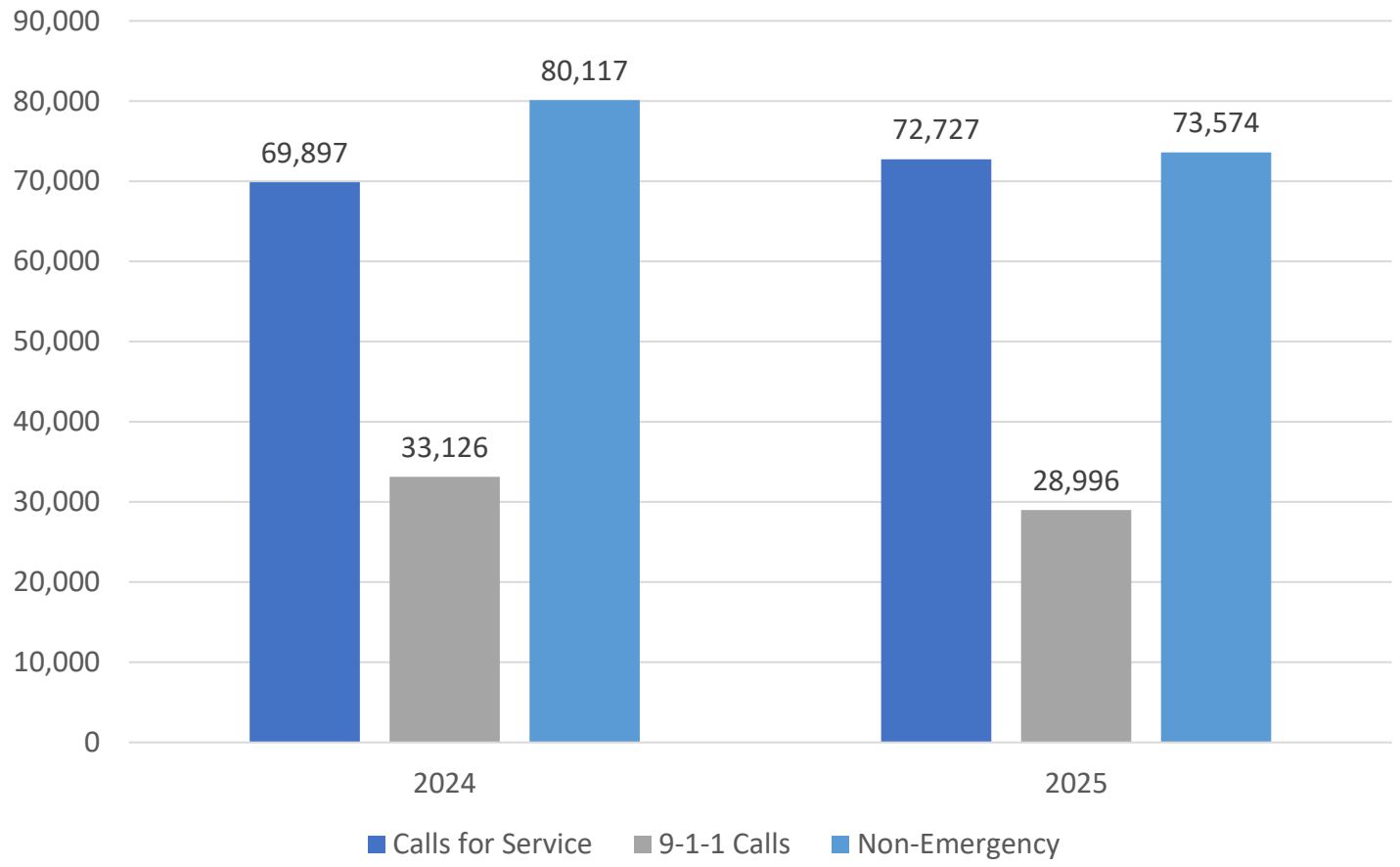
2025 CALLS FOR SERVICE



As a note, not all calls received by Dispatch automatically generate a Call for Service. In some cases, Dispatch may receive multiple calls for the same incident, while other calls may be determined not to be a police matter and are instead transferred to Fire, Public Works (after hours), or another appropriate agency. As a result, the total number of 9-1-1 and non-emergency calls will not equal the number of Calls for Service.

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2025 TPD ACCOMPLISHMENTS

PROFESSIONAL STANDARDS & TRAINING DIVISION

- **TPD Range Upgrades** – Multipurpose Training Facility construction was completed.
  - Expanded the Department's training capacity and served as a regional asset by hosting in-house firearms training, including low-light handgun instruction.
- Handled 7 Personnel Investigations.
- Handled 14 Use of Force Policy Reviews.

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PERSONNEL INVESTIGATIONS

Professional Standards & Training Division

PERSONNEL INVESTIGATIONS

Category	Exonerated	Not Sustained	Sustained	Unfounded	Admin. Closure	Pending	Total
Administrative Complaints	0	0	2	0	0	2	4
Citizen Complaints	0	0	0	3	0	0	3

- Total Personnel Investigations: 7
- Percentage of complaints to Calls for Service: 0.009%

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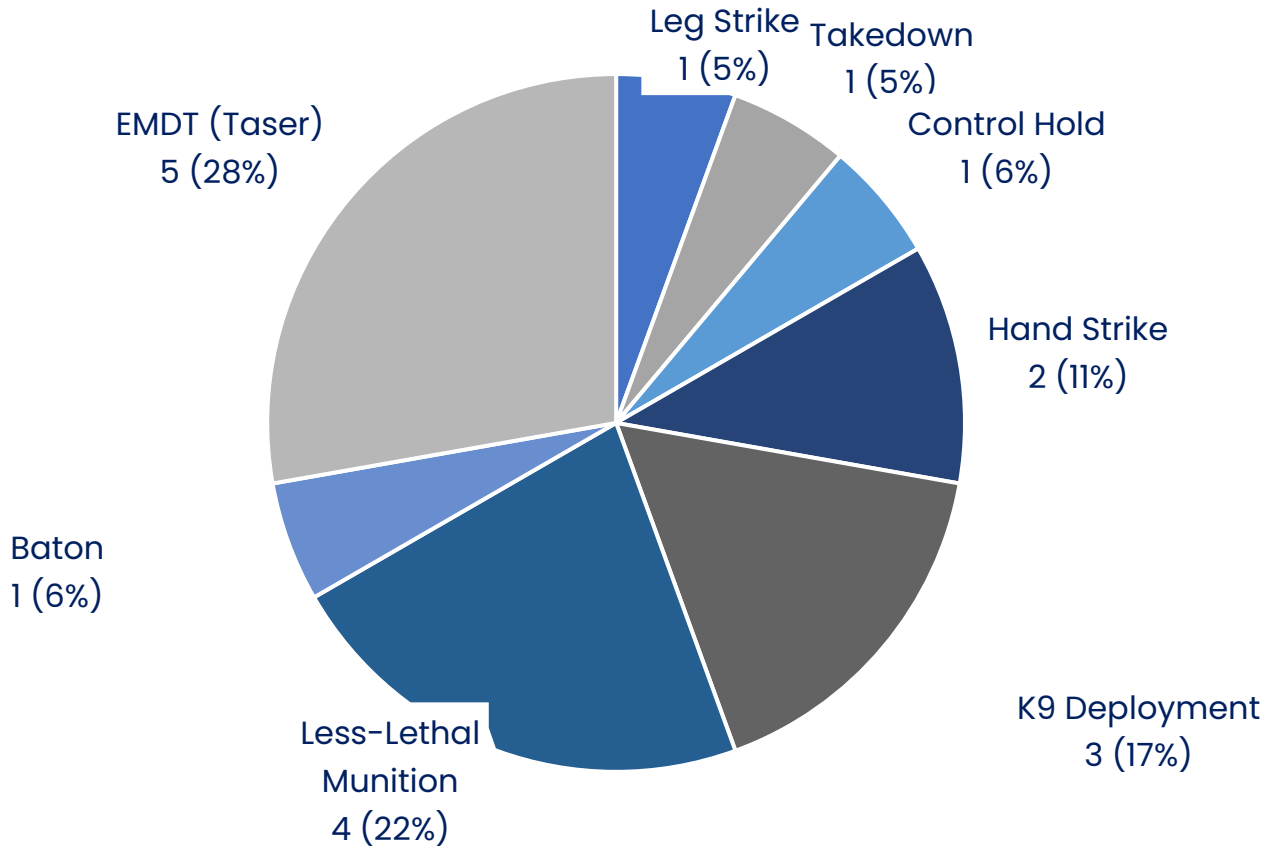
TYPES OF FORCE USED

- Total uses of force: 14
- Total applications of force: 18
- Percentage of Uses of Force to Calls for Service: 0.019%



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Questions?

Scan to View the Annual Report

Think Inside the Triangle™

March 3, 2026

Agenda Item 4.C

RECOMMENDATION

Receive an informational Status Update from the South San Joaquin County Fire Authority (SSJCFA), Fire Chief Regarding – CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services Contract in Ambulance Zones X and Y.

EXECUTIVE SUMMARY

This item involves receiving an informational Status Update from the SSJCFA Fire Chief Regarding – CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services Contract in Ambulance Zones X and Y

BACKGROUND AND LEGISLATIVE HISTORY

At the February 12, 2026 regular meeting of the South San Joaquin County Fire Authority (SSJCFA) Board of Directors the Fire Chief, Randall Bradley, provided the board with an update regarding the CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services contract in zones CX and Y with the County of San Joaquin. The Chief has requested an opportunity to provide the Tracy City Council with the same update and presentation that was received by the SSJCFA Board of Directors.

ANALYSIS

The update will provide the City Council with important background and service information related to the services that will be provided by CENCAL JPA and their service and fiscal impacts.

FISCAL IMPACT

This is an information update item only. The Report provided by the SSJCFA includes a fiscal analysis of the CENCAL program's inception funding and opportunity to recover operating expenses. The City is not being asked to fund, or subsidize, the CENCAL operations in this report. However, that would not preclude a need to subsidize the program by the member agencies in the future if the program does not recover as much operating costs as it projects.

PUBLIC OUTREACH/ INTEREST

Not applicable, supports and aligns with the community's interest in fostering a safe school environment.

COORDINATION

Not applicable

CEQA DETERMINATION

The proposed action is not a "project" under the California Environmental Quality Act "CEQA." Pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that this action will have an effect on the physical environment.

STRATEGIC PLAN

This agenda item supports the City of Tracy's strategic plan, Public Safety goal of enhancing Community Outreach.

ACTION REQUESTED OF THE CITY COUNCIL

Receive an informational Status Update from the South San Joaquin County Fire Authority (SSJCFA), Fire Chief Regarding – CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services Contract in Ambulance Zones X and Y.

Prepared by: Arturo M. Sanchez, Assistant City Manager

Reviewed by: Sara Castro, Director of Finance

L. David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

Attachments:

Attachment A – Staff Report - CENCAL Update - COT 02.2026

Attachment B – Zone Y Map

Attachment C – DRAFT – CENCAL Ambulance Branding

ITEM
Status Update – CENCAL Fire and EMS Authority Exclusive Emergency Ambulance and Dispatch Services Contract in Ambulance Zones X and Y

RECOMMENDATION
Staff recommends that the Tracy City Council receive this report and provide direction as appropriate

BACKGROUND
In 2022, the City of Stockton Fire Department, the City of Lodi Fire Department, and the South San Joaquin County Fire Authority (SSJCFA), along with their respective labor bargaining units, began collaborative discussions regarding the future provision of emergency ambulance transport services within San Joaquin County. These discussions were initiated in anticipation of the County's planned competitive procurement process for Exclusive Operating Area (EOA) ambulance contracts, which were expected to be released for competition in 2025 with a system transition date of May 2026.

To evaluate the feasibility of local public safety agencies participating in the provision of emergency ambulance transport services, the three fire agencies jointly commissioned a comprehensive feasibility study in 2023. The purpose of the study was to evaluate the operational, governance, and financial viability of forming a regional Joint Powers Authority (JPA) capable of competitively responding to the County's anticipated Request for Proposals (RFP) for ambulance services.

The study concluded that formation of a JPA was feasible and that a regionalized, fire service-based ambulance delivery model could improve system coordination, enhance local oversight, and increase overall service levels to residents throughout San Joaquin County.

Prior to forming a JPA, the participating agencies established a public-agency consortium to determine whether a viable private ambulance provider existed that could partner with a public agency model to deliver emergency ambulance transport services. In 2024, the consortium issued a competitive RFP seeking a qualified private-sector partner to assist in system operations.

Based on the proposals received, American Medical Response (AMR) was determined to be the most responsive and qualified bidder. Following the identification of a private operating partner, the participating agencies proceeded with the formal formation of the CENCAL Fire and EMS Authority.

Subsequently, CENCAL negotiated a Teaming Agreement with AMR that established operational and financial terms necessary to support a competitive proposal to the County. These terms included negotiated unit-hour rates, minimum unit-hour deployment levels designed to enhance ambulance system performance, start-up cost advances, and a non-compete provision intended to ensure proposal integrity throughout the County procurement process.

CENCAL staff conducted detailed analyses related to projected system revenue streams, ambulance unit-hour deployment requirements, and contractual service costs. This financial and operational analysis was independently reviewed and validated by a third-party consultant prior to ratification of the Teaming Agreement.

In 2024, San Joaquin County completed a comprehensive Emergency Medical Services (EMS) System Assessment, which recommended the creation of a separate ambulance service zone for the Tracy and Mountain House areas, including surrounding unincorporated communities, in order to enhance service levels within the South County region.

Consistent with these recommendations, the County issued an RFP for emergency ambulance transport services on May 26, 2025. The RFP included two service areas relevant to CENCAL's proposal:

- **Zone X**, which includes the Cities of Stockton and Lodi and surrounding unincorporated communities; and
- **Zone Y**, which includes the City of Tracy, the City of Mountain House, and surrounding unincorporated areas.

Together, these zones encompass more than 1,000 square miles and serve a population exceeding 600,000 residents.

Upon release of the County RFP, CENCAL converted its Teaming Agreement with AMR into a Memorandum of Understanding and worked collaboratively with AMR to prepare and submit a comprehensive proposal to provide emergency ambulance transport services within Zones X and Y.

CENCAL was subsequently determined by the County to be the most responsive proposer for Zones X and Y, and negotiations commenced between CENCAL and San Joaquin County for the provision of emergency ambulance transport services within these service areas.

DISCUSSION

On January 10, 2026, the Board of Directors of the CENCAL Fire and EMS Authority approved an Exclusive Operating Area (EOA) emergency ambulance services agreement between CENCAL and San Joaquin County for the provision of exclusive emergency ambulance and dispatch services within Zone X and Zone Y.

On February 12, 2026, the San Joaquin County Board of Supervisors approved and awarded the EOA contract to CENCAL for Zones X and Y. The agreement becomes effective May 1, 2026, and establishes a five-year contract term with an option for a single five-year extension.

As part of the operational framework supporting the contract:

- The Stockton Fire Department will provide regional ambulance dispatch services. Stockton Fire has hired additional personnel, completed necessary renovations to its dispatch center, and transitioned to an updated work schedule to accommodate the addition of ambulance dispatching responsibilities.
- Through a competitive selection process, CENCAL selected Wittman Enterprises, LLC to provide ambulance billing and revenue recovery services.
- Pursuant to its Memorandum of Understanding with CENCAL, American Medical Response (AMR) has agreed to purchase, equip, and maintain all ambulances necessary to support system deployment requirements throughout the service area.

These operational elements are intended to support coordinated deployment of both fire and ambulance resources and improve system reliability throughout the Exclusive Operating Areas.

IMPACT TO THE CITY OF TRACY

Historically, the Cities of Tracy and Mountain House, as well as the surrounding unincorporated communities, have shared an ambulance response zone with the Cities of Stockton and Lodi. Due to the geographic distribution of hospitals within San Joaquin County—specifically the location of designated trauma and cardiac specialty care centers within the Stockton area—ambulances assigned to serve Tracy and Mountain House are frequently required to transport patients to facilities located outside of the immediate South County region.

This dynamic has historically resulted in periods of reduced ambulance availability within Tracy due to extended transport and turnaround times associated with out-of-area hospital destinations.

Consistent with recommendations contained within the County's 2024 EMS System Assessment, the creation of Zone Y as a separate ambulance service area for Tracy, Mountain House, and surrounding unincorporated communities will allow for the deployment and management of ambulance resources dedicated to the South County region.

By expanding the number of available ambulance unit hours and managing Tracy and Mountain House as a distinct service zone, local ambulance coverage is expected to improve significantly beginning May 1, 2026.

Additionally, under the CENCAL model:

- Ambulances and fire engines will be dispatched simultaneously by the same communications center;
- Dispatch personnel will be able to monitor and manage the real-time status and availability of both fire and ambulance resources;
- Fire and ambulance personnel will have direct interoperable communications during emergency incidents.

These enhancements are expected to improve responder safety, enhance coordination between firefighter/paramedic and EMT personnel, improve patient outcomes, and strengthen the overall effectiveness of emergency medical operations within the City of Tracy and surrounding communities.

FISCAL IMPACT

As a public agency, the CENCAL Fire and EMS Authority is eligible to participate in the Public Provider Ground Emergency Medical Transport (PP-GEMT) supplemental reimbursement program. This federal funding mechanism provides additional cost recovery for qualifying Medi-Cal emergency medical transport services delivered by public entities.

Enhanced ambulance deployment within Zone Y will begin upon implementation of the Exclusive Operating Area (EOA) contract on May 1, 2026. Under the terms of its agreement with CENCAL, American Medical Response (AMR) has agreed to advance start-up costs associated with implementation of services within Zones X and Y, including the purchase and deployment of ambulances necessary to meet system performance objectives.

In addition, the South San Joaquin County Fire Authority has contributed approximately $500,000 in start-up funding from reserves to support implementation of ambulance services

within Zone Y. These implementation costs are expected to be recovered during the initial years of system operations.

Following recovery of these initial start-up advances, which is anticipated to occur within the first two years of operations, Zone Y is projected to generate between $2 million and $3 million annually in net supplemental federal cost recovery associated with qualifying Medi-Cal transports.

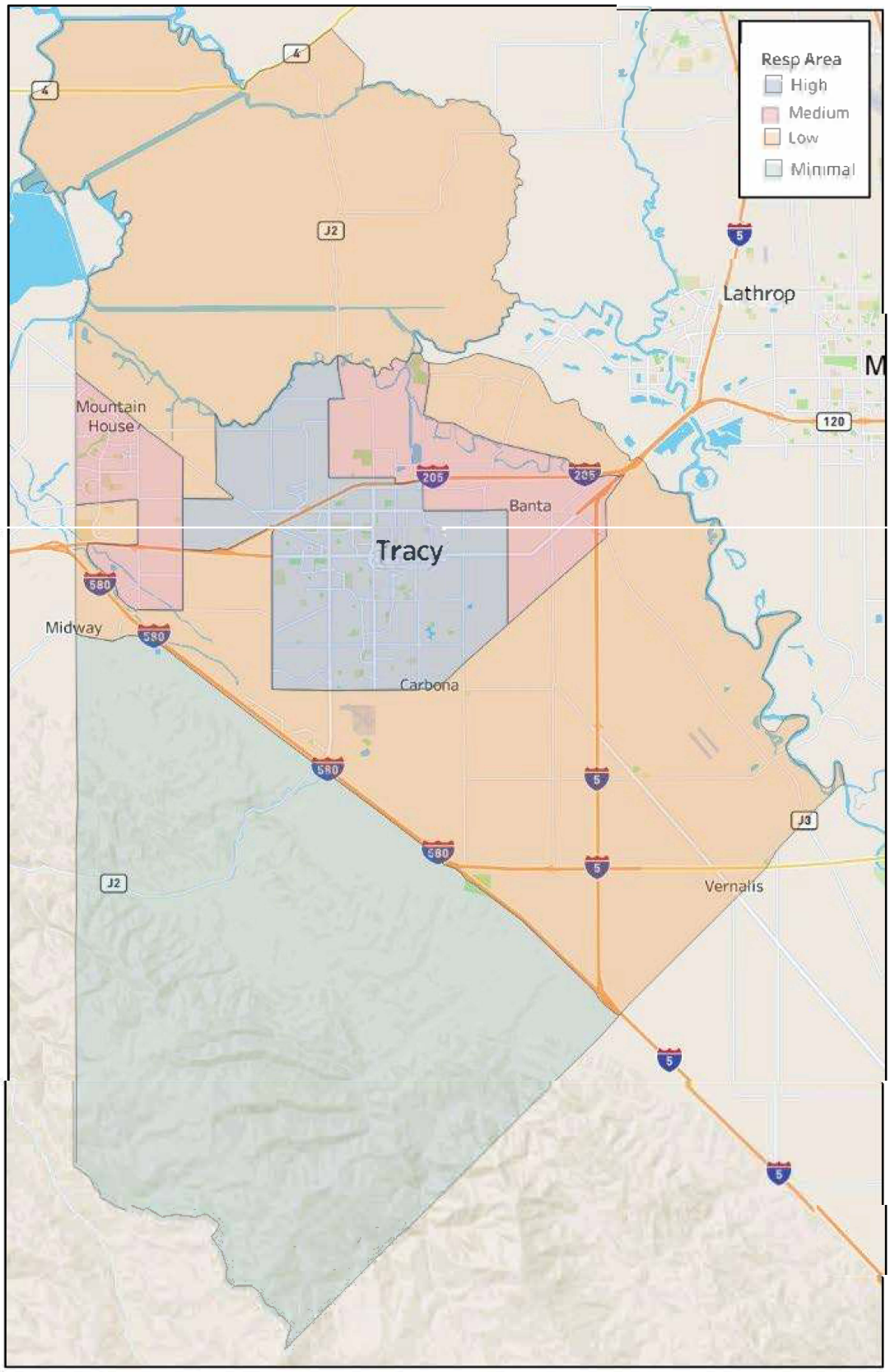
These additional funds are expected to support the long-term sustainability of enhanced ambulance deployment levels and allow for continued improvement of emergency medical service delivery within the City of Tracy, the City of Mountain House, and surrounding unincorporated areas.

