

TRACY HOMELESSNESS ADVISORY COMMITTEE REGULAR MEETING AGENDA

Date/Time:

Thursday, October 17, 2024, 7:00 P.M.

Location:

A quorum of the Tracy Homelessness Advisory Committee will be in attendance at:

**Council Chambers, Tracy City Hall,
333 Civic Center Plaza, Tracy CA 95376**

And

Council Member Bedolla will be attending remotely at the following location:

**The Westin Long Beach, Hotel Lobby,
333 East Ocean Boulevard, Long Beach, CA 90802**

Web Site: www.cityoftracy.org

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

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

As always, the public may view the Tracy Homelessness Advisory Committee 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 "Tracy Homelessness Advisory Committee", then select "[View Homelessness Advisory Committee Meetings on YouTube](#)" under the "Boards and Commissions" 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 Homelessness Advisory Committee 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: 2551 488 8977 and Event Password: THAC**
 - ***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 25514888977#8422# 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:*
 - *Listen for the Chairperson 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.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the “Consent Calendar” “Items from the Agenda/Public Comment” or “Regular Agenda” portions of the agenda will be accepted until the public comment for that item is closed.*

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy Homelessness Advisory Committee on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

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

CALL TO ORDER

ROLL CALL

1. CONSENT CALENDAR

1.A. Adoption of September 19, 2024 Regular Meeting Minutes

- ### 2. ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, 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, Advisory Committee 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 the Tracy Homelessness Advisory Committee.*

3. REGULAR AGENDA

- 3.A The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution: (1) Authorizing the acceptance of a grant award from the Emergency Food and Shelter Program allocation in the amount of \$12,968 to support the cost of meals and shelter bed nights at the Temporary Emergency Housing Facility Project Capital Improvement Project CIP 71112; and (2) Appropriating the full grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division for Fiscal Year 2024-2025.
- 3.B The Tracy Homelessness Advisory Committee recommend that the City Council adopt a Resolution: (1) Approving the execution of a Gas and Electric Extension Agreement with Pacific Gas and Electric, Inc., (PG&E) for new service activation at 370 W. Arbor Avenue for the Phase II Improvements at the Temporary Emergency Housing Facility, Capital Improvement Project 71112 (TEHF), in the amount of \$74,873; (2) Ratifying the previously executed Gas and Electric Extension Agreement with PG&E for new service activation at 384 W. Arbor Avenue for the Phase III and IV Improvements of the TEHF, in the amount of \$73,524.81.

4. STAFF ITEMS

5. COMMITTEE ITEMS

6. ADJOURNMENT

Posting Date: October 14, 2024

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager's Office at (209) 831-6000 at least 24 hours prior to the meeting.

TRACY HOMELESSNESS ADVISORY COMMITTEE

REGULAR MEETING MINUTES

Thursday, September 19, 2024, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

CALL TO ORDER – Chairperson Davis called the meeting to order at 7:04 pm

Vice Chair Bedolla attended remotely from the location noted on the agenda.

ROLL CALL- Deputy City Clerk. Roll call found Chairperson Davis and Vice Chair Bedolla present in City Hall, Council Chambers.

1. CONSENT CALENDAR-Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to adopt the Consent Calendar. Roll call found all in favor; passed and so ordered.

- 1.A. Adoption of August 15, 2024 Regular Meeting Minutes -**Minutes were adopted.**

1. ITEMS FROM THE AUDIENCE – No public comment

2. REGULAR AGENDA

- 3.A The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution: (1) Authorizing the acceptance of a grant award from Kaiser Permanente in the amount of \$95,000 to support strengthening the medical respite ecosystem - at the Temporary Emergency Housing Facility, Capital Improvement Project 71112; and (2) Appropriating the full grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division, for Fiscal Year 2024-2025.

Virginia Carney, Homeless Services Manager provided the staff report and responded to questions.

No public comment.

Committee comments followed.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to recommend that the City Council:

Adopt a resolution (1) Authorizing the acceptance of a grant award from Kaiser Permanente in the amount of \$95,000 to support strengthening the medical respite ecosystem - at the Temporary Emergency Housing Facility, Capital Improvement Project 71112

(2) Appropriating the full grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division, for Fiscal Year 2024-2025. Motion found all in favor; passed and so ordered.