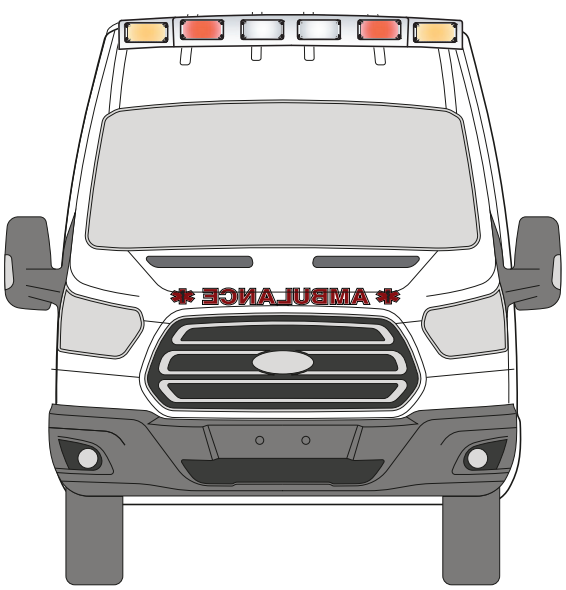
There continues to be national discussion regarding potential reductions in Medicaid (Medi-Cal) program participation at the federal level. CENCAL has consulted with its financial advisors and legislative advocates regarding the potential impacts of such policy changes on PP-GEMT funding. Based on current information, the PP-GEMT program itself is not anticipated to be eliminated. However, reductions in Medi-Cal enrollment could result in decreased utilization of qualifying transports, which may impact the total amount of supplemental cost recovery available through the program. These assumptions were considered as part of CENCAL's fiscal analysis and long-term financial planning.

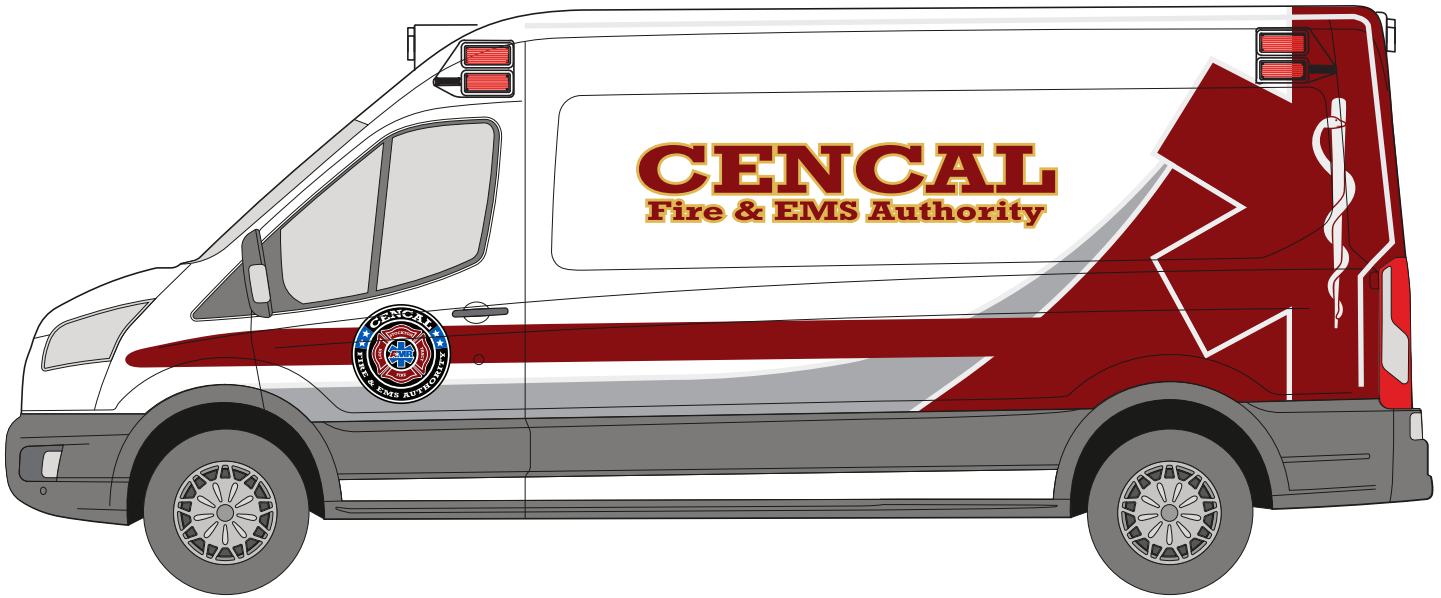
ATTACHMENTS

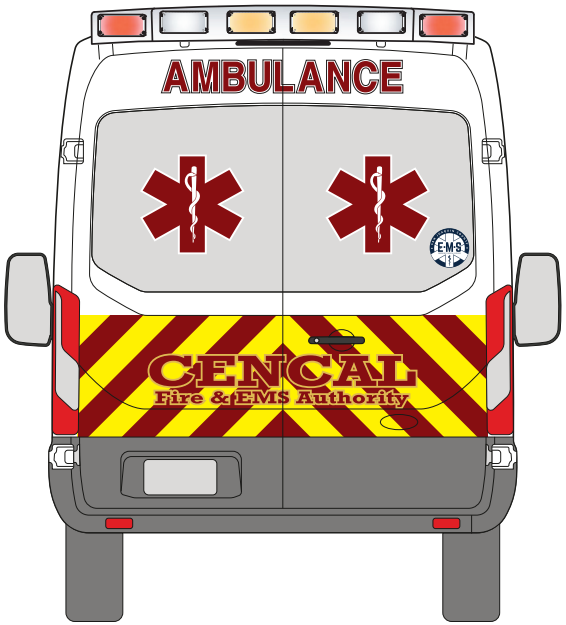
1. Zone Y Map
2. DRAFT – CENCAL Ambulance Branding

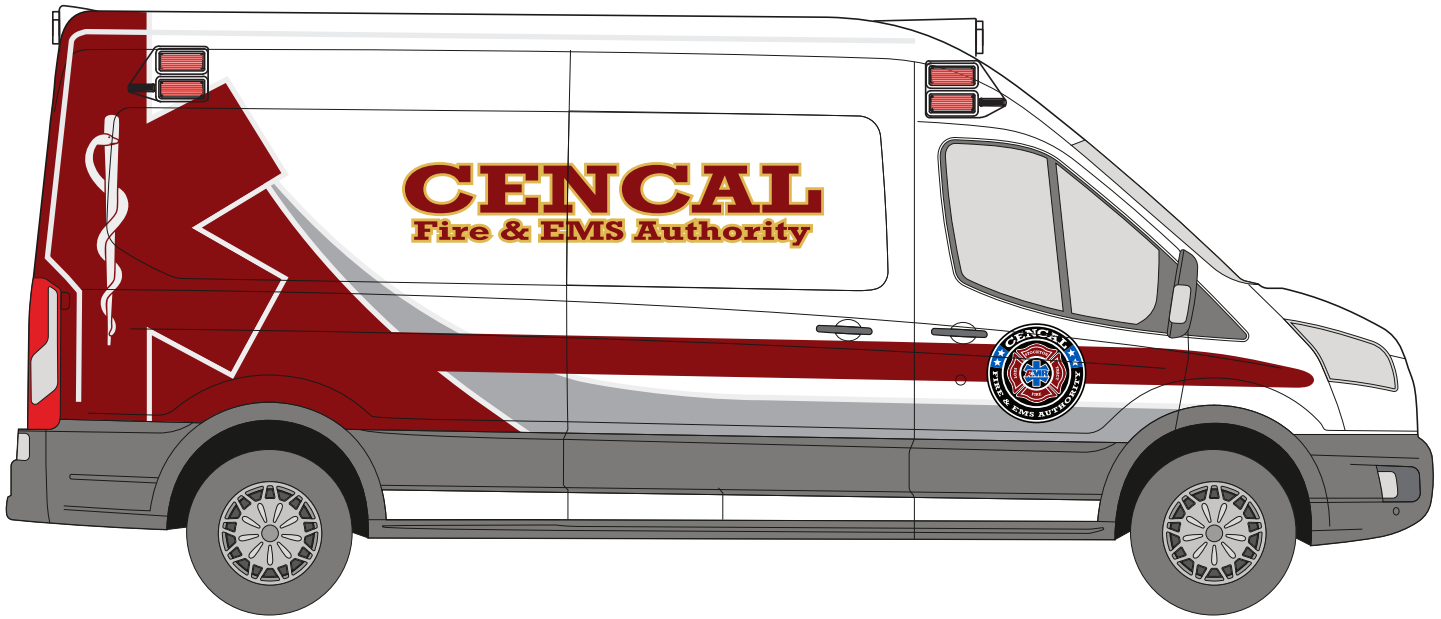
Zone Y Call Densities

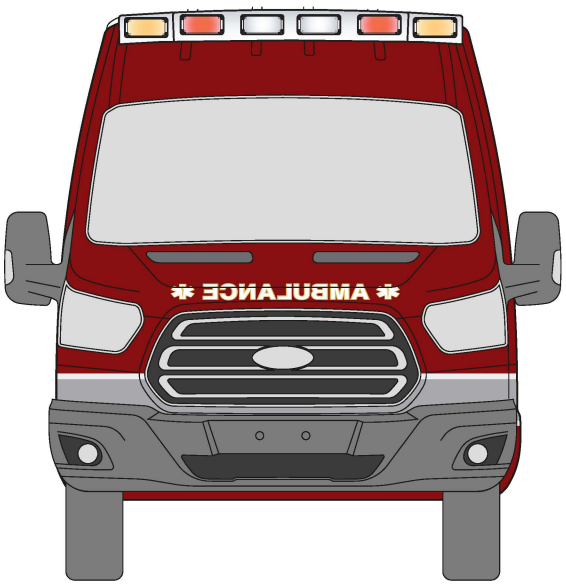



AMBULANCE

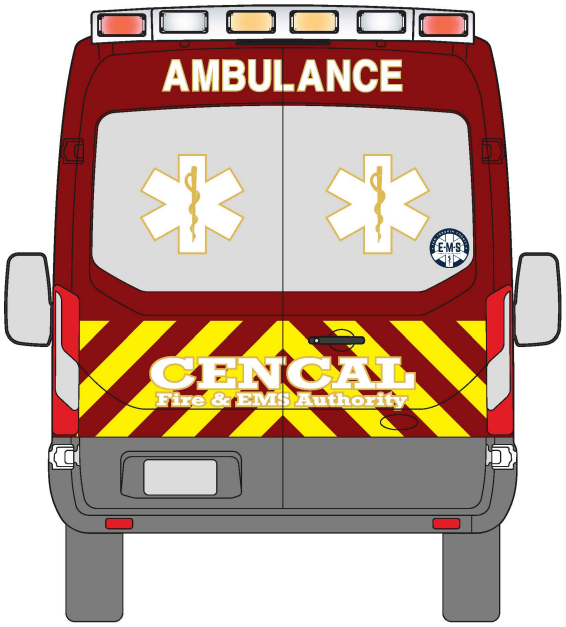

CENCAL
Fire & EMS Authority


AMBULANCE
CENCAL
Fire & EMS Authority


CENCAL
Fire & EMS Authority


AMBULANCE

CENCAL
Fire & EMS Authority


AMBULANCE
CENCAL
Fire & EMS Authority

CENCAL
Fire & EMS Authority

March 3, 2026

Agenda Item 4.D

RECOMMENDATION

Staff recommends that the City Council, by motion, (1) revise the 2026 appointments of representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions to appoint Voting Representatives for the California League of Cities, Central Valley Division General Membership Meetings; (2) remove the 2026 appointed alternate for the Tri-Valley-San Joaquin Valley Regional Rail Authority (Valley Link), as the Valley Link Board Bylaws do not permit an alternate; and (3) authorize all 2026 appointments to continue in effect until either (a) the 2026 appointments are revised following the general election in November 2026, or (b) the City Council appoints representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2027.

EXECUTIVE SUMMARY

This item requests that the City Council, by motion, (1) revise the 2026 appointments of representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions to appoint Voting Representatives for the California League of Cities, Central Valley Division General Membership Meetings; (2) remove the 2026 appointed alternate for the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link), as the Valley Link Bylaws do not permit an alternate; and (3) authorize all 2026 appointments to continue in effect until either (a) the 2026 appointments are revised following the general election in November 2026, or (b) the City Council appoints representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2027.

This item is retuning the City Council because (1) the California League of Cities, Central Valley Division changed its bylaws, resulting in a change in the forum in which cities' elected officials conduct their votes, and (2) the Valley Link Board bylaws do not permit alternate representatives. The purpose of this item is to revise the 2026 appointments to confirm and clarify the City Council's representatives to these bodies.

BACKGROUND AND LEGISLATIVE HISTORY

Appointments to City Council Committees and regional and multi-agency Committees, Boards, and Commissions are generally conducted on an annual basis in January. On January 20, 2026, the City Council appointed City Council Members as representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for calendar year 2026.

In September 2025, California League of Cities, Central Valley Division updated its bylaws as follows:

"ARTICLE III: MEMBERSHIP AND GOVERNMENT, Section 4: Each member city/town of this Division shall register one (1) representative to represent the member city/town in this Division with the Secretary for purposes of voting on any matter brought before the membership. The representative shall be an elected municipal official or an elected appointed alternate. The designation for representatives shall be made at such time and in such a manner as the respective legislative bodies of member cities may themselves determine. Notwithstanding the foregoing, all elected or appointed city/town officials of every member city/town are encouraged to attend membership meetings and participate in discussion before a vote is taken."

The Regional Public Affairs Manager for the California League of Cities, Central Valley Division (CVD) advised that, previously, member cities appointed a member to the CVD Executive Committee, but this provision has been removed. Instead voting representatives are assigned to vote at the General Membership Meetings.

Additionally, staff was advised by the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link) that the Valley Link Board bylaws do not permit alternate representatives.

ANALYSIS

City Council Members may serve as liaisons to advisory body Committees and represent the City Council on various regional and multi-agency Committees, Boards and Commissions. Serving as representatives on these external bodies provides City Council Members with the opportunity to consider business items relevant to the City and provide updates and recommendations on those items to the full City Council.

Given the change in the CVD's bylaws, staff presents this item for the City Council to appoint its Voting Representatives for the CVD General Membership Meetings. The City Council's current 2026 representatives for the California League of Cities CVD are Council Member Nygard (primary) and Mayor Arriola (alternate); however, they were appointed to the CVD *Executive Committee* and the updated CVD bylaws has removed the provision assigning member cities to serve as members of this committee. Instead, member cities are requested to appoint Voting Representatives to vote on any matter brought before the membership at CVD *General Membership* Meetings. Accordingly, staff recommends that the City Council appoint representatives for the California League of Cities, Central Valley Division General Membership Meetings for 2026.

The City Council's current 2026 representatives for the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link) are Council Member Nygard (primary) and Council Member Bedolla (alternate); however, the appointment of an alternate is not permitted by the Valley Link Board bylaws. Accordingly, staff recommends that the City Council remove the appointment of an alternate representative for the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link).

FISCAL IMPACT

There are no fiscal impacts related to the actions requested of the City Council in this staff report, except operational expenses.

STRATEGIC PLAN

This agenda item is a routine business item that does not relate directly to the City Council's 2025-2027 strategic priorities.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council, by motion, (1) revise the 2026 appointments of representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions to appoint Voting Representatives for the California League of Cities, Central Valley Division General Membership Meetings; (2) remove the 2026 appointed alternate for the Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link), as the Valley Link Board Bylaws do not permit an alternate; and (3) authorize all 2026 appointments to continue in effect until either (a) the 2026 appointments are revised following the general election in November 2026, or (b) the City Council appoints representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2027.

Prepared by: April B. A. Quintanilla, City Clerk

Reviewed by: Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
L. David Nefouse, City Attorney

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS:

Attachment A – City Council Appointments for 2026 (Adopted January 20, 2026)

2026 LIST OF CITY COUNCIL REPRESENTATIVES ON VARIOUS COMMITTEES/BOARDS/COMMISSIONS/AGENCIES

(Adopted by City Council on January 20, 2026)

Committee/Commission/ Board	Meetings Held	Council Members
City Standing Committees		
Tracy Finance Committee	Quarterly – 2nd Monday of the first month at 5:00 p.m.	1. Council Member Evans (Chair) 2. Mayor Pro Tem Abercrombie
Tracy Homelessness Advisory Committee	Monthly - 3rd Thursday of each month at 7:00 p.m.	1. Council Member Bedolla (Chair) 2. Mayor Pro Tem Abercrombie
City Partnerships		
City/Chamber Liaison Committee	Quarterly – 2nd Monday of designated month at 4:00 p.m.	1. Council Member Evans 2. Mayor Pro Tem Abercrombie (Alternate)
City/Schools Liaison	Quarterly – 3rd Thursday of designated month at 1:00 p.m.	1. Council Member Evans 2. Mayor Pro Tem Abercrombie 3. Mayor Arriola (Alternate)
South San Joaquin County Fire Authority (SSJCFA) JPA	Monthly – 2nd Thursday of each month at 4:00 p.m.	1. Mayor Pro Tem Abercrombie 2. Council Member Nygard 3. Council Member Evans (Alternate)
Tracy Chamber Governmental Affairs Committee	Monthly – 3rd Wednesday of each month at 4:00 p.m.	1. Mayor Pro Tem Abercrombie 2. Mayor Arriola (Alternate)
Multi-Agency /Third Agency Appointments		
Altamont Regional Traffic Authority (ARTA) JPA	As needed *(Mayor)*	1. Mayor Arriola
Ava Community Energy Authority (Formerly East Bay Community Energy - EBCE)	Monthly – 3rd Wednesday of each month at 6:00 p.m. except for an August recess month.	1. Council Member Nygard 2. Council Member Bedolla (Alternate)
City Selection Committee	Annually, additional meetings as needed *(Mayor)*	1. Mayor Arriola
Integrated Waste Management Task Force (Formerly Solid Waste Management Plan Advisory Task Force)	As needed	1. Council Member Nygard 2. Mayor Arriola (Alternate)

LAFCO	Monthly – 2nd Thursday of each month at 9:00 a.m. in Stockton.	1. Mayor Arriola
League of California Cities, Central Valley Division Executive Committee	Quarterly	1. Council Member Nygard 2. Mayor Arriola (Alternate)
San Joaquin Council of Governments (SJCOG)	Monthly, in Stockton at 4:00 p.m. on the 4th Thursday of the month.	1. Mayor Arriola 2. Council Member Nygard (Alternate)
San Joaquin County Water Advisory Commission	Monthly *(appointed by Board of County Supervisors)* – 3rd Wednesday of each month at 1:00 p.m.	1. Council Member Nygard
San Joaquin Partnership	Monthly – 4th Thursday of each month at 8:00 a.m. in Stockton.	1. Council Member Nygard 2. Mayor Arriola (Alternate)
San Joaquin Regional Rail Commission	Monthly *(appointed by SJCOG)* – 1st Friday of each month at 8:00 a.m. in Stockton	1. Mayor Arriola
Special City Selection Committee, SJVAPCD	As needed	1. Mayor Arriola 2. Mayor Pro Tem Abercrombie (Alternate)
Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link)	Monthly – 2nd Wednesday of each month.	1. Council Member Nygard 2. Council Member Bedolla (Alternate)

COUNCIL COMMITTEES - 2026

Following is a current list of both standing committees and ad hoc committees. Some of these appointments are City of Tracy appointments to a larger body, while others are City directed activities only.

I. CITY STANDING COMMITTEES

A. Tracy Finance Committee

Contact: Sara Castro, Finance Director

1. Council Member Evans (Chair)
2. Mayor Pro Tem Abercrombie

On February 7, 2023, City Council adopted Resolution 2023-027 forming a standing Finance Committee. The scope of the Committee is to provide policy guidance as it relates to the development of a multi-year fiscal sustainability plan to address the City's fiscal health and long-term planning and to review the City's investment portfolio and policy. The Committee will aid the Council in fulfilling its fiduciary responsibilities to oversee the financial activities and financial condition of the City of Tracy and its jurisdiction may include the review, discussion, and input on annual audits and compliance reporting, annual and quarterly budget updates, augmentations, and forecast, Long-term planning, including but not limited to:

- City revenues and expenses, including related fee and tax studies
- Deferred maintenance and capital planning
- Long-term liabilities, debt, and other finance planning

The committee will consist of two Council Members; appointed annually per the Council's appointment procedures. The committee meets quarterly on the 2nd Monday of first month at 5:00 p.m. (Resolution 2025-025)

B. Tracy Homelessness Advisory Committee

1. Council Member Bedolla (Chair)
2. Mayor Pro Tem Abercrombie

On February 16, 2021, City Council formed a Homelessness Advisory Committee with the purpose of implementing the Tracy Homelessness Strategic Plan including the possible amendment of such plan, and the purpose to continue to address homelessness in the City of Tracy. On March 16, 2021, Council adopted Resolution 2021-033 forming the Tracy Homelessness Advisory Committee and appointing Council Members to serve on the committee: The Committee meetings are on the third Thursday of the month at 7:00 p.m. (Resolution 2023-085)

II. CITY PARTNERSHIPS

A. City/Chamber Liaison Committee

1. Council Member Evans
2. Mayor Pro Tem Abercrombie (Alternate)
3. City Manager

Meets quarterly, typically on the second Monday of the designated month at 4:00p.m. at the Chamber to discuss issues of concern to both the City and the Chamber, i.e. Fourth of July activities, Downtown activities, etc. The Committee meets on the second Monday of every other month at 4:00 p.m.

B. City/Schools Liaison Committee

1. Council Member Evans
2. Mayor Pro Tem Abercrombie
3. Mayor Arriola (Alternate)
4. City Manager
5. Police Chief
6. Assistant City Manager
7. Operations and Utilities Director
8. Parks and Recreation Director

Meets every other month with School District officials to discuss issues of mutual concern, i.e. school pedestrian routes, bus routes, facilities, crossing guards, etc.

C. South San Joaquin County Fire Authority (SSJCFA) – Joint Powers Authority

1. Mayor Pro Tem Abercrombie
2. Council Member Nygard
3. Council Member Evans (Alternate)

The SSJCFA consists of four members - two Council Members appointed annually by the City Council, and two Board Members of the Tracy Rural Fire Protection District appointed annually by the Board. The Board of Directors meets on a monthly basis and has the responsibility to manage and administer the fire protection services provided to the jurisdictional area of the South San Joaquin County Fire Authority. The meetings are held on the second Thursday of each month at 4:00 p.m. at Fire Administration.

D. Tracy Chamber Governmental Affairs Committee

1. Mayor Pro Tem Abercrombie
2. Mayor Arriola (Alternate)
3. City Manager (or Designee)

The purpose of the Tracy Chamber Governmental Affairs Committee is to provide information and updates to Chamber membership on issues and legislation affecting businesses. Every month, the Chamber invites businesses to agenda the Governmental Affairs Committee to engage in dialogue about issues affecting the business community, as well as receive updates from local, county, state, and federal representatives. The committee meets on the third Wednesday of every month at 4:00 p.m. at the Chamber of Commerce office.

III. MULTI-AGENCY/THIRD AGENCY MEMBER APPOINTMENTS

A. Altamont Regional Traffic Authority (ARTA) Joint Powers Authority (JPA) Contact: Liz McElligott, Assistant Planning Director, (510) 670-6120, elizabeth.mcelligott@acgov.org

1. Mayor Arriola

Primary purpose is to collect and authorize expenditure of transportation impact fees. The JPA consists of Mayor of Tracy, Mayor of Livermore, and Supervisor from Alameda County BOS District 1. Meets as needed.

B. Ava Community Energy Authority (Formerly East Bay Community Energy Authority - EBCE)
Contact: Adrian Bankhead, Board Clerk – (510) 906-0491 Email: abankhead@avaenergy.org and Alex DiGiorio, Public Engagement Manager – (510) 993-7562 Email: adigiorgio@avaenergy.org

1. Council Member Nygard
2. Council Member Bedolla (Alternate)

Background: Alameda County and Cities in Alameda County developed the East Bay Community Energy Authority Joint Powers Agreement (JPA) which creates the East Bay Community Energy Authority (Authority), which governs and operates the CCA program. The Authority provides alternate electric services to consumers under a JPA with Alameda County and the vast majority of all cities in that county. On August 20, 20019, the City Council authorized staff to pursue services with East Bay Community Energy (EBCE). The EBCE Board of Directors is made up of an elected officials from each of the participating jurisdictions and one representative (non-voting) from the Community Advisory Committee (CAC). The Board meets monthly on the third Wednesday of each month except for an August recess month. The members receive a $123.55 stipend per monthly meeting which is adjusted each June to reflect the Bay Area consumer price index. Meeting location: Lake Merritt Room, Cal State East Bay, The Oakland Center, In the Transpacific Center, 1000 Broadway, Suite 109, Oakland, CA, 94607, at 6:00 p.m.

On December 26, 2023, an email was received from Ava Community Energy notifying the City that East Bay Community Energy Authority passed Resolution No. R-2023-54 changing the organization's name to Ava community Energy Authority.

C. City Selection Committee
Contact: Chealsea Breitenbucher, Chief Deputy Clerk, (209) 468-3236
cbreitenbucher@sjgov.org

1. Mayor Arriola

This committee is composed of the Mayors of the cities in San Joaquin County and addresses issues related to membership and appointments to regional boards, such as LAFCO, Delta Protection Agency, and the San Joaquin Valley Unified Air Pollution Control District, etc.

D. Integrated Waste Management Task Force (Formerly: Solid Waste Management Plan Advisory Task Force)
Contact: Fritz Buchman, SJC Public Works Department – (209) 468-3000

1. Council Member Nygard
2. Mayor Arriola (Alternate)
3. Operations and Utilities Director

This task force is comprised of elected representatives of the governmental agencies responsible for preparing the County Integrated Waste Management Plan. The duties of the task force include: identifying solid waste management issues of County-wide or regional concern; facilitating the development of multi-jurisdictional arrangements for the marketing of recyclable materials; developing goals, policies and procedures consistent with guidelines and regulations adopted by the Department of Resources Recycling and Recovery, and advising the Board of Supervisors on matters pertaining to the Countywide Household Hazardous Waste Program. Meets as needed.

E. LAFCO (Local Agency Formation Commission)
Mitzi Stites – Commission Clerk. Phone (209) 468-3197 Email: mstites@sjgov.org

1. Mayor Arriola (May 2026 rotation as Alternate for the commission)

City of Tracy's next rotation as a Voting Member will not be until 2027. LAFCO is responsible for coordinating logical and timely changes in local governmental boundaries, including: annexations and detachments of territory; incorporations of cities; formations of special districts; and consolidations, mergers, and dissolutions of districts. LAFCO Commission meets regularly on the second Thursday of each month at 9:00 a.m. Terms expire the first Monday in May.

F. League of California Cities, Central Valley Division Executive Committee

Contact: Marla Livengood Regional Public Affairs Manager, (209) 747-3734, mlivengood@calcities.org

1. Council Member Nygard
2. Mayor Arriola (Alternate)

The Central Valley Division includes 25 cities in Calaveras, Merced, Madera, San Joaquin, Stanislaus, and Tuolumne counties and provides members with the opportunity to exchange ideas and information and share the advantages of cooperative advocacy. Elected city officials and professional city staff attend division meetings. Meets Quarterly in various locations.

G. San Joaquin Council of Governments (COG)

Contact: Vanessa Gallegos Phone: (209) 235-0577 Email: gallegos@sjcog.org

1. Mayor Arriola
2. Council Member Nygard (Alternate)

The Council of Governments meets monthly and deals with regional issues, including transportation issues, habitat mitigation, regional rail issues, airport land use matters, etc. The Board includes one representative from the cities of Ripon, Escalon, Lathrop, Lodi, Manteca, and Tracy; three representatives from the City of Stockton; three representatives from the Board of Supervisors. Members receive a $100 stipend per meeting. Meetings are held in Stockton at 4:00 p.m. on the fourth Thursday of the month.

H. San Joaquin County Water Advisory Commission

Contact: Selinda Centeno, San Joaquin County Public Works Dept. (209) 468-3560

1. Council Member Nygard
2. Public Works Director
3. Stephanie Reyna-Hiestand, Assistant Director – Utilities, (Alternate)

Appointed by the Board of Supervisors, this Commission acts in an advisory capacity to the San Joaquin County Flood Control and Water Conservation District. Consists of 22 members from the various cities and water agencies in San Joaquin County. Meets on the 3rd Wednesday of each month at 1:00 p.m. Location: Public Health Conference Room, 1601 E. Hazelton, Stockton, CA.

I. San Joaquin Partnership

Contact: Reyna DeKasha, reyna@sanjoaquinusa.org or Rene Armendariz (209-956-3380) rene@sanjoaquinusa.org

1. Council Member Nygard
2. Mayor Arriola (Alternate)

The San Joaquin Partnership is a non-profit, private-public economic development corporation assisting business and industry to locate into San Joaquin County. The partnership meets on the fourth Thursday of each month at 8:00 a.m. Location: 2431 W. March Lane, Suite 103, Stockton, CA. 95207.

J. San Joaquin Regional Rail Commission

Contact: Jaclyn Miramontes, 209-944-6289, jackie@acerail.com Rail Commission staff (1-800-411-7245)

1. Mayor Arriola

The San Joaquin Regional Rail Commission oversees the development of rail services on a regional basis. The San Joaquin Regional Rail Commission owns and operates and is the policy-making body for the Altamont Corridor Express (ACE) service. SJRRC is governed by a Board of Directors which consists of six full-voting members from San Joaquin County and two special voting members from Alameda County. The members are appointed by the San Joaquin Council of Governments (SJCOG) and are based on nominations by the local elected government. Ex-officio members represent Caltrans District 10, the San Joaquin Regional Transit District (SJRTD), SJCOG and StanCOG. The commission meets monthly on the first Friday of each month at 8:00 a.m. Location: Robert J. Cabral Station, South Hall Meeting Room, 949 East Channel Street, Stockton, CA. (Appointed by Commission) The San Joaquin Regional Rail Commission (SJRRC).

K. Special City Selection Committee, SJVAPCD

Contact: Samir Sheikh, Executive Director – (559) 230-6036, Email: samir.sheikh@valleyair.org, Katrina Rojas, Clerk of the Board (559) 230-6038) Email: Katrina.Rojas@valleyair.org

1. Mayor Arriola
2. Mayor Pro Tem Abercrombie (Alternate)

The Committee is charged with making appointments of City representatives to the San Joaquin Valley Air Pollution Control District's Governing Board. Meets as needed.

L. Tri-Valley-San Joaquin Valley Regional Rail Authority (Valley Link)
Contact: Kevin Sheridan, 209-403-4340

1. Council Member Nygard

The Tri-Valley-San Joaquin Valley Regional Rail Authority was formed for purposes of planning, developing, and delivering cost-effective and responsive transit connectivity between the Bay Area Rapid Transit District's (BART) rapid transit system and the Altamont Corridor Express commuter rail service in the Tri-Valley region. The Authority consists of 15 members representing the Tri-Valley cities, the Central Valley cities, and BART. Meets on second Wednesday of the month. Location rotates.

2026 LIST OF CITY COUNCIL REPRESENTATIVES ON VARIOUS COMMITTEES/BOARDS/COMMISSIONS/AGENCIES

(Adopted by City Council on January 20, 2026)

Committee/Commission/ Board	Meetings Held	Council Members
City Standing Committees		
Tracy Finance Committee	Quarterly – 2nd Monday of the first month at 5:00 p.m.	1. Council Member Evans (Chair) 2. Mayor Pro Tem Abercrombie
Tracy Homelessness Advisory Committee	Monthly - 3rd Thursday of each month at 7:00 p.m.	1. Council Member Bedolla (Chair) 2. Mayor Pro Tem Abercrombie
City Partnerships		
City/Chamber Liaison Committee	Quarterly – 2nd Monday of designated month at 4:00 p.m.	1. Council Member Evans 2. Mayor Pro Tem Abercrombie (Alternate)
City/Schools Liaison	Quarterly – 3rd Thursday of designated month at 1:00 p.m.	1. Council Member Evans 2. Mayor Pro Tem Abercrombie 3. Mayor Arriola (Alternate)
South San Joaquin County Fire Authority (SSJCFA) JPA	Monthly – 2nd Thursday of each month at 4:00 p.m.	1. Mayor Pro Tem Abercrombie 2. Council Member Nygard 3. Council Member Evans (Alternate)
Tracy Chamber Governmental Affairs Committee	Monthly – 3rd Wednesday of each month at 4:00 p.m.	1. Mayor Pro Tem Abercrombie 2. Mayor Arriola (Alternate)
Multi-Agency /Third Agency Appointments		
Altamont Regional Traffic Authority (ARTA) JPA	As needed *(Mayor)*	1. Mayor Arriola
Ava Community Energy Authority (Formerly East Bay Community Energy - EBCE)	Monthly – 3rd Wednesday of each month at 6:00 p.m. except for an August recess month.	1. Council Member Nygard 2. Council Member Bedolla (Alternate)
City Selection Committee	Annually, additional meetings as needed *(Mayor)*	1. Mayor Arriola
Integrated Waste Management Task Force (Formerly Solid Waste Management Plan Advisory Task Force)	As needed	1. Council Member Nygard 2. Mayor Arriola (Alternate)

LAFCO	Monthly – 2nd Thursday of each month at 9:00 a.m. in Stockton.	1. Mayor Arriola
League of California Cities, Central Valley Division Executive Committee	Quarterly	1. Council Member Nygard 2. Mayor Arriola (Alternate)
San Joaquin Council of Governments (SJCOG)	Monthly, in Stockton at 4:00 p.m. on the 4th Thursday of the month.	1. Mayor Arriola 2. Council Member Nygard (Alternate)
San Joaquin County Water Advisory Commission	Monthly *(appointed by Board of County Supervisors)* – 3rd Wednesday of each month at 1:00 p.m.	1. Council Member Nygard
San Joaquin Partnership	Monthly – 4th Thursday of each month at 8:00 a.m. in Stockton.	1. Council Member Nygard 2. Mayor Arriola (Alternate)
San Joaquin Regional Rail Commission	Monthly *(appointed by SJCOG)* – 1st Friday of each month at 8:00 a.m. in Stockton	1. Mayor Arriola
Special City Selection Committee, SJVAPCD	As needed	1. Mayor Arriola 2. Mayor Pro Tem Abercrombie (Alternate)
Tri-Valley- San Joaquin Valley Regional Rail Authority (Valley Link)	Monthly – 2nd Wednesday of each month.	1. Council Member Nygard 2. Council Member Bedolla (Alternate)

COUNCIL COMMITTEES - 2026

Following is a current list of both standing committees and ad hoc committees. Some of these appointments are City of Tracy appointments to a larger body, while others are City directed activities only.

I. CITY STANDING COMMITTEES

A. Tracy Finance Committee

Contact: Sara Castro, Finance Director

1. Council Member Evans (Chair)
2. Mayor Pro Tem Abercrombie

On February 7, 2023, City Council adopted Resolution 2023-027 forming a standing Finance Committee. The scope of the Committee is to provide policy guidance as it relates to the development of a multi-year fiscal sustainability plan to address the City's fiscal health and long-term planning and to review the City's investment portfolio and policy. The Committee will aid the Council in fulfilling its fiduciary responsibilities to oversee the financial activities and financial condition of the City of Tracy and its jurisdiction may include the review, discussion, and input on annual audits and compliance reporting, annual and quarterly budget updates, augmentations, and forecast, Long-term planning, including but not limited to:

- City revenues and expenses, including related fee and tax studies
- Deferred maintenance and capital planning
- Long-term liabilities, debt, and other finance planning

The committee will consist of two Council Members; appointed annually per the Council's appointment procedures. The committee meets quarterly on the 2nd Monday of first month at 5:00 p.m. (Resolution 2025-025)

B. Tracy Homelessness Advisory Committee

1. Council Member Bedolla (Chair)
2. Mayor Pro Tem Abercrombie

On February 16, 2021, City Council formed a Homelessness Advisory Committee with the purpose of implementing the Tracy Homelessness Strategic Plan including the possible amendment of such plan, and the purpose to continue to address homelessness in the City of Tracy. On March 16, 2021, Council adopted Resolution 2021-033 forming the Tracy Homelessness Advisory Committee and appointing Council Members to serve on the committee: The Committee meetings are on the third Thursday of the month at 7:00 p.m. (Resolution 2023-085)

II. CITY PARTNERSHIPS

A. City/Chamber Liaison Committee

1. Council Member Evans
2. Mayor Pro Tem Abercrombie (Alternate)
3. City Manager

Meets quarterly, typically on the second Monday of the designated month at 4:00p.m. at the Chamber to discuss issues of concern to both the City and the Chamber, i.e. Fourth of July activities, Downtown activities, etc. The Committee meets on the second Monday of every other month at 4:00 p.m.

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cbreitenbucher@sjgov.org

1. Mayor Arriola

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Contact: Fritz Buchman, SJC Public Works Department – (209) 468-3000

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2. Mayor Arriola (Alternate)
3. Operations and Utilities Director

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Contact: Vanessa Gallegos Phone: (209) 235-0577 Email: gallegos@sjcog.org

1. Mayor Arriola
2. Council Member Nygard (Alternate)

The Council of Governments meets monthly and deals with regional issues, including transportation issues, habitat mitigation, regional rail issues, airport land use matters, etc. The Board includes one representative from the cities of Ripon, Escalon, Lathrop, Lodi, Manteca, and Tracy; three representatives from the City of Stockton; three representatives from the Board of Supervisors. Members receive a $100 stipend per meeting. Meetings are held in Stockton at 4:00 p.m. on the fourth Thursday of the month.

H. San Joaquin County Water Advisory Commission

Contact: Selinda Centeno, San Joaquin County Public Works Dept. (209) 468-3560

1. Council Member Nygard
2. Public Works Director
3. Stephanie Reyna-Hiestand, Assistant Director – Utilities, (Alternate)

Appointed by the Board of Supervisors, this Commission acts in an advisory capacity to the San Joaquin County Flood Control and Water Conservation District. Consists of 22 members from the various cities and water agencies in San Joaquin County. Meets on the 3rd Wednesday of each month at 1:00 p.m. Location: Public Health Conference Room, 1601 E. Hazelton, Stockton, CA.

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Contact: Reyna DeKasha, reyna@sanjoaquinusa.org or Rene Armendariz (209-956-3380) rene@sanjoaquinusa.org

1. Council Member Nygard
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Contact: Jaclyn Miramontes, 209-944-6289, jackie@acerail.com Rail Commission staff (1-800-411-7245)

1. Mayor Arriola

The San Joaquin Regional Rail Commission oversees the development of rail services on a regional basis. The San Joaquin Regional Rail Commission owns and operates and is the policy-making body for the Altamont Corridor Express (ACE) service. SJRRC is governed by a Board of Directors which consists of six full-voting members from San Joaquin County and two special voting members from Alameda County. The members are appointed by the San Joaquin Council of Governments (SJCOG) and are based on nominations by the local elected government. Ex-officio members represent Caltrans District 10, the San Joaquin Regional Transit District (SJRTD), SJCOG and StanCOG. The commission meets monthly on the first Friday of each month at 8:00 a.m. Location: Robert J. Cabral Station, South Hall Meeting Room, 949 East Channel Street, Stockton, CA. (Appointed by Commission) The San Joaquin Regional Rail Commission (SJRRC).

K. Special City Selection Committee, SJVAPCD

Contact: Samir Sheikh, Executive Director – (559) 230-6036, Email: samir.sheikh@valleyair.org, Katrina Rojas, Clerk of the Board (559) 230-6038) Email: Katrina.Rojas@valleyair.org

1. Mayor Arriola
2. Mayor Pro Tem Abercrombie (Alternate)

The Committee is charged with making appointments of City representatives to the San Joaquin Valley Air Pollution Control District's Governing Board. Meets as needed.