- 3.B The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution approving Amendment No. 1 to the Professional Service Agreement, the Salvation Army for operation of the Temporary Emergency Housing Facility. for a term of one year with a not-to-exceed annual cost of \$2.6 Million and a minor modification to scope.

Virginia Carney, Homeless Services Manager provided the staff report and responded to questions.

No public comment.

Committee comments and questions followed.

Arturo M. Sanchez, Assistant City Manager responded to questions and comments.

Committee comments followed.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to recommend that the City Council:

Adopt a resolution approving Amendment No. 1 to the Professional Service Agreement, the Salvation Army for operation of the Temporary Emergency Housing Facility. for a term of one year with a not-to-exceed annual cost of \$2.6 Million and a minor modification to scope. Motion found all in favor; passed and so ordered.

3. STAFF ITEMS- Ilene provided a verbal update on construction at the Temporary Emergency Housing Facility.
4. COMMITTEE ITEMS- None
5. ADJOURNMENT- Time: 7:23 p.m.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to adjourn. Motion found all in favor; passed and so ordered.

The agenda was posted at City Hall on September 16, 2024. The above are action minutes.

Chairperson

ATTEST:

Administration Technician

Agenda Item 3.A

RECOMMENDATION

Staff recommends that the Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution: (1) Authorizing the acceptance of a grant award from the Emergency Food and Shelter Program allocation in the amount of \$12,968 to support the cost of meals and shelter bed nights at the Temporary Emergency Housing Facility Project Capital Improvement Project CIP 71112; and (2) Appropriating the full grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division for Fiscal Year 2024-2025.

EXECUTIVE SUMMARY

This agenda item seeks adoption of a resolution by the City Council authorizing the acceptance of a grant of \$12,968 from the Emergency Food and Shelter Program (EFSP) allocation to support the cost of meals and shelter bed nights at the Temporary Emergency Housing Facility Project (TEHF), Capital Improvement Project (CIP) 7112. Staff also requests the City Council appropriate the full grant funds to the Parks, Recreation and Community Services Department, Homeless Service Division, for Fiscal Year 2024-2025 (FY24/25). No match from the City of Tracy (City) is required to receive this grant.

BACKGROUND AND LEGISLATIVE HISTORY

The Emergency Food and Shelter Program (EFSP) was created by Congress in 1983 to help meet the needs of hungry and unhoused people throughout the United States and its territories by allocating federal funds for the provision of food and shelter.

Pursuant to Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized staff to identify interim housing options for the unsheltered population within the City limits. This effort not only focuses on the housing and support, but also to prepare 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. 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).

The 2024 San Joaquin County Continuum of Care Point In Time Count found that 200 unsheltered homeless individuals are living within Tracy's city limits, with 98 of them in shelter. 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 toward addressing the impacts of homelessness within the community. Staff continues to coordinate 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 TEHF. City staff has

worked vigorously to balance the circumstances of the unsheltered, as well as the needs of the community.

In May of 2024, the City was notified by United Way of San Joaquin County that funding was made available under the Emergency Food and Shelter Program board, Phase 41, to be utilized to supplement or extend existing resources for shelter bed nights and meals at the TEHF. In May of 2024, the City submitted a proposal, budget and Homeless Management Information System report verifying shelter bed nights to the EFSP through San Joaquin County United Way. On July 29, 2024, the City was notified that funding was awarded to the City in the amount of \$12,968 to be utilized for the costs of meals and shelter bed nights at the TEHF. The City was eligible for this funding because we are operating a shelter, offering shelter beds, and supplying meals to unsheltered residents.

ANALYSIS AND DISCUSSION

The EFSP was created by Congress in 1983 to help meet the needs of hungry and unhoused people throughout the United States and its territories by allocating federal funds for the provision of food and shelter. The EFSP supplements the amount of money available for the cost of shelter bed nights and meals to eligible organizations on a yearly basis. Money is available every year as phases and is tracked through the EFSP portal. This is the City's very first year applying for this funding stream and the funding allocated to the City was based on the services shelter bed nights and meals that were provided to unsheltered between July 1, 2022-June 30th, 2023. Based on the information provided by the City the EFPS provided \$12,968 in grant funds to be used to supplement/extend existing resources and not to substitute or reimburse ongoing programs and services.