L. Tri-Valley-San Joaquin Valley Regional Rail Authority (Valley Link)
Contact: Kevin Sheridan, 209-403-4340

1. Council Member Nygard

The Tri-Valley-San Joaquin Valley Regional Rail Authority was formed for purposes of planning, developing, and delivering cost-effective and responsive transit connectivity between the Bay Area Rapid Transit District's (BART) rapid transit system and the Altamont Corridor Express commuter rail service in the Tri-Valley region. The Authority consists of 15 members representing the Tri-Valley cities, the Central Valley cities, and BART. Meets on second Wednesday of the month. Location rotates.

March 3, 2026

Agenda Item 4.E

RECOMMENDATION

Staff recommends that the City Council (1) adopt a Resolution adopting revisions to the Council Meeting Protocols and Rules of Procedure consistent with majority consensus provided by the City Council at its February 17, 2026 Special City Council meeting concerning: i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar; and (2) discuss and provide direction to staff on how to proceed with revising the Council Meeting Protocols and Rules of Procedure and other Council-related protocols concerning: i) end of the meeting Items from the Audience, ii) locations to post the agenda, iii) a meeting decorum policy, iv) public hearing policy, v) Council/Commission vacancy and appointments (in light of the transition to by-district elections), vi) motion and a second for future items versus City Council majority/consensus, and vii) a review of Rosenberg's Rules.

EXECUTIVE SUMMARY

The Tracy City Council adopted Council Meeting Protocols and Rules of Procedure in 2019 and, consistent with the provisions contained within the rules, has conducted biennial reviews and updates approximately every two years. The purpose of this periodic review is to evaluate the effectiveness of the protocols, identify opportunities to improve meeting efficiency and public participation, and ensure alignment with current legal requirements and best practices. The most recent review was completed on June 6, 2023; therefore, a subsequent review is now due.

At the February 17, 2026 Special Meeting (Workshop) of the City Council, the City Council provided direction and majority consensus to staff to bring back changes to four (4) areas that include i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar. Staff is requesting that the City Council adopt a Resolution adopting revisions to the Council Meeting Protocols and Rules of Procedure consistent with the direction and majority consensus provided.

In addition, staff is seeking additional direction on the seven (7) areas noted above, as time ran out at the special meeting to obtain a consensus on those areas.

BACKGROUND AND LEGISLATIVE HISTORY

At the City Council Meeting on August 19, 2025, Mayor Arriola submitted a request for support to update the Council Meeting Protocols and Code of Conduct, specifically to facilitate updates to the layout of the agenda to ensure efficient meetings out of respect of the public's time. Mayor Pro Tem Abercrombie supported the request. In response to the request, staff has prepared this item to provide a summary of potential areas for revision within the Council Meeting Protocols and Rules of Procedure ("Protocols and Rules").

The purpose of reviewing the Protocols and Rules is (1) to review and examine public comment provisions to ensure members of the public have an equal opportunity to address their elected and appointed officials and to ensure that City Council business is conducted in the most efficient manner consistent with the Ralph M. Brown Act; (2) to revise the Protocols and Rules to adhere to new rules and requirements under Senate Bill 707; and (3) to complete the review of the Protocols and Rules as required by Section 1.5 of the Protocols and Rules.

The current Council Protocols and Rules (Attachment A) were last reviewed and revised on June 6, 2023, by Resolution No. 2023-102. Since this revision, staff has identified more potential areas for revision to increase efficiency regarding public meeting facilitation and preparation.

At the February 17, 2026 Special Meeting of the City Council, the City Council provided direction and majority consensus to staff to bring back changes to four (4) areas that include: i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar. Staff is requesting that the City Council adopt a Resolution adopting revisions to the Council Meeting Protocols and Rules of Procedure consistent with the direction and majority consensus provided. The proposed revisions are outlined in Attachment B to this staff report. It should be noted that the proposed revisions include various sections throughout the Council Meeting Protocols and Rules of Procedure for clarity and consistency with the direction and consensus received.

ANALYSIS

The Council Meeting Protocols and Rules require that the City Council review the Protocols and Rules by December 31 of every odd-numbered year. The last review was conducted on June 6, 2023; therefore, review of the Protocols and Rules is due.

During the City Council's Workshop on February 17, 2026, the City Council provided majority consensus on four (4) areas. They include:

1) Changes to City Council special meeting (and closed session meeting) protocols to limit public comment only on those matters on the agenda, remove the general public comment options, and remove the Council Items and Comment period;

2) A memorialized staff/council time management policy, which outlines the procedure to request staff time on matters that amount to three (3) or more hours of combined staff (and that it be done by the majority of the City Council at a public meeting);

3) Revise the general public comment period for all meetings and time slots, to be set based on the number of requests to speak, as opposed to being determined by the meeting chair; and

4) Edit the protocol for the Consent Calendar to provide for a public comment period before the mass motion is heard, and only allow the City Council or staff the option to pull an item from the consent calendar.

These proposed revisions to the Council Meeting Protocols and Rules are still in line with and abide by the Brown Act.

FISCAL IMPACT

There are no fiscal impacts related to the actions requested of the City Council in this staff report, except operational expenses.

STRATEGIC PLAN

This agenda item relates to the City Council's Strategic Priority of Government Accountability: Develop Platforms for Public Transparency. Review of the Protocols and Rules is required by the Protocols and Rules, and conducting such review during a Council Meeting Workshop facilitates public transparency by providing an opportunity for public comment and discussion about the rules by which the City's legislative bodies and members of the public engage in the public meeting process.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council (1) adopt a Resolution adopting revisions to the Council Meeting Protocols and Rules of Procedure consistent with majority consensus provided by the City Council at its February 17, 2026 Special City Council meeting concerning: i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar; and (2) discuss and provide direction to staff on how to proceed with revising the Council Meeting Protocols and Rules of Procedure and other Council-related protocols concerning: i) end of the meeting Items from the Audience, ii) locations to post the agenda, iii) a meeting decorum policy, iv) public hearing policy, v) Council/Commission vacancy and appointments (in light of the transition to by-district elections), vi) motion and a second for future items versus City Council majority/consensus, and vii) a review of Rosenberg's Rules.

Prepared by: L. David Nefouse, City Attorney; April B. A. Quintanilla, City Clerk

Reviewed by: Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager

Attachments:

Attachment A – Council Meeting Protocols and Rules of Procedure – Current
Attachment B – Council Meeting Protocols and Rules of Procedure – Redlined

Attachment A

COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE

Adopted by Resolution No. 2019-240
Revised by Resolution Nos. 2020-112, 2021-049 and 2023-102

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Section 1 –Purpose and Applicability

1. Purpose and Applicability

1.1. The purpose of these Council Meeting Protocols and Rules of Procedures ("Protocols") are to provide clear guidelines to assist the City Council, staff and the public to conduct meetings in an efficient and transparent manner and in accordance with the Ralph M. Brown Act ("Brown Act"; Government Code sections 54950-54963) and all applicable laws.[1] These Protocols are adopted pursuant to Section 36813. In the event of a conflict between the Brown Act and these Protocols, the Brown Act shall control.

1.2. In the event of a conflict between these Protocols, and the City of Tracy's adopted Code of Conduct (Resolution No. 2021-146), Protocols shall control.

1.3. These Protocols shall apply to the City Council, the Successor Agency to the Community Development Agency, the Tracy Public Facilities Corporation, the Tracy Industrial Development Authority, and all City Boards, Commissions, and Committees.

1.4. Suspension of Protocols. Any rule set forth herein may be suspended by a supermajority vote of the City Council.

1.5. Review and Changes to Protocols. These Protocols shall be reviewed by December 31st of every odd numbered year. A majority vote of the City Council shall be necessary to amend these Protocols.

1.6. A copy of these Protocols shall be available for public review at the City Clerk's Office and City's website (www.cityoftracy.org).

[1] All references to statutes are to the California Government Code unless otherwise specified.

Section 2 –Duties (Roles and Responsibilities)

2. Roles and Responsibilities at Council Meetings

2.1. Mayor. The Mayor is the Presiding Officer of all meetings of the full City Council. The Presiding Officer is the primary, but not the only, person responsible for ensuring that the City Council, staff, and members of the public adhere to these Protocols during City Council meetings. (Section 36802). The Chair of a City board or commission shall act as the Presiding Officer.

2.2. Mayor Pro Tem. The Mayor Pro Tem shall serve as the Presiding Officer in the absence of the Mayor. Absence shall be as defined by State law. Upon arrival of the Mayor, the Mayor Pro Tem shall immediately relinquish the role of Presiding Officer at the conclusion of the business then before Council. (Section 36802) The Vice Chair of a City board or commission shall act as the Presiding Officer in the absence of the Chair.

2.3. City Council. All members of the City Council shall comply with the Council Code of Conduct at meetings. Newly elected City Council members shall be sworn in and seated at the first regular City Council meeting after receipt of the certified election results from the County Registrar of Voters.

2.4. Sergeant-at-Arms. The Sergeant-at-Arms is the law enforcement official charged with maintaining security during meetings of the City Council. The Sergeant-at-Arms of the City Council shall be a police officer assigned by the Police Chief. There shall be at least one officer so assigned and present at each meeting of the full City Council. The officer shall maintain order and enforce the orders of the City Council and Presiding Officer.

2.5. City Manager. Pursuant to the Council-Manager form of government established by Chapter 2.08 of the Tracy Municipal Code, the City Manager sets the Council agenda and once published, may request that the City Council, by majority vote, to withdraw an item.

2.6. City Clerk. The City Clerk shall attend all meetings of the Council unless excused. The Deputy City Clerk shall attend Council meetings in the City Clerk's absence. The City Clerk shall record, prepare, and maintain the official records of the Council and perform other duties as directed by the City Manager. (Section 36804)

2.6.1. Minutes. The City Clerk's office shall be responsible for the preparation and distribution of the Council minutes. The minutes shall include a public report on any action taken and the vote or abstention on such action of each Council Member present for the action. Unless a reading of the minutes is requested by a Council Member, the minutes may be approved as a Consent Calendar item.

2.6.1.1. No minutes or written record of closed sessions of the City Council shall be kept, except as required by State law or as directed by the majority vote of

the City Council. The Council shall report at a public meeting any action taken in closed session, as required by Section 54957.1.

2.6.1.2. The City Clerk shall include a report on posting of the agenda in the minutes.

2.6.2. Timekeeper. The City Clerk shall be the designated timekeeper at all City Council meetings and shall have the authority to interrupt speakers, whether members of the public or a City Council member, when their allotted speaking times have expired.

2.7. City Staff. City staff shall (a) prepare balanced staff reports and provide accompanying documents on all agenda items in accordance with the agenda preparation schedule; (b) be available for questions from the City Council in accordance with the Brown Act prior to and during meetings; and (c) respond to questions from the public during meetings only when requested to do so by the City Council or the City Manager.

2.8. City Attorney. The City Attorney shall attend all meetings of the Council unless excused. The Assistant City Attorney shall attend Council meetings in the City Attorney's absence. The City Attorney shall give advice, upon request from the City Council, on questions of law. The City Attorney shall serve as the Parliamentarian at City Council meetings, opining on any procedural issues related to these Protocols, the Brown Act and Rosenberg's Rules.

Section 3 – Meeting Types

3. Council Meeting Types

3.1. Regular Meetings. Regular City Council meetings are held on the first and third Tuesdays of the month at 7:00 p.m. at City Hall Council Chambers, 333 Civic Center Plaza, Tracy, California 95376, unless otherwise noticed and as allowed under Section 54954. No meeting shall be held on a holiday as defined by Section 6700. (Section 36805)

3.2. Special Meetings. The City Manager, Mayor, or a majority of the members of the City Council may call a special meeting. (Section 54956). Only the City Attorney is authorized to convene a closed session, which shall be considered a special meeting and conducted in accordance with the Brown Act. (Section 36807)

3.3. Workshops. The purpose of a workshop is to inform the City Council of complex issues and provide an opportunity for the City Council to review documents and request additional information. However, no final City Council action shall be taken during the workshop on agendized items. Workshops are open to the public and shall be conducted as public meetings in accordance with the Brown Act.

3.4. Closed Sessions.

3.4.1. The City Attorney shall convene a special closed session meeting under the following circumstances:

3.4.1.1. When requested by the City Manager to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.2. When requested by the City Council, pursuant to Section 4.3, to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.3. When the City Attorney deems it so necessary and determines a closed session is permissible under the Brown Act.

3.4.2. Closed sessions shall be held in accordance with the Brown Act. Non-agendized matters shall not be discussed in closed session. Closed sessions may precede or follow a City Council meeting.

3.4.3. All closed session information, verbal or written, is privileged and confidential and shall not be shared with any person not at the closed session. Any member sharing information in violation of this rule may be subject to censure by the City Council or other legal remedies as set forth in Section 54963.

3.4.4. The public may speak regarding any closed session item prior to the closed session as required by the Brown Act.

3.4.5. The City Attorney shall attend all closed sessions unless excused by the majority of the Council as related to personnel evaluations or disciplinary matters related to the City Attorney and shall report out in public session any reportable actions there taken by Council and the vote on such actions, in accordance with the Brown Act.

3.5. Teleconferenced Meetings. The City Council may hold a meeting by teleconference, meaning a meeting of the Council in which members are in different locations and connected by electronic means, through either audio or video, or both. Any teleconference meeting of the Council must comply with the requirements of Government Section 54953 and other applicable law, including but not limited to the requirement that all votes taken shall be by roll call.

3.6. Emergency Meetings. In the case of an emergency, as defined by Section 54956.5, a majority of Council may call a meeting and dispense with the special meeting notice and posting requirements under the Brown Act. Any emergency meeting held shall comply with the applicable Brown Act provisions.

3.7. The City Clerk shall ensure that the applicable noticing and posting requirements under the Brown Act are followed for all meetings of the City Council and shall poll and confirm a quorum is available for all such meetings in advance of publication.

Section 4 – Meeting Agendas

4. Meetings Agendas

4.1. Purpose of Agenda. The Council meeting agenda documents serve four purposes:

- To communicate and inform City Council, City staff, the public and the press about City business.
- To comply with mandated state laws.
- To facilitate the decision-making process by including sufficient background information so that the City Council can obtain a full understanding of the issues and staff's analysis and recommendation prior to their consideration and action.
- To serve as a historical reference that can be kept as a record of proceedings and actions as needed for future actions and/or litigation.

As set forth above, the purpose of the agenda is to provide a framework within which Council meetings can be conducted and to effectively implement the approved Council programs, goals and budget. The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting.

4.2. Posting and Distribution of Agendas. At a minimum, the posting and distribution of all agendas shall be done in accordance with the Brown Act. Agendas for regular meetings shall be posted not less than 72 hours prior to the meeting (Section 54954.2(a)(1)); special meeting agendas shall be posted not less than 24 hours prior to the meeting (Section 54956).

4.2.1. All agendas shall be posted in the following locations: City Hall, the Tracy Library, the City's website, and other locations as may be required by the bylaws of a particular Board or Commission. Posting of agendas at City Hall shall be the official location for purposes of Brown Act compliance.

4.2.2. Agenda packets are provided electronically to City Council Members on the Thursday prior to a City Council meeting unless technical difficulties occur. If technical difficulties occur, the City Clerk will endeavor to provide Council with hard copies of the agenda as soon as reasonably possible. Distribution to the staff, public and media shall occur immediately after distribution to the City Council. Members of the public may sign up to receive notification that a Council meeting agenda has been posted on the City's website (www.cityoftracy.org). The City Clerk will mail copies of the agenda or particular agenda items to any person submitting a request. (Section 54954.1) Said requests will be valid for one year. Copies of the agenda, and of individual agenda items, are available at costs established in the City's Master Fee Schedule. Copies of the agenda are also available for inspection at the Tracy Library and City Clerk's office. Agendas for Council meetings are posted on the City's website (www.cityoftracy.org).

4.3. Agenda Item Submission, Council Member Request for Agenda Items. Council Members may seek to have an item discussed by the City Council at a future meeting and shall follow the below processes to have an item placed on a future City Council agenda:

4.3.1. During "Council Items and Comments", a Council Member may make a motion , to place an item on a future City Council agenda, and upon receiving a second to such motion, the City Manager shall place the item on a future agenda.

4.3.1.1. When the motion is made, the City Manager may provide information regarding current workloads, staffing and/or anticipated research that may affect the timing of completing the requested item, so as to establish more accurate and realistic expectations of when such item will be placed on a future City Council agenda.

4.3.1.2. If no discussion is had regarding the timing, the City Manager shall place the requested item on a future City Council agenda within a reasonable time.

4.3.1.3. The motion maker may include a specific meeting date on which the item must be brought to the City Council for consideration, and such date shall prevail, unless the City Manager provides information to explain that such date is not possible either due to current workloads, staffing and/or anticipated research.

4.3.2. A Council Member may request a time sensitive item be placed on the next City Council agenda, by contacting the City Manager, or their designee, via telephone, email or in person. Upon the request of a Council Member, the item will be placed on the next City Council agenda as long as the motion maker obtains one other Council Member to second the request. In the interest of transparency and Brown Act compliance, the motion maker shall limit discussions, outside of City Council meetings, to only one other Council Member to obtain support for a second to the motion regarding the time-sensitive request.

4.3.2.1. For purposes of this section 4.3.2, "time-sensitive" shall mean any agenda item that is considered urgent by the sponsor and that has a deadline for action that is prior to the next meeting of the City Council. All necessary information should be submitted to City Council for a valid time-sensitive request.

4.3.2.2. In the event of a time-sensitive request, the City Manager shall notify the rest of the City Council when two Council Members request an item to be placed on the agenda. The City Manager will place the item on the next City Council agenda, unless the City Manager has communicated to the two requesting Councilmembers that such timeframe is not possible based on current workloads, staffing and/or research. The City Manager shall consult and coordinate with the City Attorney on all time-sensitive matters.

4.3.2.3. If the time-sensitive item is not able to be placed on the next City Council agenda, due to the information provided by the City Manager pursuant to Section 4.3.2.2, then the Council Member may place the item on a future City Council agenda pursuant to Section 4.3.1

4.3.3. Other Public Agencies. Agenda items such as presentations and proposals from other public entities must be sponsored for agenda placement by two Council members or the City Manager.

Section 5 –Conduct of Meetings

5. Conduct of Meetings

5.1. Order of Business. The suggested order of business of Council meetings shall be as follows.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Presentations/Proclamations and Awards
6. Order of Business
7. Consent Calendar
8. Items from the Audience/Public Comment
9. Continued Public Hearings
10. Public Hearings
11. Regular Items
12. Items from the Audience/Public Comment
13. Staff Items
14. Council Items and Comments
15. Adjournment

5.2. Call to Order. The Presiding Officer shall take the chair at the hour appointed for the meeting and shall immediately call the meeting to order.

5.3. Roll Call. A majority of the members of the Council then in office shall constitute a quorum. (Section 36810)

5.4. Invocations. Any member of the public who wishes to offer an invocation prior to the opening of a regular Council meeting shall contact the City Clerk. The City Clerk shall select a mutually agreeable City Council meeting date for the invocation.

5.5. Presentations/Proclamations and Awards. This portion of the Agenda is dedicated for presentations, such as proclamations and awards, employee of the month recognitions, board and commission recognitions, and employee swearing-ins, and shall be limited to a 15-minute maximum period.

5.6. Order of Business . The order of business shall be as set forth in the published agenda. However, the Mayor may reorder agenda itemsor a Council Member may request that the Mayor reorder agenda items. The Mayor, as the Presiding Officer, shall be the decision maker on the order of business, except that the Mayor's decision may be appealed by a Council Member and such appeal shall be decided upon by a majority vote of the City Council. Upon a final determination that a reorder is occurring, the Mayor shall announce the reorder prior to proceeding with the meeting.

5.7. Consent Calendar. All items listed on the Consent Calendar are considered to be routine matters or consistent with previous City Council direction, such as resolutions confirming action from a previous meeting or the adoption of an ordinance previously

introduced by Council. 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.

5.8. Items from the Audience/Public Comment. It is the policy of the City Council that members of the public be allowed to address the Council on any item of interest to the public, before or during its consideration of that item, that is within the City Council's subject matter jurisdiction. (Section 54954.3(a)).

5.8.1. Agendas for regular meetings will have two opportunities for "Items from the Audience/Public Comment." (Section 54954.3(a)). In the interest of allowing the City Council to have adequate time to address the agendized items of business, the first public comment opportunity will be limited to a 15-minute maximum period. (Section 54954.3(b)). The second opportunity will not have a time limit period. A five-minute time limit per speaker will apply to all individuals speaking during the "Items from the Audience/Public Comment" portion of the agenda. Speakers may not concede any part of their allotted time to another speaker.

5.8.1.1. However, 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.

5.8.2. Each speaker shall avoid repetition of the remarks of the prior speakers, and when speaking under a specific agenda item, shall speak only to that agenda item. 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.