FISCAL IMPACT

The Parks, Recreation and Community Services Department, Homeless Services Division will receive \$12,968 dollars in grant funds from the Emergency Food and Shelter Program. The \$12,968 dollar grant is to be appropriated to the FY24/25 Homeless Services Division operating budget. No City match is required.

CEQA DETERMINATION

A Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines. This action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary.

San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations.

STRATEGIC PLAN

This agenda item supports City Council's Homelessness Strategic Plan.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution: (1) Authorizing the acceptance of a grant award from the Emergency Food and Shelter Program allocation in the amount of \$12,968 to support the cost of meals and shelter bed nights at the Temporary Emergency Housing Facility Project Capital Improvement Project CIP 71112; and (2) Appropriating the full grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division for Fiscal Year 2024-2025.

Prepared by: Virginia Carney, Homeless Services Manager

Reviewed by: Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
Bijal Patel, City Attorney

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – Emergency Food and Shelter National Board Program Phase 41 Local Recipient Organization Certification

EMERGENCY FOOD AND SHELTER NATIONAL BOARD PROGRAM

PHASE 41 LOCAL RECIPIENT ORGANIZATION CERTIFICATION

By signing this Local Recipient Organization (LRO) Certification Form, our agency certifies we have read and understand the Emergency Food and Shelter Program (EFSP) Responsibilities and Requirements Manual, including the Grant Agreement Articles, Financial Terms and Conditions, and Other Terms and Conditions as well as the Eligible and Ineligible Costs and Documentation sections and agree to comply with all program requirements. Our agency understands that all parties will be held accountable for complying with the provisions of the grant as well as full compliance with applicable requirements of all other Federal laws, Executive Orders, regulations, and policies governing this program including those not specifically stated in the Manual. All appropriate staff and volunteers have been informed of EFSP requirements. The Local Board has been provided and we have retained a copy of this form for our records.

I certify that my public or private agency:

- Has the capability to provide emergency food and/or shelter services.
- Will use funds to supplement/extend existing resources and not to substitute or reimburse ongoing programs and services.
- Is nonprofit or an agency of government.
- Will not use EFSP funds as a cost-match for other Federal funds or programs.
- Has an accounting system, and will pay all vendors by an approved method of payment.
- Understands that **cash payments** (including petty cash) are **not eligible** under EFSP.
- Conducts an independent annual review if receiving \$50,000-\$99,999/an independent annual audit if receiving \$100,000 or more in EFSP funds, and follows OMB's Uniformed Guidance if receiving \$750,000 or more in Federal funding.
- **Has not received an adverse or no opinion audit.**
- Is not debarred or suspended from receiving Federal funds.
- Has provided a Federal Employer Identification Number (FEIN) to EFSP.
- Has provided a Unique Entity Identification (UEI) number and required associated information to EFSP. UEI numbers are requested in, and assigned by, the System for Award Management (SAM.gov).
- Practices non-discrimination (agencies with a religious affiliation, will not refuse service to an applicant based on religion, nor engage in religious proselytizing or religious counseling in any program receiving Federal funds).
- Will not charge a fee to clients for EFSP funded services.
- Has a voluntary board if private, not-for-profit.
- Will provide all required reports to the Local Board in a timely manner; (i.e., Second Payment/Interim Request and Final Reports).
- Will expend monies only on eligible costs and keep complete documentation (copies of canceled LRO checks -- front and back, other proof of payment, invoices, receipts, etc.) on all expenditures for a minimum of three years after end-of-program date, and for compliance issues until resolved.
- Will spend all funds and close-out the program by my jurisdiction's selected end-of-program date and return any unused funds (\$5.00 or more) to the National Board.
- Will provide complete, accurate documentation of expenses to the Local Board, if requested, following my jurisdiction's selected end-of-program date.
- Has no known EFSP compliance exceptions in this or any other jurisdiction.
- Will not use EFSP funding for any lobbying activities and if receiving \$100,000 or more, will provide the "Certification Regarding Lobbying" and, if applicable, will complete Standard Form LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- Will not and will ensure its employees, volunteers or other individuals associated with the program will not engage in any trafficking of persons during the period this award is in effect.
- Will not and will ensure its employees, volunteers or other individuals associated with the program will not use EFSP funds to support access to classified national security information.