5.8.3. Speaker Cards. To facilitate the orderly process of public comment and to assist the City Council to conduct its business as efficiently as possible, members of the public wishing to address the City 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 City Council. (Section 54953.3)

5.9. Public Hearings. Public hearings are required for a variety of City Council actions such as changes to the Tracy Municipal Code, zoning revisions, some annexations, street vacations, weed abatement, liens, fee increases, etc. Whenever the law provides that publication of a notice shall be made, such notice shall be published in a newspaper of general circulation for the period prescribed, the number of times, and in the manner required. Each speaker will be allowed a maximum of five minutes for public input or testimony. However, in the event there are 15 or more individuals wishing to speak

regarding a public hearing item, the maximum amount of time allowed per speaker will be three minutes.

5.9.1. Public Hearings for Land Use and Other Matters. The Presiding Officer may designate individuals as the "Proponent/Appellant" or "Opponent" and provide each with additional time for comments and the opportunity to present a rebuttal.

5.10. Regular Items. This portion of the Agenda is for non-public hearing agenda items that require Council action or direction such as status or informational reports from staff and Council requests for agenda items.

5.11. Staff Items. This portion of the agenda provides an opportunity for the City Manager, City Attorney, and City staff to provide information of community interest to the City Council.

5.12. Council Items and Comments. This portion of the agenda is for each member of the City Council to provide brief reports on any intergovernmental agency meetings, conferences, community meetings, meetings of other legislative bodies, or other events of interest to the community that they attended, as well as meetings attended at the City's expense. This portion of the agenda is also for the City Council to provide guidance and direction to staff concerning items to be included on future agendas and information to be provided in response to questions raised during "Items from the Audience/Public Comment."

5.12.1. Under this portion of the agenda, two Council members may request staff to provide information, perform studies, or undertake other action. If the requested action is routine in nature, the City Manager will direct staff to proceed. However, if the request cannot be accomplished within the approved budget or City Council priorities, or if it will involve substantial staff resources, the City Manager will report to the City Council at a subsequent City Council meeting and request further direction. At that time, the consensus of a majority of the City Council will be required to proceed.

5.12.2. Agendas for regular and special meetings of the Council shall include a "Council Items and Comments" section. (Resolution No. 2021-049)

5.13. Adjournment. If a City Council meeting is still in session at 11:00 p.m., the Presiding Officer shall ask the question of whether the City Council desires to consider any new items after 11:00 p.m. The City Council shall determine, by motion, which specific items will be considered or continued. The City Manager shall inform the City Council of any time sensitive items. Any item continued due to the lateness of the hour shall automatically be placed on the agenda for the next regularly scheduled City Council meeting unless otherwise scheduled by motion action of a majority of the City Council.

5.14. Non-Agendized Items. The Brown Act prohibits the City Council from discussing or acting upon any non-agendized matter, unless an exception under Section 54954.2

applies. For non-agendized items, City 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 person; or request that the matter be placed on a future agenda or that staff provide additional information to the City Council. However, items may be added to the agenda (such as emergency matters) as permitted in the Brown Act. Brief announcements, brief responses, or questions seeking clarifications, may be made to statements or questions raised on items not on the agenda (Section 54954.2(a)(3)). Action on any item not on the agenda shall be deferred until the item is properly listed on the agenda for a subsequent City Council meeting unless added due to an immediate need if permitted under state law.

5.15. Voting Requirements. All ordinances, resolutions, and orders for payment of money require a majority vote of the total membership of the City Council in accordance with Section 36939, unless otherwise required by State law.

5.15.1. It is a best practice that all City Council members vote on every item of business unless prevented from doing so by virtue of an actual or potential conflict of law or other valid abstention under applicable laws. City Council Members are encouraged to disclose the reason for that abstention prior to the City Council engaging in discussion on that item.

5.16. Parliamentary Procedures. City Council meetings shall be conducted in accordance with the Rosenberg's Rules of Order: Simple Parliamentary Procedures for the 21st Century unless otherwise specified herein. (Appendix A - Rosenberg's Rules of Order, Revised 2011, as may be amended). City Boards and Commissions may use Rosenberg's Rules of Order or any other informal meeting protocols or parliamentary procedures to conduct their meetings. (Resolution No. 2021-049)

5.16.1. Time Limit for City Council Discussion and Debate. Each City Council Member shall have an aggregate maximum of five minutes to speak during each City Council discussion item and debate of a motion. (Resolution No. 2021-049)

5.16.2. Point of Order. Any City Council member may ask for a point of order, at which time the Presiding Officer will ask for an explanation. Points of order relate to matters that a City Council member considers inappropriate conduct for the meeting, such as the failure to adhere to these Protocols. The Presiding Officer shall rule on the matter. Any member can move to appeal the Presiding Officer's ruling, with a second from another Council member. Following debate, the ruling of the Presiding Officer may be reversed by a majority vote.

5.17. Written Communications from the City and the Public. The City Clerk shall manage communications to members regarding meeting topics to ensure compliance with the Brown Act.

5.17.1. Except for records exempt from disclosure under the California Public Records Act and otherwise by law, agendas or any other writings distributed to all or a majority of the members of a legislative body for discussion or consideration at a

public meeting are disclosable to the public, and shall be made available upon request without delay.

5.17.2. Materials distributed to the members during the meeting shall be available for viewing by the public during the meeting if the materials were prepared by the City or a City Council member, or posted on the City's website within 48 hours the conclusion of the meeting if prepared by another person.

5.18. Written Materials after the City Council Agenda has been Distributed. On occasion, the City Council may receive, from members of the public, written materials either after the Agenda has been posted or at a City Council meeting. These written materials are typically related to an agendized item or handed out during "Items from the Audience/Public Comment." Upon the City Council receiving these written materials, they become a public record. For materials related to an agendized item, copies will be kept on file at the City Clerk's Office and will typically be posted on the City's website under "Materials Distributed at Council Meetings" 48 hours after the City Council meeting.

5.18.1. For agendized items, staff may distribute materials to the City Council after the agenda has been published, only in compliance with the Brown Act. Any such materials will be made available at the City Council meeting for the public to review.

5.18.2. Interested parties or their authorized representatives may address the Council by written communications regarding agenda items.

5.18.2.1. Documents (6 copies are recommended) that members of the public submit to the City Council at the meeting shall be given directly to the City Clerk for distribution and shall not be given directly to the City Council. The documents will be available to the public on the City's website within 48 hours of the conclusion of the meeting.

5.19. Compliance with the Americans with Disabilities Act (ADA). The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled. To allow for such reasonable accommodations, persons requiring assistance or auxiliary aids to participate at a City Council meeting, should contact the City Clerk's Office at (209) 831-6105 at least 24 hours prior to the meeting.

Section 6 – Conduct of the Public

6. Conduct of the Public

6.1. Purpose of Public Comment. The City, in accordance with the Brown Act, provides the public the opportunity to address the City Council body as a whole and express their opinions regarding agendized items and non-agendized matters within the subject matter jurisdiction of the City Council. (Section 54954.3) Items are generally considered to be within the City Council's subject matter jurisdiction if they are within the City Council's scope of influence.

6.1.1. Nothing in these Protocols shall be construed as prohibiting public criticism of the City's policies, procedures, programs or services, or the acts or omissions of the City Council. However, these Protocols are not intended to confer any privilege or protection for expression beyond that otherwise provided by law. (Section 54954.3(c)).

6.1.2. Public comments should not be addressed to individual City Council members nor City staff, but rather to the City Council as a whole.

6.1.3. While members of the public may speak their opinions on City business, personal attacks on members and City officials, use of swear words, and verbal or non-verbal signs or displays of disrespect for individuals are discouraged as they impede good communication with the City Council.

6.1.4. Consistent with the Brown Act, the City Council is limited in its ability to respond to public comments regarding non-agendized matters.

6.2. In the interest of conducting an efficient meeting, the Presiding Officer may stop a member of the public whose comments are not confined to the agendized item being heard. In addition, during the "Items from the Audience/Public Comment" portion of the agenda, the Presiding Officer may stop a member of the public whose comments are not within the subject matter jurisdiction of the City.

6.3. Rules of Decorum. While the City Council is in session, no person in the audience at a City Council meeting shall engage in conduct that disrupts the orderly conduct of a Council meeting, including, but not limited to, the utterance of loud, threatening or abusive language, refusing to abide speaker time limits and leave the podium when directed; whistling, stamping of feet, yelling or shouting or interrupting a speaker who is addressing the City Council; repeated waiving of arms; or other disruptive acts. Clapping at any time during a City Council meeting, except during the "Presentations/Proclamations and Awards" portion of the meeting, shall be considered a disruption.

6.4. Any person who disrupts the orderly course of the meeting may be issued a criminal citation pursuant to Penal Code section 403 and/or called out of order by the Presiding Officer and barred from further participation during that session of the City Council in accordance with the Brown Act.

6.4.1. All persons attending a Council meeting shall obey any lawful order or direction of the Presiding Officer or Sergeant-at-Arms.

6.4.2. The Sergeant-at-arms shall assist the Presiding Officer in enforcing these rules of decorum at City Council meetings, including but not limited, removing disruptive audience members. Additionally, any City Council member may at any time call for a point of order, to request the timely enforcement of these rules of decorum.

6.5. Location of Speaker. Members of the public wishing to address the City Council must approach the podium when recognized by the Presiding Officer and shall speak only from the podium.

Section 7 – Miscellaneous

7. Miscellaneous

7.1. Conflicts of Interests. It is the responsibility of every Council member to disclose conflicts of interest on agendized items, in accordance with State and local laws.

7.2. Proclamations. The Mayor issues proclamations to provide special recognition by the City to an individual, event, issue etc. Proclamations are not statements of policy and do not require the official approval or action of the City Council.

7.3. Broadcasting of Council Meetings. Generally, City Council meetings are broadcast live on Channel 26 and the City's website (www.cityoftracy.org), unless technical difficulties make that infeasible. Reruns of the preceding City Council meeting are shown every Wednesday at 8:00 p.m., every Thursday at 10:00 a.m., and every Saturday at 9:00 a.m. on Channel 26.

7.3.1. Recordings of City Council meetings shall be accessible on the City's website (www.cityoftracy.org) by the end of the following business day. DVD recordings of Council meetings are available at costs established in the City's Master Fee Schedule.

Appendices

A. Rosenberg's Rules of Order, revised 2011, Simple Rules of Parliamentary Procedure for the 21st Century. Judge Dave Rosenberg

Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg

LEAGUE® OF CALIFORNIA CITIES

MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and automony of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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About the Author

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

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Introduction

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the "ayes" and then asking for the "nays" normally does this. If members of the body do not vote, then they "abstain." Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: "The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body."

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member's desired approach with the words "I move … "

A typical motion might be: "I move that we give a 10-day notice in the future for all our meetings."

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion,** for example, "A motion at this time would be in order."
2. **Suggesting a motion to the members of the body,** "A motion would be in order that we give a 10-day notice in the future for all our meetings."
3. **Making the motion.** As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body's consideration. A basic motion might be: "I move that we create a five-member committee to plan and put on our annual fundraiser."

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed,* the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold." The motion can contain a specific time in which the item can come back to the body. "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, "I move the previous question" or "I move the question" or "I call the question" or sometimes someone simply shouts out "question." As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a "request" rather than as a formal motion. The chair can simply inquire of the body, "any further discussion?" If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the "question" as a formal motion, and proceed to it.

When a member of the body makes such a motion ("I move the previous question"), the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item.* This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," or "I move the question," or "I call the question," or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it's pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the "no" votes and double that count to determine how many "yes" votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote "no" then the "yes" vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote "abstain" or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of "those present" then you treat abstentions one way. However, if the rules of the body say that you count the votes of those "present and voting," then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are "present and voting."

Accordingly, under the "present and voting" system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are "present"), but you treat the abstention votes on the motion as if they did not exist (they are not "voting"). On the other hand, if the rules of the body specifically say that you count votes of those "present" then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like "no" votes.

How does this work in practice?
Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are "present and voting." If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three "yes," one "no" and one "abstain" also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members "present." Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a "no" vote. Accordingly, if the votes were three "yes," one "no" and one "abstain," then the motion fails. The abstention in this case is treated like a "no" vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an "abstention" vote? Any time a member votes "abstain" or says, "I abstain," that is an abstention. However, if a member votes "present" that is also treated as an abstention (the member is essentially saying, "Count me for purposes of a quorum, but my vote on the issue is abstain.") In fact, any manifestation of intention not to vote either "yes" or "no" on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote "absent" or "count me as absent?" Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually "absent." That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is "no." There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, "point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be, "point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.

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Attachment B

COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE

Adopted by Resolution No. 2019-240
Revised by Resolution Nos. 2020-112, 2021-049 and 2023-102

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Section 1 - Purpose and Applicability

1. Purpose and Applicability

1.1. The purpose of these Council Meeting Protocols and Rules of Procedures ("Protocols") are to provide clear guidelines to assist the City Council, staff and the public to conduct meetings in an efficient and transparent manner and in accordance with the Ralph M. Brown Act ("Brown Act"; Government Code sections 54950-54963) and all applicable laws.[1] These Protocols are adopted pursuant to Section 36813. In the event of a conflict between the Brown Act and these Protocols, the Brown Act shall control.

1.2. In the event of a conflict between these Protocols, and the City of Tracy's adopted Code of Conduct (Resolution No. 2021-146), Protocols shall control.

1.3. These Protocols shall apply to the City Council, the Successor Agency to the Community Development Agency, the Tracy Public Facilities Corporation, the Tracy Industrial Development Authority, and all City Boards, Commissions, and Committees.

1.4. Suspension of Protocols. Any rule set forth herein may be suspended by a supermajority vote of the City Council.

1.5. Review and Changes to Protocols. These Protocols shall be reviewed by December 31st of every odd numbered year. A majority vote of the City Council shall be necessary to amend these Protocols.

1.6. A copy of these Protocols shall be available for public review at the City Clerk's Office and City's website (www.cityoftracy.org).

[1] All references to statutes are to the California Government Code unless otherwise specified.

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Section 2 - Duties (Roles and Responsibilities)

2. Roles and Responsibilities at Council Meetings

2.1. Mayor. The Mayor is the Presiding Officer of all meetings of the full City Council. The Presiding Officer is the primary, but not the only, person responsible for ensuring that the City Council, staff, and members of the public adhere to these Protocols during City Council meetings. (Section 36802). The Chair of a City board or commission shall act as the Presiding Officer.

2.2. Mayor Pro Tern. The Mayor Pro Tern shall serve as the Presiding Officer in the absence of the Mayor. Absence shall be as defined by State law. Upon arrival of the Mayor, the Mayor Pro Tern shall immediately relinquish the role of Presiding Officer at the conclusion of the business then before Council. (Section 36802) The Vice Chair of a City board or commission shall act as the Presiding Officer in the absence of the Chair.

2.3. City Council. All members of the City Council shall comply with the Council Code of Conduct at meetings. Newly elected City Council members shall be sworn in and seated at the first regular City Council meeting after receipt of the certified election results from the County Registrar of Voters.

2.4. Sergeant-at-Arms. The Sergeant-at-Arms is the law enforcement official charged with maintaining security during meetings of the City Council. The Sergeant-at-Arms of the City Council shall be a police officer assigned by the Police Chief. There shall be at least one officer so assigned and present at each meeting of the full City Council. The officer shall maintain order and enforce the orders of the City Council and Presiding Officer.

2.5. City Manager. Pursuant to the Council-Manager form of government established by Chapter 2.08 of the Tracy Municipal Code, the City Manager sets the Council agenda and once published, may request that the City Council, by majority vote, to withdraw an item.

2.6. City Clerk. The City Clerk shall attend all meetings of the Council unless excused. The Deputy City Clerk shall attend Council meetings in the City Clerk's absence. The City Clerk shall record, prepare, and maintain the official records of the Council and perform other duties as directed by the City Manager. (Section 36804)

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2.6.1. Minutes. The City Clerk's office shall be responsible for the preparation and distribution of the Council minutes. The minutes shall include a public report on any action taken and the vote or abstention on such action of each Council Member present for the action. Unless a reading of the minutes is requested by a Council Member, the minutes may be approved as a Consent Calendar item.

2.6.1.1. No minutes or written record of closed sessions of the City Council shall be kept, except as required by State law or as directed by the majority vote of the City Council. The Council shall report at a public meeting any action taken in closed session, as required by Section 54957.1.

2.6.1.2. The City Clerk shall include a report on posting of the agenda in the minutes.

2.6.2. Timekeeper. The City Clerk shall be the designated timekeeper at all City Council meetings and shall have the authority to interrupt speakers, whether members of the public or a City Council member, when their allotted speaking times have expired.

2.7. City Staff. City staff shall (a) prepare balanced staff reports and provide accompanying documents on all agenda items in accordance with the agenda preparation schedule; (b) be available for questions from the City Council in accordance with the Brown Act prior to and during meetings; and (c) respond to questions from the public during meetings only when requested to do so by the City Council or the City Manager.

2.8. City Attorney. The City Attorney shall attend all meetings of the Council unless excused. The Assistant City Attorney shall attend Council meetings in the City Attorney's absence. The City Attorney shall give advice, upon request from the City Council, on questions of law. The City Attorney shall serve as the Parliamentarian at City Council meetings, opining on any procedural issues related to these Protocols, the Brown Act and Rosenberg's Rules.

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Section 3 - Meeting Types

3. Council Meeting Types

3.1. Regular Meetings. Regular City Council meetings are held on the first and third Tuesdays of the month at 7:00 p.m. at City Hall Council Chambers, 333 Civic Center Plaza, Tracy, California 95376, unless otherwise noticed and as allowed under Section 54954. No meeting shall be held on a holiday as defined by Section 6700. (Section 36805)

3.2. Special Meetings. For the City of Tracy, "Special Meeting" shall include City Council Workshop(s); State of The City; and any other meeting set by the City Council not held at its prescribed hour and time. Under the Brown Act, special meetings require a 24-hour notice and agenda posting (at least 24 hours in advance) to the public. The City Manager, Mayor, or a majority of the members of the City Council may call a special meeting. (Section 54956). Only the City Attorney is authorized to convene a closed session, which shall be considered a special meeting and conducted in accordance with the Brown Act. (Section 36807)

3.2.1. Special meetings are restricted to specific agenda items, and the public must be allowed to address the body regarding those items. Consistent with the Brown Act, public comment is limited to only those items listed on the special meeting agenda, and such public comment shall be heard before the City Council considers an item. *See* Government Code Section 54954.3(a). The duration of the public comment speaking times shall be consistent with the time limits set by the City Council in Section 5.8. To be clear, general public comment shall not be heard or agendized at the beginning and/or end of special meetings. Section 3.2, including all subsections, and the rules and conditions set out herein shall also apply to all City Boards, Committees, and Commissions.

3.3. Workshops. The purpose of a workshop is to inform the City Council of complex issues and provide an opportunity for the City Council to review documents and request additional information. However, no final City Council action shall be taken during the workshop on agendized items. Workshops are open to the public and shall be conducted as public meetings in accordance with the Brown Act.

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3.4. Closed Sessions.

3.4.1. The City Attorney shall convene a special closed session meeting under the following circumstances:

3.4.1.1. When requested by the City Manager to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.2. When requested by the City Council, pursuant to Section 4.3, to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.3. When the City Attorney deems it so necessary and determines a closed session is permissible under the Brown Act.

3.4.2. Closed sessions shall be held in accordance with the Brown Act. Non-agendized matters shall not be discussed in closed session. Closed sessions may precede or follow a City Council meeting.

3.4.3. All closed session information, verbal or written, is privileged and confidential and shall not be shared with any person not at the closed session. Any member sharing information in violation of this rule may be subject to censure by the City Council or other legal remedies as set forth in Section 54963.

3.4.4. The public may speak regarding any closed session item prior to the closed session as required by the Brown Act.

3.4.5. The City Attorney shall attend all closed sessions unless excused by the majority of the Council as related to personnel evaluations or disciplinary matters related to the City Attorney and shall report out in public session any reportable actions there taken by Council and the vote on such actions, in accordance with the Brown Act.

3.5. Teleconferenced Meetings. The City Council may hold a meeting by teleconference, meaning a meeting of the Council in which members are in different locations and connected by electronic means, through either audio or video, or both. Any teleconference meeting of the Council must comply with the requirements of Government Section 54953 and other applicable

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law, including but not limited to the requirement that all votes taken shall be by roll call.

3.6. Emergency Meetings. In the case of an emergency, as defined by Section 54956.5, a majority of Council may call a meeting and dispense with the special meeting notice and posting requirements under the Brown Act. Any emergency meeting held shall comply with the applicable Brown Act provisions.

3.7. The City Clerk shall ensure that the applicable noticing and posting requirements under the Brown Act are followed for all meetings of the City Council and shall poll and confirm a quorum is available for all such meetings in advance of publication.

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Section 4 - Meeting Agendas

4. Meetings Agendas

4.1. Purpose of Agenda. The Council meeting agenda documents serve four purposes:

- To communicate and inform City Council, City staff, the public and the press about City business.
- To comply with mandated state laws.
- To facilitate the decision-making process by including sufficient background information so that the City Council can obtain a full understanding of the issues and staffs analysis and recommendation prior to their consideration and action.
- To serve as a historical reference that can be kept as a record of proceedings and actions as needed for future actions and/or litigation.

As set forth above, the purpose of the agenda is to provide a framework within which Council meetings can be conducted and to effectively implement the approved Council programs, goals and budget. The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting.

4.2. Posting and Distribution of Agendas. At a minimum, the posting and distribution of all agendas shall be done in accordance with the Brown Act. Agendas for regular meetings shall be posted not less than 72 hours prior to the meeting (Section 54954.2(a)(1)); special meeting agendas shall be posted not less than 24 hours prior to the meeting (Section 54956).

4.2.1. All agendas shall be posted in the following locations: City Hall, the Tracy Library, the City's website, and other locations as may be required by the bylaws of a particular Board or Commission. Posting of agendas at City Hall shall be the official location for purposes of Brown Act compliance.

4.2.2. Agenda packets are provided electronically to City Council Members on the Thursday prior to a City Council meeting unless technical difficulties occur. If technical difficulties occur, the City Clerk will endeavor to provide Council with hard copies of the agenda as soon as reasonably possible. Distribution to the staff, public and media shall

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occur immediately after distribution to the City Council. Members of the public may sign up to receive notification that a Council meeting agenda has been posted on the City's website (www.cityoftracy.org). The City Clerk will mail copies of the agenda or particular agenda items to any person submitting a request. (Section 54954.1) Said requests will be valid for one year. Copies of the agenda, and of individual agenda items, are available at costs established in the City's Master Fee Schedule. Copies of the agenda are also available for inspection at the Tracy Library and City Clerk's office. Agendas for Council meetings are posted on the City's website (www.cityoftracy.org).

~~4.3. Agenda Item Submission, Council Member Request for Agenda Items.~~

~~Council Members may seek to have an item discussed by the City Council at a future meeting and shall follow the below processes to have an item placed on a future City Council agenda:~~

~~4.3.1. During "Council Items and Comments", a Council Member may make a motion, to place an item on a future City Council agenda, and upon receiving a second to such motion, the City Manager shall place the item on a future agenda.~~

~~4.3.1.1. When the motion is made, the City Manager may provide information regarding current workloads, staffing and/or anticipated research that may affect the timing of completing the requested item, so as to establish more accurate and realistic expectations of when such item will be placed on a future City Council agenda.~~

~~4.3.1.2. If no discussion is had regarding the timing, the City Manager shall place the requested item on a future City Council agenda within a reasonable time.~~

~~4.3.1.3. The motion maker may include a specific meeting date on which the item must be brought to the City Council for consideration, and such date shall prevail, unless the City Manager provides information to explain that such date is not possible either due to current workloads, staffing and/or anticipated research.~~

~~4.3.2. A Council Member may request a time sensitive item be placed on the next City Council agenda, by contacting the City Manager, or their designee, via telephone, email or in person. Upon the request of a Council Member, the item will be placed on the next City Council agenda~~

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~~as long as the motion maker obtains one other Council Member to second the request. In the interest of transparency and Brown Act compliance, the motion maker shall limit discussions, outside of City Council meetings, to only one other Council Member to obtain support for a second to the motion regarding the time-sensitive request.~~

~~4.3.2.1. For purposes of this section 4.3.2, "time-sensitive" shall mean any agenda item that is considered urgent by the sponsor and that has a deadline for action that is prior to the next meeting of the City Council. All necessary information should be submitted to City Council for a valid time-sensitive request.~~

~~4.3.2.2. In the event of a time-sensitive request, the City Manager shall notify the rest of the City Council when two Council Members request an item to be placed on the agenda. The City Manager will place the item on the next City Council agenda, unless the City Manager has communicated to the two requesting Councilmembers that such timeframe is not possible based on current workloads, staffing and/or research. The City Manager shall consult and coordinate with the City Attorney on all time-sensitive matters.~~

~~4.3.2.3. If the time-sensitive item is not able to be placed on the next City Council agenda, due to the information provided by the City Manager pursuant to Section 4.3.2.2, then the Council Member may place the item on a future City Council agenda pursuant to Section 4.3.1~~

4.3.3. Other Public Agencies. Agenda items such as presentations and proposals from other public entities must be sponsored for agenda placement by two Council members or the City Manager.

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Section 5 - Conduct of Meetings

5. Conduct of Meetings

5.1. Order of Business. The suggested order of business of Council meetings shall be as follows.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Presentations/Proclamations and Awards
6. Order of Business
7. Consent Calendar
8. Items from the Audience/Public Comment
9. Continued Public Hearings
10. Public Hearings
11. Regular Items
12. Items from the Audience/Public Comment
13. Staff Items
14. Council Items and Comments
15. Adjournment

5.2. Call to Order. The Presiding Officer shall take the chair at the hour appointed for the meeting and shall immediately call the meeting to order.

5.3. Roll Call. A majority of the members of the Council then in office shall constitute a quorum. (Section 36810)

5.4. Invocations. Any member of the public who wishes to offer an invocation prior to the opening of a regular Council meeting shall contact the City Clerk. The City Clerk shall select a mutually agreeable City Council meeting date for the invocation.

5.5. Presentations/Proclamations and Awards. This portion of the Agenda is dedicated for presentations, such as proclamations and awards, employee of the month recognitions, board and commission recognitions, and employee swearing-ins, and shall be limited to a 15-minute maximum period.

5.6. Order of Business . The order of business shall be as set forth in the published agenda. However, the Mayor may reorder agenda itemsor a Council Member may request that the Mayor reorder agenda items. The Mayor, as the Presiding Officer, shall be the decision maker on the order of

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business, except that the Mayor's decision may be appealed by a Council Member and such appeal shall be decided upon by a majority vote of the City Council. Upon a final determination that a reorder is occurring, the Mayor shall announce the reorder prior to proceeding with the meeting.

~~5.7. Consent Calendar. All items listed on the Consent Calendar are considered to be routine matters or consistent with previous City Council direction, such as resolutions confirming action from a previous meeting or the adoption of an ordinance previously introduced by Council. 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.~~

5.7. Consent Calendar. The City Council of the City of Tracy finds that the Consent Calendar groups non-controversial items for quick approval without debate, streamlining meetings, but requiring adherence to Brown Act principles like proper notice and public comment opportunities. As such, the City of Tracy shall offer a public comment period for the public to comment on the Consent Calendar **prior** to the City Council making or requesting a formal motion to approve the consent calendar. The public comment period will allow members of the public to speak on all items on the agenda during that lone speaking time period. To be clear, a member of the public may only speak once on the entire consent calendar agenda, even if they wish to address multiple items on the consent calendar agenda. The time limits for public comment on the consent calendar agenda shall be consistent with the limits set by the City Council on regular public comment, and shall be as follows:

- **Less than 5 requests (1-4 requests)**: Each speaker gets 4 minutes.
- **5-15 requests:** Each speaker gets 3 minutes.
- **16 to 25 requests:** Each speaker gets 2 minutes.
- **More than 26 requests:** Each speaker gets 90 seconds.
- **For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.**

Only City Council Members or staff may "pull" an item from the Consent Calendar. All City Council meeting agendas shall provide information to members of the public on how to communicate with the City Council or staff about a Consent Calendar item before the City Council meeting takes place.

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5.8. Items from the Audience/Public Comment. It is the policy of the City Council that members of the public be allowed to address the Council on any item of interest to the public, before or during its consideration of that item, that is within the City Council's subject matter jurisdiction. (Section 54954.3(a)).

5.8.1. This section is set out to encourage well-organized, consistent, and respectful comments, interactions, and presentations; to ensure the right to public comment in a fair, objective, and efficient manner; and to set out the City Council approved time limits on public comments. In addition, this policy shall set out the rules of decorum vis-à-vis these matters. This policy shall apply not only to the City Council, but also all City Boards, Committees, and Commissions. Agendas for regular meetings will have two opportunities for "Items from the Audience/Public Comment." (Section 54954.3(a)). In the interest of allowing the City Council to have adequate time to address the agendized items of business, the first public comment opportunity will be limited to a 15-minute maximum period. (Section 54954.3(b)). The second opportunity will not have a time limit period. ~~A five-minute time limit per speaker will apply to all individuals speaking during the "Items from the Audience/Public Comment" portion of the agenda.~~ Speakers may not concede any part of their allotted time to another speaker.

~~5.8.1.1. However, 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.~~

5.8.2. The following time limits and rules will be strictly enforced by the City Council and/or City staff as set out herein, in order to ensure equal opportunity and equal treatment of all speakers:

A. Any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; Consent Calendar; and/or an item pulled from the Consent Calendar), shall be limited to:

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- **Less than 5 requests (1-4 requests)**: Each speaker gets 4 minutes.
- **5-15 requests**: Each speaker gets 3 minutes.
- **16 to 25 requests**: Each speaker gets 2 minutes.
- **More than 26 requests**: Each speaker gets 90 seconds.
- **For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.**

The City Clerk's Office (or meeting clerk) (with assistance from the City Attorney or designee) shall be responsible for managing the time limits for all speakers. After the time period has expired, the Mayor, a Council Member, City Clerk's Office (or meeting clerk), or City Attorney (or designee) may inform the speaker their time has expired.

B. A public comment speaker may only speak once on any item/segment of the meeting be it general public comment on an item not on the agenda; on a discussion item; presentation; public hearing; an appeal; an informational item; and/or an item pulled from the Consent Calendar. For instance, they may only speak once on a specific discussion item. However, while a speaker may be able to speak only once on Discussion Item "A", they may also speak on Public Hearing "B" or in the general public comment period, etc.

C. Each speaker shall avoid repetition of the remarks of the prior speakers, and when speaking under a specific agenda item, shall speak only to that agenda item. 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.

D. Once a public comment speaker leaves the dais (and/or ends the communication), the speaker may not return to speak on that specific item/segment and/or address the City Council or staff from the audience. To be clear, a speaker may not speak on an item in counterparts nor may a speaker receive time from another speaker or additional time from the City Council. In addition, no Council Member may call on a member of the public to provide additional comments once the communication ends.

E. Items from the Audience (general public comment) is limited to items not on the agenda.

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F. If a public comment is interrupted by a member of the City Council, City staff, or a member of the audience, the City Clerk's Office shall stop the timer in order to ensure the member of the public is entitled to their allotted time without interruption.

G. A supermajority of the City Council (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the City Council prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the City Council shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to the public comment period, shall be afforded the same amount of time to speak.

H. On closed session, all public comment speakers shall have only one opportunity to speak, regardless of the number of items on the agenda. For example, if a closed session agenda includes four (4) items, a public comment speaker may address all four (4) items, however, the speaker may only speak once. During their lone speaking segment, they can speak only on closed session items.

I. Any submissions, letters, notes, complaints, and/or comments that an individual and/or entity wishes to be submitted and included in the official record for a City Council meeting shall be due before 12:00 p.m. on the day of the meeting (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the City Council and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant City Council Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive 12:00 p.m. or later on the day of a City Council meeting, while not part of the official meeting record, will be transmitted to the City Council and appropriate staff member(s). This language shall appear on all City Council meeting agendas.

5.8.2. ~~Each speaker shall avoid repetition of the remarks of the prior speakers, and when speaking under a specific agenda item, shall speak only to that agenda item. 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.~~

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5.8.3. Speaker Cards. To facilitate the orderly process of public comment and to assist the City Council to conduct its business as efficiently as possible, members of the public wishing to address the City 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 City Council. (Section 54953.3)

5.8.4. Sections 5.8.1 through 5.8.2 shall not apply retroactively. Sections 5.8.1 through 5.8.2 shall become effective immediately following a majority vote by the City Council, and shall replace any other policies to the extent there is a conflict. The "Items from the Audience/Public Comment" policy shall be referenced in publicized City Council meeting agendas and select provisions of the policy shall appear in publicized City Council meeting agendas. If there is a conflict between the "Items from the Audience/Public Comment" policy and any Brown Act and/or Municipal Code provision, the Brown Act and/or Municipal Code provision shall control. The "Items from the Audience/Public Comment" policy shall apply to other commissions and Brown Act appointed bodies of the City (i.e., Boards, Committees, and Commissions).

5.9. Public Hearings. Public hearings are required for a variety of City Council actions such as changes to the Tracy Municipal Code, zoning revisions, some annexations, street vacations, weed abatement, liens, fee increases, etc. Whenever the law provides that publication of a notice shall be made, such notice shall be published in a newspaper of general circulation for the period prescribed, the number of times, and in the manner required. Each speaker will be allowed a maximum of five minutes for public input or testimony. However, in the event there are 15 or more individuals wishing to speak regarding a public hearing item, the maximum amount of time allowed per speaker will be three minutes.

5.9.1. Public Hearings for Land Use and Other Matters. The Presiding Officer may designate individuals as the "Proponent/Appellant" or "Opponent" and provide each with additional time for comments and the opportunity to present a rebuttal.

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5.10. Regular Items. This portion of the Agenda is for non-public hearing agenda items that require Council action or direction such as status or informational reports from staff and Council requests for agenda items.

5.11. Staff Items. This portion of the agenda provides an opportunity for the City Manager, City Attorney, and City staff to provide information of community interest to the City Council.

5.12. Council Items and Comments. This portion of the agenda is for each member of the City Council to provide brief reports on any intergovernmental agency meetings, conferences, community meetings, meetings of other legislative bodies, or other events of interest to the community that they attended, as well as meetings attended at the City's expense. This portion of the agenda is also for the City Council to provide guidance and direction to staff concerning items to be included on future agendas and information to be provided in response to questions raised during "Items from the Audience/Public Comment."

5.12.1. Under this portion of the agenda, two Council members may request staff to provide information, perform studies, or undertake other action. If the requested action is routine in nature, the City Manager will direct staff to proceed. However, if the request cannot be accomplished within the approved budget or City Council priorities, or if it will involve substantial staff resources, the City Manager will report to the City Council at a subsequent City Council meeting and request further direction. At that time, the consensus of a majority of the City Council will be required to proceed.

5.12.2. Only agendas for regular meetings of the City Council shall include a "Council Items and Comments" section. ~~(Resolution No. 2021-049)~~

5.13. Adjournment. If a City Council meeting is still in session at 11:00 p.m., the Presiding Officer shall ask the question of whether the City Council desires to consider any new items after 11:00 p.m. The City Council shall determine, by motion, which specific items will be considered or continued. The City Manager shall inform the City Council of any time sensitive items. Any item continued due to the lateness of the hour shall automatically be placed on the agenda for the next regularly scheduled City Council meeting unless otherwise scheduled by motion action of a majority of the City Council.

5.14. Non-Agendized Items. The Brown Act prohibits the City Council from

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discussing or acting upon any non-agendized matter, unless an exception under Section 54954 applies. For non-agendized items, City 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 person; or request that the matter be placed on a future agenda or that staff provide additional information to the City Council. However, items may be added to the agenda (such as emergency matters) as permitted in the Brown Act. Brief announcements, brief responses, or questions seeking clarifications, may be made to statements or questions raised on items not on the agenda (Section 54954.2(a)(3)). Action on any item not on the agenda shall be deferred until the item is properly listed on the agenda for a subsequent City Council meeting unless added due to an immediate need if permitted under state law.

5.15. Voting Requirements. All ordinances, resolutions, and orders for payment of money require a majority vote of the total membership of the City Council in accordance with Section 36939, unless otherwise required by State law.

5.15.1. It is a best practice that all City Council members vote on every item of business unless prevented from doing so by virtue of an actual or potential conflict of law or other valid abstention under applicable laws. City Council Members are encouraged to disclose the reason for that abstention prior to the City Council engaging in discussion on that item.

5.16. Parliamentary Procedures. City Council meetings shall be conducted in accordance with the Rosenberg's Rules of Order: Simple Parliamentary Procedures for the 21st Century unless otherwise specified herein. (Appendix A - Rosenberg's Rules of Order, Revised 2011, as may be amended). City Boards and Commissions may use Rosenberg's Rules of Order or any other informal meeting protocols or parliamentary procedures to conduct their meetings. (Resolution No. 2021-049)

5.16.1. Time Limit for City Council Discussion and Debate. Each City Council Member shall have an aggregate maximum of five minutes to speak during each City Council discussion item and debate of a motion. (Resolution No. 2021-049)

5.16.2. Point of Order. Any City Council member may ask for a point of order, at which time the Presiding Officer will ask for an explanation. Points of order relate to matters that a City Council member considers inappropriate conduct for the meeting, such as the failure to adhere to

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these Protocols. The Presiding Officer shall rule on the matter. Any member can move to appeal the Presiding Officer's ruling, with a second from another Council member. Following debate, the ruling of the Presiding Officer may be reversed by a majority vote.

5.17. Written Communications from the City and the Public. The City Clerk shall manage communications to members regarding meeting topics to ensure compliance with the Brown Act.

5.17.1. Except for records exempt from disclosure under the California Public Records Act and otherwise by law, agendas or any other writings distributed to all or a majority of the members of a legislative body for discussion or consideration at a public meeting are disclosable to the public, and shall be made available upon request without delay.

5.17.2. Materials distributed to the members during the meeting shall be available for viewing by the public during the meeting if the materials were prepared by the City or a City Council member, or posted on the City's website within 48 hours the conclusion of the meeting if prepared by another person.

~~5.18. Written Materials after the City Council Agenda has been Distributed. On occasion, the City Council may receive, from members of the public, written materials either after the Agenda has been posted or at a City Council meeting. These written materials are typically related to an agendized item or handed out during "Items from the Audience/Public Comment." Upon the City Council receiving these written materials, they become a public record. For materials related to an agendized item, copies will be kept on file at the City Clerk's Office and will typically be posted on the City's website under "Materials Distributed at Council Meetings" 48 hours after the City Council meeting.~~

5.18 For agendized items, staff may distribute materials to the City Council after the agenda has been published, only in compliance with the Brown Act. Any such materials will be made available at the City Council meeting for the public to review.

~~5.18.1. Interested parties or their authorized representatives may address the Council by written communications regarding agenda items.~~

~~5.18.1.1. Documents (6 copies are recommended) that members of the public submit to the City Council at the meeting shall be given directly to the City Clerk for distribution and shall not be given directly to the City Council. The~~

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~~documents will be available to the public on the City's website within 48 hours of the conclusion of the meeting.~~

5.19. Compliance with the Americans with Disabilities Act (ADA). The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled. To allow for such reasonable accommodations, persons requiring assistance or auxiliary aids to participate at a City Council meeting, should contact the City Clerk's Office at (209) 831-6105 at least 24 hours prior to the meeting.

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Section 6 – Staff Time Management and Requests from City Council

6. Staff Time Management and Requests from City Council

6.1. This section serves to establish a system to:

A. Ensure that City Council Members, the Mayor, the City Manager, and City Attorney are aware of procedures and their responsibilities as it relates to requests and/or direction from City Councilmembers either at a City Council meeting or by direct communication/assignment;

B. Ensure that City Council Members and the Mayor are aware of follow-up actions taken as a result of their requests; and

C. Clarify that individual City Council Members and/or the Mayor should not be providing direction to City staff. Direction to staff should only come through the City Manager and/or the respective Department Head or City supervisor/manager.

6.2. This section applies to all City Council Members and the Mayor, and also applies to City Manager, City Attorney, and agents/contractors/Commissioners/Board Members.

6.3. Except for requests made for the purposes of inquiry, requests by a City Council Member and/or Mayor must be transmitted to the City Manager's Office for review and response, subject to the terms and conditions below. "Inquiry" means any and all communications short of giving orders, directions or instructions to any member of staff. Requests requiring more than three (3) hours of combined staff time, shall only be made at a duly convened meeting of the City Council and shall be voted on and approved by a majority of the City Council in open session at a City Council meeting. No individual Council Member shall give any orders or instructions to the City Manager.

6.3.1. City Council Members and/or the Mayor occasionally request information directly from departments or staff. This is allowed in order to expedite the exchange of information to Council Members; however, in order to meet the principal goals, objectives, and performance measures approved by the City Council, basic information requests must be differentiated from reports, analysis, and studies. Reports, analysis, and studies which take more than three (3) hours to compile, complete, and/or prepare (i.e., combined staff time), require City Council-approved direction and consensus to the City Manager in open session at a City Council meeting. Combined staff time also includes the time of City-retained

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consultants. The City Manager (or City Attorney if the work is legal in nature) in turn will direct the work to be done.

6.3.2. The guide to be followed in determining when a request can be categorized as "information," is the amount of time staff estimates that it will take to complete the research. Requests under three (3) hours may be completed without full City Council approval. If staff, a department, a Department Head, consultant, City Attorney, and/or the City Manager's Office has a reasonable belief that the request by a Council Member and/or Mayor will take more than three (3) hours of combined staff time to complete, that request/matter must be turned over to the City Manager's Office to present to the City Council in open session.

6.3.3. To the extent a Council Member and/or Mayor provide or attempt to provide direction to City staff and/or a Department Head, such direction shall be submitted to the Department Head and City Manager's Office, respectively, and shall be treated and administered consistent with Section 6. To be clear, it is the policy of the City that neither Council Members, an individual Council Member, nor the Mayor shall provide direction to City staff and/or to City Department Heads.

6.4. The City Manager's Office (or City Attorney's Office if the request is legal in nature) will coordinate any necessary follow-up procedures consistent with Section 6.

6.5. Section 6 shall be effective on the same date passed by a majority of the City Council. Section 6, however, shall not apply retroactively.

6.6. To the extent of a conflict between Section 6 and a City Municipal Code provision, the City Municipal Code provision shall be controlling.

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Section 7 - Conduct of the Public

7. Conduct of the Public

7.1. Purpose of Public Comment. The City, in accordance with the Brown Act, provides the public the opportunity to address the City Council body as a whole and express their opinions regarding agendized items and non-agendized matters within the subject matter jurisdiction of the City Council. (Section 54954.3) Items are generally considered to be within the City Council's subject matter jurisdiction if they are within the City Council's scope of influence.

7.1.1. Nothing in these Protocols shall be construed as prohibiting public criticism of the City's policies, procedures, programs or services, or the acts or omissions of the City Council. However, these Protocols are not intended to confer any privilege or protection for expression beyond that otherwise provided by law. (Section 54954.3(c)).

7.1.2. Public comments should not be addressed to individual City Council members nor City staff, but rather to the City Council as a whole.

7.1.3. While members of the public may speak their opinions on City business, personal attacks on members and City officials, use of swear words, and verbal or non-verbal signs or displays of disrespect for individuals are discouraged as they impede good communication with the City Council.

7.1.4. Consistent with the Brown Act, the City Council is limited in its ability to respond to public comments regarding non-agendized matters.

7.2. In the interest of conducting an efficient meeting, the Presiding Officer may stop a member of the public whose comments are not confined to the agendized item being heard. In addition, during the "Items from the Audience/Public Comment" portion of the agenda, the Presiding Officer may stop a member of the public whose comments are not within the subject matter jurisdiction of the City.

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7.3. Rules of Decorum. While the City Council is in session, no person in the audience at a City Council meeting shall engage in conduct that disrupts the orderly conduct of a Council meeting, including, but not limited to, the utterance of loud, threatening or abusive language, refusing to abide speaker time limits and leave the podium when directed; whistling, stamping of feet, yelling or shouting or interrupting a speaker who is addressing the City Council; repeated waiving of arms; or other disruptive acts. Clapping at any time during a City Council meeting, except during the "Presentations/Proclamations and Awards" portion of the meeting, shall be considered a disruption.

7.4. Any person who disrupts the orderly course of the meeting may be issued a criminal citation pursuant to Penal Code section 403 and/or called out of order by the Presiding Officer and barred from further participation during that session of the City Council in accordance with the Brown Act.

7.4.1. All persons attending a Council meeting shall obey any lawful order or direction of the Presiding Officer or Sergeant-at-Arms.

7.4.2. The Sergeant-at-arms shall assist the Presiding Officer in enforcing these rules of decorum at City Council meetings, including but not limited, removing disruptive audience members. Additionally, any City Council member may at any time call for a point of order, to request the timely enforcement of these rules of decorum.

7.5. Location of Speaker. Members of the public wishing to address the City Council must approach the podium when recognized by the Presiding Officer and shall speak only from the podium.

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Section 8 – Miscellaneous

8. Miscellaneous

8.1. Conflicts of Interests. It is the responsibility of every Council member to disclose conflicts of interest on agendized items, in accordance with State and local laws.

8.2. Proclamations. The Mayor issues proclamations to provide special recognition by the City to an individual, event, issue etc. Proclamations are not statements of policy and do not require the official approval or action of the City Council.

8.3. Broadcasting of Council Meetings. Generally, City Council meetings are broadcast live on Channel 26 arid the City's website (www.cityoftracy.org), unless technical difficulties make that infeasible. Reruns of the preceding City Council meeting are shown every Wednesday at 8:00 p.m., every Thursday at 10:00 a.m., and every Saturday at 9:00 a.m. on Channel 26.

8.3.1. Recordings of City Council meetings shall be accessible on the City's website (www.cityoftracy.org) by the end of the following business day. DVD recordings of Council meetings are available at costs established in the City's Master Fee Schedule.

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Appendices

A. Rosenberg's Rules of Order, revised 2011, Simple Rules of Parliamentary Procedure for the 21st Century. Judge Dave Rosenberg

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Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg

LEAGUE® OF CALIFORNIA CITIES

MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and automony of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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About the Author

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

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Introduction

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the "ayes" and then asking for the "nays" normally does this. If members of the body do not vote, then they "abstain." Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: "The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body."

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member's desired approach with the words "I move … "

A typical motion might be: "I move that we give a 10-day notice in the future for all our meetings."

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion,** for example, "A motion at this time would be in order."
2. **Suggesting a motion to the members of the body,** "A motion would be in order that we give a 10-day notice in the future for all our meetings."
3. **Making the motion.** As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body's consideration. A basic motion might be: "I move that we create a five-member committee to plan and put on our annual fundraiser."

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed,* the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold." The motion can contain a specific time in which the item can come back to the body. "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, "I move the previous question" or "I move the question" or "I call the question" or sometimes someone simply shouts out "question." As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a "request" rather than as a formal motion. The chair can simply inquire of the body, "any further discussion?" If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the "question" as a formal motion, and proceed to it.

When a member of the body makes such a motion ("I move the previous question"), the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item.* This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," or "I move the question," or "I call the question," or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it's pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the "no" votes and double that count to determine how many "yes" votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote "no" then the "yes" vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote "abstain" or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of "those present" then you treat abstentions one way. However, if the rules of the body say that you count the votes of those "present and voting," then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are "present and voting."

Accordingly, under the "present and voting" system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are "present"), but you treat the abstention votes on the motion as if they did not exist (they are not "voting"). On the other hand, if the rules of the body specifically say that you count votes of those "present" then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like "no" votes.

How does this work in practice?
Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are "present and voting." If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three "yes," one "no" and one "abstain" also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members "present." Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a "no" vote. Accordingly, if the votes were three "yes," one "no" and one "abstain," then the motion fails. The abstention in this case is treated like a "no" vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an "abstention" vote? Any time a member votes "abstain" or says, "I abstain," that is an abstention. However, if a member votes "present" that is also treated as an abstention (the member is essentially saying, "Count me for purposes of a quorum, but my vote on the issue is abstain.") In fact, any manifestation of intention not to vote either "yes" or "no" on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote "absent" or "count me as absent?" Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually "absent." That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is "no." There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, "point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be, "point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.

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APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. 2026- _____

ADOPTING REVISIONS TO THE COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE

WHEREAS, on February 17, 2026, the City Council, and its duly noticed Special Meeting, provided majority consensus to staff to return to the City Council with potential revisions to the Council Meeting Protocols and Rules of Procedure; and

WHEREAS, the Council Meeting Protocols and Rules of Procedure (incorporated by reference to this Resolution) concern and address i) special meetings, ii) staff time management and requests from City Council, iii) public comment, and iv) the Consent Calendar; and now therefore be it

RESOLVED: That the City Council of the City of Tracy hereby finds and determines that the foregoing recitals are true and correct; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby adopts the revisions to the Council Meeting Protocols and Rules of Procedure as reflected in Exhibit 1 to this Resolution; and be it

FURTHER RESOLVED: That this Resolution rescinds and replaces any prior resolutions concerning the revisions to the Council Meeting Protocols and Rules of Procedure reflected in Exhibit 1 to this Resolution.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of March 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____

DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:_____
APRIL QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California

Exhibits:

Exhibit 1 – Council Meeting Protocols and Rules of Procedure with Revisions Included

Exhibit 1

COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE

Adopted by Resolution No. 2019-240
Revised by Resolution Nos. 2020-112, 2021-049 and 2023-102

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Section 1 - Purpose and Applicability

1. Purpose and Applicability

1.1. The purpose of these Council Meeting Protocols and Rules of Procedures ("Protocols") are to provide clear guidelines to assist the City Council, staff and the public to conduct meetings in an efficient and transparent manner and in accordance with the Ralph M. Brown Act ("Brown Act"; Government Code sections 54950-54963) and all applicable laws.[1] These Protocols are adopted pursuant to Section 36813. In the event of a conflict between the Brown Act and these Protocols, the Brown Act shall control.

1.2. In the event of a conflict between these Protocols, and the City of Tracy's adopted Code of Conduct (Resolution No. 2021-146), Protocols shall control.

1.3. These Protocols shall apply to the City Council, the Successor Agency to the Community Development Agency, the Tracy Public Facilities Corporation, the Tracy Industrial Development Authority, and all City Boards, Commissions, and Committees.

1.4. Suspension of Protocols. Any rule set forth herein may be suspended by a supermajority vote of the City Council.

1.5. Review and Changes to Protocols. These Protocols shall be reviewed by December 31st of every odd numbered year. A majority vote of the City Council shall be necessary to amend these Protocols.

1.6. A copy of these Protocols shall be available for public review at the City Clerk's Office and City's website (www.cityoftracy.org).

1 All references to statutes are to the California Government Code unless otherwise specified.

Section 2 - Duties (Roles and Responsibilities)

2. Roles and Responsibilities at Council Meetings

2.1. Mayor. The Mayor is the Presiding Officer of all meetings of the full City Council. The Presiding Officer is the primary, but not the only, person responsible for ensuring that the City Council, staff, and members of the public adhere to these Protocols during City Council meetings. (Section 36802). The Chair of a City board or commission shall act as the Presiding Officer.

2.2. Mayor Pro Tern. The Mayor Pro Tern shall serve as the Presiding Officer in the absence of the Mayor. Absence shall be as defined by State law. Upon arrival of the Mayor, the Mayor Pro Tern shall immediately relinquish the role of Presiding Officer at the conclusion of the business then before Council. (Section 36802) The Vice Chair of a City board or commission shall act as the Presiding Officer in the absence of the Chair.

2.3. City Council. All members of the City Council shall comply with the Council Code of Conduct at meetings. Newly elected City Council members shall be sworn in and seated at the first regular City Council meeting after receipt of the certified election results from the County Registrar of Voters.

2.4. Sergeant-at-Arms. The Sergeant-at-Arms is the law enforcement official charged with maintaining security during meetings of the City Council. The Sergeant-at-Arms of the City Council shall be a police officer assigned by the Police Chief. There shall be at least one officer so assigned and present at each meeting of the full City Council. The officer shall maintain order and enforce the orders of the City Council and Presiding Officer.

2.5. City Manager. Pursuant to the Council-Manager form of government established by Chapter 2.08 of the Tracy Municipal Code, the City Manager sets the Council agenda and once published, may request that the City Council, by majority vote, to withdraw an item.

2.6. City Clerk. The City Clerk shall attend all meetings of the Council unless excused. The Deputy City Clerk shall attend Council meetings in the City Clerk's absence. The City Clerk shall record, prepare, and maintain the official records of the Council and perform other duties as directed by the City Manager. (Section 36804)

2.6.1. Minutes. The City Clerk's office shall be responsible for the preparation and distribution of the Council minutes. The minutes shall include a public report on any action taken and the vote or abstention on such action of each Council Member present for the action. Unless a reading of the minutes is requested by a Council Member, the minutes may be approved as a Consent Calendar item.

2.6.1.1. No minutes or written record of closed sessions of the City Council shall be kept, except as required by State law or as directed by the majority vote of the City Council. The Council shall report at a public meeting any action taken in closed session, as required by Section 54957.1.

2.6.1.2. The City Clerk shall include a report on posting of the agenda in the minutes.

2.6.2. Timekeeper. The City Clerk shall be the designated timekeeper at all City Council meetings and shall have the authority to interrupt speakers, whether members of the public or a City Council member, when their allotted speaking times have expired.

2.7. City Staff. City staff shall (a) prepare balanced staff reports and provide accompanying documents on all agenda items in accordance with the agenda preparation schedule; (b) be available for questions from the City Council in accordance with the Brown Act prior to and during meetings; and (c) respond to questions from the public during meetings only when requested to do so by the City Council or the City Manager.

2.8. City Attorney. The City Attorney shall attend all meetings of the Council unless excused. The Assistant City Attorney shall attend Council meetings in the City Attorney's absence. The City Attorney shall give advice, upon request from the City Council, on questions of law. The City Attorney shall serve as the Parliamentarian at City Council meetings, opining on any procedural issues related to these Protocols, the Brown Act and Rosenberg's Rules.

Section 3 - Meeting Types

3. Council Meeting Types

3.1. Regular Meetings. Regular City Council meetings are held on the first and third Tuesdays of the month at 7:00 p.m. at City Hall Council Chambers, 333 Civic Center Plaza, Tracy, California 95376, unless otherwise noticed and as allowed under Section 54954. No meeting shall be held on a holiday as defined by Section 6700. (Section 36805)

3.2. Special Meetings. For the City of Tracy, "Special Meeting" shall include City Council Workshop(s); State of The City; and any other meeting set by the City Council not held at its prescribed hour and time. Under the Brown Act, special meetings require a 24-hour notice and agenda posting (at least 24 hours in advance) to the public. The City Manager, Mayor, or a majority of the members of the City Council may call a special meeting. (Section 54956). Only the City Attorney is authorized to convene a closed session, which shall be considered a special meeting and conducted in accordance with the Brown Act. (Section 36807)

3.2.1. Special meetings are restricted to specific agenda items, and the public must be allowed to address the body regarding those items. Consistent with the Brown Act, public comment is limited to only those items listed on the special meeting agenda, and such public comment shall be heard before the City Council considers an item. *See* Government Code Section 54954.3(a). The duration of the public comment speaking times shall be consistent with the time limits set by the City Council in Section 5.8. To be clear, general public comment shall not be heard or agendized at the beginning and/or end of special meetings. Section 3.2, including all subsections, and the rules and conditions set out herein shall also apply to all City Boards, Committees, and Commissions.

3.3. Workshops. The purpose of a workshop is to inform the City Council of complex issues and provide an opportunity for the City Council to review documents and request additional information. However, no final City Council action shall be taken during the workshop on agendized items. Workshops are open to the public and shall be conducted as public meetings in accordance with the Brown Act.

3.4. Closed Sessions.

3.4.1. The City Attorney shall convene a special closed session meeting under the following circumstances:

3.4.1.1. When requested by the City Manager to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.2. When requested by the City Council, pursuant to Section 4.3, to discuss a matter in closed session, and the City Attorney determines such a matter is permissible for discussion in closed session under the Brown Act;

3.4.1.3. When the City Attorney deems it so necessary and determines a closed session is permissible under the Brown Act.

3.4.2. Closed sessions shall be held in accordance with the Brown Act. Non-agendized matters shall not be discussed in closed session. Closed sessions may precede or follow a City Council meeting.

3.4.3. All closed session information, verbal or written, is privileged and confidential and shall not be shared with any person not at the closed session. Any member sharing information in violation of this rule may be subject to censure by the City Council or other legal remedies as set forth in Section 54963.

3.4.4. The public may speak regarding any closed session item prior to the closed session as required by the Brown Act.

3.4.5. The City Attorney shall attend all closed sessions unless excused by the majority of the Council as related to personnel evaluations or disciplinary matters related to the City Attorney and shall report out in public session any reportable actions there taken by Council and the vote on such actions, in accordance with the Brown Act.

3.5. Teleconferenced Meetings. The City Council may hold a meeting by teleconference, meaning a meeting of the Council in which members are in different locations and connected by electronic means, through either audio or video, or both. Any teleconference meeting of the Council must comply with the requirements of Government Section 54953 and other applicable

law, including but not limited to the requirement that all votes taken shall be by roll call.

3.6. Emergency Meetings. In the case of an emergency, as defined by Section 54956.5, a majority of Council may call a meeting and dispense with the special meeting notice and posting requirements under the Brown Act. Any emergency meeting held shall comply with the applicable Brown Act provisions.

3.7. The City Clerk shall ensure that the applicable noticing and posting requirements under the Brown Act are followed for all meetings of the City Council and shall poll and confirm a quorum is available for all such meetings in advance of publication.

Section 4 - Meeting Agendas

4. Meetings Agendas

4.1. Purpose of Agenda. The Council meeting agenda documents serve four purposes:

- To communicate and inform City Council, City staff, the public and the press about City business.
- To comply with mandated state laws.
- To facilitate the decision-making process by including sufficient background information so that the City Council can obtain a full understanding of the issues and staffs analysis and recommendation prior to their consideration and action.
- To serve as a historical reference that can be kept as a record of proceedings and actions as needed for future actions and/or litigation.

As set forth above, the purpose of the agenda is to provide a framework within which Council meetings can be conducted and to effectively implement the approved Council programs, goals and budget. The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting.

4.2. Posting and Distribution of Agendas. At a minimum, the posting and distribution of all agendas shall be done in accordance with the Brown Act. Agendas for regular meetings shall be posted not less than 72 hours prior to the meeting (Section 54954.2(a)(1)); special meeting agendas shall be posted not less than 24 hours prior to the meeting (Section 54956).

4.2.1. All agendas shall be posted in the following locations: City Hall, the Tracy Library, the City's website, and other locations as may be required by the bylaws of a particular Board or Commission. Posting of agendas at City Hall shall be the official location for purposes of Brown Act compliance.

4.2.2. Agenda packets are provided electronically to City Council Members on the Thursday prior to a City Council meeting unless technical difficulties occur. If technical difficulties occur, the City Clerk will endeavor to provide Council with hard copies of the agenda as soon as reasonably possible. Distribution to the staff, public and media shall

occur immediately after distribution to the City Council. Members of the public may sign up to receive notification that a Council meeting agenda has been posted on the City's website (www.cityoftracy.org). The City Clerk will mail copies of the agenda or particular agenda items to any person submitting a request. (Section 54954.1) Said requests will be valid for one year. Copies of the agenda, and of individual agenda items, are available at costs established in the City's Master Fee Schedule. Copies of the agenda are also available for inspection at the Tracy Library and City Clerk's office. Agendas for Council meetings are posted on the City's website (www.cityoftracy.org).

4.2.3. Other Public Agencies. Agenda items such as presentations and proposals from other public entities must be sponsored for agenda placement by two Council members or the City Manager.

Section 5 - Conduct of Meetings

5. Conduct of Meetings

5.1. Order of Business. The suggested order of business of Council meetings shall be as follows.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Presentations/Proclamations and Awards
6. Order of Business
7. Consent Calendar
8. Items from the Audience/Public Comment
9. Continued Public Hearings
10. Public Hearings
11. Regular Items
12. Items from the Audience/Public Comment
13. Staff Items
14. Council Items and Comments
15. Adjournment

5.2. Call to Order. The Presiding Officer shall take the chair at the hour appointed for the meeting and shall immediately call the meeting to order.

5.3. Roll Call. A majority of the members of the Council then in office shall constitute a quorum. (Section 36810)

5.4. Invocations. Any member of the public who wishes to offer an invocation prior to the opening of a regular Council meeting shall contact the City Clerk. The City Clerk shall select a mutually agreeable City Council meeting date for the invocation.

5.5. Presentations/Proclamations and Awards. This portion of the Agenda is dedicated for presentations, such as proclamations and awards, employee of the month recognitions, board and commission recognitions, and employee swearing-ins, and shall be limited to a 15-minute maximum period.

5.6. Order of Business . The order of business shall be as set forth in the published agenda. However, the Mayor may reorder agenda itemsor a Council Member may request that the Mayor reorder agenda items. The Mayor, as the Presiding Officer, shall be the decision maker on the order of

business, except that the Mayor's decision may be appealed by a Council Member and such appeal shall be decided upon by a majority vote of the City Council. Upon a final determination that a reorder is occurring, the Mayor shall announce the reorder prior to proceeding with the meeting.

5.7. Consent Calendar. The City Council of the City of Tracy finds that the Consent Calendar groups non-controversial items for quick approval without debate, streamlining meetings, but requiring adherence to Brown Act principles like proper notice and public comment opportunities. As such, the City of Tracy shall offer a public comment period for the public to comment on the Consent Calendar **prior** to the City Council making or requesting a formal motion to approve the consent calendar. The public comment period will allow members of the public to speak on all items on the agenda during that lone speaking time period. To be clear, a member of the public may only speak once on the entire consent calendar agenda, even if they wish to address multiple items on the consent calendar agenda. The time limits for public comment on the consent calendar agenda shall be consistent with the limits set by the City Council on regular public comment, and shall be as follows:

- **Less than 5 requests (1-4 requests)**: Each speaker gets 4 minutes.
- **5-15 requests:** Each speaker gets 3 minutes.
- **16 to 25 requests:** Each speaker gets 2 minutes.
- **More than 26 requests:** Each speaker gets 90 seconds.
- **For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.**

Only City Council Members or staff may “pull” an item from the Consent Calendar. All City Council meeting agendas shall provide information to members of the public on how to communicate with the City Council or staff about a Consent Calendar item before the City Council meeting takes place.

5.8. Items from the Audience/Public Comment. It is the policy of the City Council that members of the public be allowed to address the Council on any item of interest to the public, before or during its consideration of that item, that is within the City Council's subject matter jurisdiction. (Section 54954.3(a)).

5.8.1. This section is set out to encourage well-organized, consistent, and respectful comments, interactions, and presentations; to ensure the right to public comment in a fair, objective, and efficient manner;

and to set out the City Council approved time limits on public comments. In addition, this policy shall set out the rules of decorum vis-à-vis these matters. This policy shall apply not only to the City Council, but also all City Boards, Committees, and Commissions. Agendas for regular meetings will have two opportunities for "Items from the Audience/Public Comment." (Section 54954.3(a)). In the interest of allowing the City Council to have adequate time to address the agendized items of business, the first public comment opportunity will be limited to a 15-minute maximum period. (Section 54954.3(b)). The second opportunity will not have a time limit period. Speakers may not concede any part of their allotted time to another speaker.

5.8.2. The following time limits and rules will be strictly enforced by the City Council and/or City staff as set out herein, in order to ensure equal opportunity and equal treatment of all speakers:

A. Any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; Consent Calendar; and/or an item pulled from the Consent Calendar), shall be limited to:

- Less than 5 requests (1-4 requests): Each speaker gets 4 minutes.
- 5-15 requests: Each speaker gets 3 minutes.
- 16 to 25 requests: Each speaker gets 2 minutes.
- More than 26 requests: Each speaker gets 90 seconds.
- For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.

The City Clerk's Office (or meeting clerk) (with assistance from the City Attorney or designee) shall be responsible for managing the time limits for all speakers. After the time period has expired, the Mayor, a Council Member, City Clerk's Office (or meeting clerk), or City Attorney (or designee) may inform the speaker their time has expired.

B. A public comment speaker may only speak once on any item/segment of the meeting be it general public comment on an item not on the agenda; on a discussion item; presentation; public hearing; an appeal; an informational item; and/or an item pulled from the Consent Calendar. For

instance, they may only speak once on a specific discussion item. However, while a speaker may be able to speak only once on Discussion Item "A", they may also speak on Public Hearing "B" or in the general public comment period, etc.

C. Each speaker shall avoid repetition of the remarks of the prior speakers, and when speaking under a specific agenda item, shall speak only to that agenda item. 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.

D. Once a public comment speaker leaves the dais (and/or ends the communication), the speaker may not return to speak on that specific item/segment and/or address the City Council or staff from the audience. To be clear, a speaker may not speak on an item in counterparts nor may a speaker receive time from another speaker or additional time from the City Council. In addition, no Council Member may call on a member of the public to provide additional comments once the communication ends.

E. Items from the Audience (general public comment) is limited to items not on the agenda.

F. If a public comment is interrupted by a member of the City Council, City staff, or a member of the audience, the City Clerk's Office shall stop the timer in order to ensure the member of the public is entitled to their allotted time without interruption.

G. A supermajority of the City Council (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the City Council prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the City Council shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to the public comment period, shall be afforded the same amount of time to speak.

H. On closed session, all public comment speakers shall have only one opportunity to speak, regardless of the number of items on the agenda. For example, if a closed session agenda includes four (4) items, a public comment speaker may address all four (4) items, however, the speaker may only speak once. During their lone speaking segment, they can speak only on closed session items.

I. Any submissions, letters, notes, complaints, and/or comments that an

individual and/or entity wishes to be submitted and included in the official record for a City Council meeting shall be due before 12:00 p.m. on the day of the meeting (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the City Council and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant City Council Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive 12:00 p.m. or later on the day of a City Council meeting, while not part of the official meeting record, will be transmitted to the City Council and appropriate staff member(s). This language shall appear on all City Council meeting agendas.

5.8.2. Speaker Cards. To facilitate the orderly process of public comment and to assist the City Council to conduct its business as efficiently as possible, members of the public wishing to address the City 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 City Council. (Section 54953.3)

5.8.3. Sections 5.8.1 through 5.8.2 shall not apply retroactively. Sections 5.8.1 through 5.8.2 shall become effective immediately following a majority vote by the City Council, and shall replace any other policies to the extent there is a conflict. The "Items from the Audience/Public Comment" policy shall be referenced in publicized City Council meeting agendas and select provisions of the policy shall appear in publicized City Council meeting agendas. If there is a conflict between the "Items from the Audience/Public Comment" policy and any Brown Act and/or Municipal Code provision, the Brown Act and/or Municipal Code provision shall control. The "Items from the Audience/Public Comment" policy shall apply to other commissions and Brown Act appointed bodies of the City (i.e., Boards, Committees, and Commissions).

5.9. Public Hearings. Public hearings are required for a variety of City Council actions such as changes to the Tracy Municipal Code, zoning revisions, some annexations, street vacations, weed abatement, liens, fee increases, etc. Whenever the law provides that publication of a notice shall be made, such notice shall be published in a newspaper of general

circulation for the period prescribed, the number of times, and in the manner required. Each speaker will be allowed a maximum of five minutes for public input or testimony. However, in the event there are 15 or more individuals wishing to speak regarding a public hearing item, the maximum amount of time allowed per speaker will be three minutes.

5.9.1. Public Hearings for Land Use and Other Matters. The Presiding Officer may designate individuals as the "Proponent/Appellant" or "Opponent" and provide each with additional time for comments and the opportunity to present a rebuttal.

5.10. Regular Items. This portion of the Agenda is for non-public hearing agenda items that require Council action or direction such as status or informational reports from staff and Council requests for agenda items.

5.11. Staff Items. This portion of the agenda provides an opportunity for the City Manager, City Attorney, and City staff to provide information of community interest to the City Council.

5.12. Council Items and Comments. This portion of the agenda is for each member of the City Council to provide brief reports on any intergovernmental agency meetings, conferences, community meetings, meetings of other legislative bodies, or other events of interest to the community that they attended, as well as meetings attended at the City's expense. This portion of the agenda is also for the City Council to provide guidance and direction to staff concerning items to be included on future agendas and information to be provided in response to questions raised during "Items from the Audience/Public Comment."

5.12.1. Under this portion of the agenda, two Council members may request staff to provide information, perform studies, or undertake other action. If the requested action is routine in nature, the City Manager will direct staff to proceed. However, if the request cannot be accomplished within the approved budget or City Council priorities, or if it will involve substantial staff resources, the City Manager will report to the City Council at a subsequent City Council meeting and request further direction. At that time, the consensus of a majority of the City Council will be required to proceed.

5.12.2. Only agendas for regular meetings of the City Council shall include a "Council Items and Comments" section.

5.13. Adjournment. If a City Council meeting is still in session at 11:00 p.m.,

the Presiding Officer shall ask the question of whether the City Council desires to consider any new items after 11:00 p.m. The City Council shall determine, by motion, which specific items will be considered or continued. The City Manager shall inform the City Council of any time sensitive items. Any item continued due to the lateness of the hour shall automatically be placed on the agenda for the next regularly scheduled City Council meeting unless otherwise scheduled by motion action of a majority of the City Council.

5.14. Non-Agendized Items. The Brown Act prohibits the City Council from discussing or acting upon any non-agendized matter, unless an exception under Section 54954.applies. For non-agendized items, City 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 person; or request that the matter be placed on a future agenda or that staff provide additional information to the City Council. However, items may be added to the agenda (such as emergency matters) as permitted in the Brown Act. Brief announcements, brief responses, or questions seeking clarifications, may be made to statements or questions raised on items not on the agenda (Section 54954.2(a)(3)). Action on any item not on the agenda shall be deferred until the item is properly listed on the agenda for a subsequent City Council meeting unless added due to an immediate need if permitted under state law.

5.15. Voting Requirements. All ordinances, resolutions, and orders for payment of money require a majority vote of the total membership of the City Council in accordance with Section 36939, unless otherwise required by State law.

5.15.1. It is a best practice that all City Council members vote on every item of business unless prevented from doing so by virtue of an actual or potential conflict of law or other valid abstention under applicable laws. City Council Members are encouraged to disclose the reason for that abstention prior to the City Council engaging in discussion on that item.

5.16. Parliamentary Procedures. City Council meetings shall be conducted in accordance with the Rosenberg's Rules of Order: Simple Parliamentary Procedures for the 21st Century unless otherwise specified herein. (Appendix A - Rosenberg's Rules of Order, Revised 2011, as may be amended). City Boards and Commissions may use Rosenberg's Rules of Order or any other informal meeting protocols or parliamentary procedures to conduct their meetings. (Resolution No. 2021-049)

5.16.1. Time Limit for City Council Discussion and Debate. Each City Council Member shall have an aggregate maximum of five minutes to speak during each City Council discussion item and debate of a motion. (Resolution No. 2021-049)

5.16.2. Point of Order. Any City Council member may ask for a point of order, at which time the Presiding Officer will ask for an explanation. Points of order relate to matters that a City Council member considers inappropriate conduct for the meeting, such as the failure to adhere to these Protocols. The Presiding Officer shall rule on the matter. Any member can move to appeal the Presiding Officer's ruling, with a second from another Council member. Following debate, the ruling of the Presiding Officer may be reversed by a majority vote.

5.17. Written Communications from the City and the Public. The City Clerk shall manage communications to members regarding meeting topics to ensure compliance with the Brown Act.

5.17.1. Except for records exempt from disclosure under the California Public Records Act and otherwise by law, agendas or any other writings distributed to all or a majority of the members of a legislative body for discussion or consideration at a public meeting are disclosable to the public, and shall be made available upon request without delay.

5.17.2. Materials distributed to the members during the meeting shall be available for viewing by the public during the meeting if the materials were prepared by the City or a City Council member, or posted on the City's website within 48 hours the conclusion of the meeting if prepared by another person.

5.18 For agendized items, staff may distribute materials to the City Council after the agenda has been published, only in compliance with the Brown Act. Any such materials will be made available at the City Council meeting for the public to review.

5.18. Compliance with the Americans with Disabilities Act (ADA). The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled. To allow for such reasonable accommodations, persons requiring assistance or auxiliary aids to participate at a City Council meeting, should contact the City Clerk's Office at (209) 831-6105 at least 24 hours prior to the meeting.

6. Staff Time Management and Requests from City Council

6.1. This section serves to establish a system to:

A. Ensure that City Council Members, the Mayor, the City Manager, and City Attorney are aware of procedures and their responsibilities as it relates to requests and/or direction from City Councilmembers either at a City Council meeting or by direct communication/assignment;

B. Ensure that City Council Members and the Mayor are aware of follow-up actions taken as a result of their requests; and

C. Clarify that individual City Council Members and/or the Mayor should not be providing direction to City staff. Direction to staff should only come through the City Manager and/or the respective Department Head or City supervisor/manager.

6.2. This section applies to all City Council Members and the Mayor, and also applies to City Manager, City Attorney, and agents/contractors/Commissioners/Board Members.

6.3. Except for requests made for the purposes of inquiry, requests by a City Council Member and/or Mayor must be transmitted to the City Manager's Office for review and response, subject to the terms and conditions below. "Inquiry" means any and all communications short of giving orders, directions or instructions to any member of staff. Requests requiring more than three (3) hours of combined staff time, shall only be made at a duly convened meeting of the City Council and shall be voted on and approved by a majority of the City Council in open session at a City Council meeting. No individual Council Member shall give any orders or instructions to the City Manager.

6.3.1. City Council Members and/or the Mayor occasionally request information directly from departments or staff. This is allowed in order to expedite the exchange of information to Council Members; however, in order to meet the principal goals, objectives, and performance measures approved by the City Council, basic information requests must be differentiated from reports, analysis, and studies. Reports, analysis, and studies which take more than three (3) hours to compile, complete, and/or prepare (i.e., combined staff time), require City Council-approved direction and consensus to the City Manager in open session at a City Council meeting. Combined staff time also includes the time of City-retained consultants. The City Manager (or City Attorney if the work is legal in nature) in turn will direct the work to be done.

6.3.2. The guide to be followed in determining when a request can be categorized as “information,” is the amount of time staff estimates that it will take to complete the research. Requests under three (3) hours may be completed without full City Council approval. If staff, a department, a Department Head, consultant, City Attorney, and/or the City Manager’s Office has a reasonable belief that the request by a Council Member and/or Mayor will take more than three (3) hours of combined staff time to complete, that request/matter must be turned over to the City Manager’s Office to present to the City Council in open session.

6.3.3. To the extent a Council Member and/or Mayor provide or attempt to provide direction to City staff and/or a Department Head, such direction shall be submitted to the Department Head and City Manager’s Office, respectively, and shall be treated and administered consistent with Section 6. To be clear, it is the policy of the City that neither Council Members, an individual Council Member, nor the Mayor shall provide direction to City staff and/or to City Department Heads.

6.4. The City Manager’s Office (or City Attorney’s Office if the request is legal in nature) will coordinate any necessary follow-up procedures consistent with Section 6.

6.5. Section 6 shall be effective on the same date passed by a majority of the City Council. Section 6, however, shall not apply retroactively.

6.6. To the extent of a conflict between Section 6 and a City Municipal Code provision, the City Municipal Code provision shall be controlling.

Section 7 - Conduct of the Public

7. Conduct of the Public

7.1. Purpose of Public Comment. The City, in accordance with the Brown Act, provides the public the opportunity to address the City Council body as a whole and express their opinions regarding agendized items and non-agendized matters within the subject matter jurisdiction of the City Council. (Section 54954.3) Items are generally considered to be within the City Council's subject matter jurisdiction if they are within the City Council's scope of influence.

7.1.1. Nothing in these Protocols shall be construed as prohibiting public criticism of the City's policies, procedures, programs or services, or the acts or omissions of the City Council. However, these Protocols are not intended to confer any privilege or protection for expression beyond that otherwise provided by law. (Section 54954.3(c)).

7.1.2. Public comments should not be addressed to individual City Council members nor City staff, but rather to the City Council as a whole.

7.1.3. While members of the public may speak their opinions on City business, personal attacks on members and City officials, use of swear words, and verbal or non-verbal signs or displays of disrespect for individuals are discouraged as they impede good communication with the City Council.

7.1.4. Consistent with the Brown Act, the City Council is limited in its ability to respond to public comments regarding non-agendized matters.

7.2. In the interest of conducting an efficient meeting, the Presiding Officer may stop a member of the public whose comments are not confined to the agendized item being heard. In addition, during the "Items from the Audience/Public Comment" portion of the agenda, the Presiding Officer may stop a member of the public whose comments are not within the subject matter jurisdiction of the City.

7.3. Rules of Decorum. While the City Council is in session, no person in the audience at a City Council meeting shall engage in conduct that disrupts the orderly conduct of a Council meeting, including, but not limited to, the utterance of loud, threatening or abusive language, refusing to abide speaker time limits and leave the podium when directed; whistling, stamping of feet, yelling or shouting or interrupting a speaker who is addressing the City Council; repeated waiving of arms; or other disruptive acts. Clapping at any time during a City Council meeting, except during the "Presentations/Proclamations and Awards" portion of the meeting, shall be considered a disruption.

7.4. Any person who disrupts the orderly course of the meeting may be issued a criminal citation pursuant to Penal Code section 403 and/or called out of order by the Presiding Officer and barred from further participation during that session of the City Council in accordance with the Brown Act.

7.4.1. All persons attending a Council meeting shall obey any lawful order or direction of the Presiding Officer or Sergeant-at-Arms.

7.4.2. The Sergeant-at-arms shall assist the Presiding Officer in enforcing these rules of decorum at City Council meetings, including but not limited, removing disruptive audience members. Additionally, any City Council member may at any time call for a point of order, to request the timely enforcement of these rules of decorum.

7.5. Location of Speaker. Members of the public wishing to address the City Council must approach the podium when recognized by the Presiding Officer and shall speak only from the podium.

Section 8 – Miscellaneous

8. Miscellaneous

8.1. Conflicts of Interests. It is the responsibility of every Council member to disclose conflicts of interest on agendized items, in accordance with State and local laws.

8.2. Proclamations. The Mayor issues proclamations to provide special recognition by the City to an individual, event, issue etc. Proclamations are not statements of policy and do not require the official approval or action of the City Council.

8.3. Broadcasting of Council Meetings. Generally, City Council meetings are broadcast live on Channel 26 arid the City's website (www.cityoftracy.org), unless technical difficulties make that infeasible. Reruns of the preceding City Council meeting are shown every Wednesday at 8:00 p.m., every Thursday at 10:00 a.m., and every Saturday at 9:00 a.m. on Channel 26.

8.3.1. Recordings of City Council meetings shall be accessible on the City's website (www.cityoftracy.org) by the end of the following business day. DVD recordings of Council meetings are available at costs established in the City's Master Fee Schedule.

Appendices

A. Rosenberg's Rules of Order, revised 2011, Simple Rules of Parliamentary Procedure for the 21st Century. Judge Dave Rosenberg

Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg

LEAGUE® OF CALIFORNIA CITIES

MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and automony of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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About the Author

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

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Introduction

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the "ayes" and then asking for the "nays" normally does this. If members of the body do not vote, then they "abstain." Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: "The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body."

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member's desired approach with the words "I move … "

A typical motion might be: "I move that we give a 10-day notice in the future for all our meetings."

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion,** for example, "A motion at this time would be in order."
2. **Suggesting a motion to the members of the body,** "A motion would be in order that we give a 10-day notice in the future for all our meetings."
3. **Making the motion.** As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body's consideration. A basic motion might be: "I move that we create a five-member committee to plan and put on our annual fundraiser."

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed,* the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold." The motion can contain a specific time in which the item can come back to the body. "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, "I move the previous question" or "I move the question" or "I call the question" or sometimes someone simply shouts out "question." As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a "request" rather than as a formal motion. The chair can simply inquire of the body, "any further discussion?" If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the "question" as a formal motion, and proceed to it.

When a member of the body makes such a motion ("I move the previous question"), the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item.* This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," or "I move the question," or "I call the question," or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it's pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the "no" votes and double that count to determine how many "yes" votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote "no" then the "yes" vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote "abstain" or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of "those present" then you treat abstentions one way. However, if the rules of the body say that you count the votes of those "present and voting," then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are "present and voting."

Accordingly, under the "present and voting" system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are "present"), but you treat the abstention votes on the motion as if they did not exist (they are not "voting"). On the other hand, if the rules of the body specifically say that you count votes of those "present" then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like "no" votes.

How does this work in practice?
Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are "present and voting." If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three "yes," one "no" and one "abstain" also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members "present." Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a "no" vote. Accordingly, if the votes were three "yes," one "no" and one "abstain," then the motion fails. The abstention in this case is treated like a "no" vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an "abstention" vote? Any time a member votes "abstain" or says, "I abstain," that is an abstention. However, if a member votes "present" that is also treated as an abstention (the member is essentially saying, "Count me for purposes of a quorum, but my vote on the issue is abstain.") In fact, any manifestation of intention not to vote either "yes" or "no" on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote "absent" or "count me as absent?" Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually "absent." That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is "no." There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, "point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be, "point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.

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REVIEW OF CITY OF TRACY CITY COUNCIL MEETING PROTOCOLS & RULES OF PROCEDURES

Prepared by: L. David Nefouse, City Attorney

March 3, 2026

Public Comment – At the End of the Meeting

-We have seen no other jurisdictions in this area that allow for an additional general public comment period at the end of a meeting after all business has been concluded

-Because of the requirement to allow for online/remote participation for the public, the rationale for this additional comment period is relatively unavailing

-Potentially consider: removing the comment period altogether; or limit time to 90 seconds and consider limiting the end of meeting period to items not on the agenda to avoid redundancy

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A Review of Rosenberg's Rules

- Staff suggests a review of Rosenberg's Rules to determine what practices are consistent with the City of Tracy
- For instance, unless the Mayor/Chair motions to move an item on the agenda to be heard later/sooner, if another councilmember does not, under Rosenberg's Rules, it requires a motion to suspend the rules

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Protocols to Consider

- Public Comment at the End of Meetings
- A Review of Rosenberg's Rules
- Council Majority "Consensus" Policy vs. a "Second"
- Decorum Policy
- Public Hearing Process Policy/Consistency
- Vacancy Appointments (considering district elections)
- Agenda Postings At Other Locations
- Overview/Update of All Protocols/Code of Conduct

Staff seeking direction if Council wishes for Staff to bring an item back at a later council meeting(s)

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