PLEASE ENSURE THIS INFORMATION IS ACCURATE BEFORE SIGNING.

LRO ID #: 086000033
 FEIN #: 94-6000442
 UEI#: **EWFN9F9GM6U4**
 LRO Legal Name: City of Tracy
 Address: 333 Civic Center Plaza Tracy CALIFORNIA 95304
 Phone #: 209-831-6119
 Fax #:
 Email: virginia.carney@cityoftracy.org
 LRO Contact: virginia Carney

Signature:

Nancy D. Young/Mayor

Date:

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

(1) AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM EMERGENCY FOOD AND SHELTER PROGRAM ALLOCATION IN THE AMOUNT OF \$12,968 TO SUPPORT THE COST OF MEALS AND SHELTER BED NIGHTS AT THE TEMPORARY EMERGENCY HOUSING FACILITY PROJECT (CIP 71112); AND

(2) APPROPRIATING THE FULL GRANT FUNDS TO THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT, HOMELESS SERVICES DIVISION FOR FISCAL YEAR 2024/2025

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).

WHEREAS, the 2024 San Joaquin County Continuum of Care Point In Time Count reflects 200 unsheltered homeless individuals living within Tracy's city limits, with 98 of them in TEHF; and

WHEREAS, staff continues to coordinate 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 TEHF; and

WHEREAS, in May of 2024, the City of Tracy was notified that funding was made available to apply for under the Emergency Food and Shelter Program Phase 41 through United Way of San Joaquin County to be reimbursed for shelter bed nights and meals at the Temporary Emergency Housing Facility; and

WHEREAS, in May of 2024, the City of Tracy submitted a proposal and budget to the Emergency Food and Shelter Program administrative entity, the United Way of San Joaquin County for reimbursement of shelter bed nights and meals at the Temporary Emergency Housing Facility; and

WHEREAS, on July 29th, 2024, the City of Tracy was notified that funding was awarded to the City of Tracy for reimbursement of the cost of meals and shelter bed nights at the Temporary Emergency Housing Facility; and

WHEREAS, the Temporary Emergency Housing Facility is part of the overall shelter campus project, parts of which are in various phases of design, development, and/or construction; and

WHEREAS, the grant funding will be used to cover operations expenses of shelter bed nights and meals, for those seeking shelter within the City limits; and

WHEREAS, the City of Tracy will collaborate with the Emergency Food and Shelter Program to provide additional resources and support to the City's unsheltered population as they are housed; and

WHEREAS, there is no local match required for the acceptance of this grant; and

WHEREAS, a Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines. This action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary. San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations; and

WHEREAS, The Tracy Homelessness Advisory Committee heard this item on October 17, 2024 and recommended that the City Council adopt the proposed Resolution; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby accepts the grant award from the Emergency Food and Shelter Program in the amount of \$12,968 dollars as reflected in Attachment 1, to support operation costs at the Temporary Emergency Housing Facility, (CIP 71112) and authorizes the execution of relevant documents needed to effectuate the grant; and be it

FURTHER RESOLVED: That the City Council hereby appropriates the \$12,968 dollars of the total grant funds to Parks, Recreation and Community Services Department, Homeless Services Division; and be it

FURTHER RESOLVED: That the City Council finds that this action is exempt from California Environmental Quality Act(CEQA) pursuant to the Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines and this action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary. San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations.

* * * * *

The foregoing Resolution 2024-_____ was adopted by the City Council on November 19, 2024, by the following vote:

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

NANCY D. YOUNG
Mayor of the City of Tracy, California

ATTEST: _____
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of the
City of Tracy, California

Attachments:

(1) Emergency Food and Shelter National Board Program Phase 41 Local Recipient
Organization Certification

AGENDA ITEM 3.B

RECOMMENDATION

Staff recommends that the Tracy Homelessness Advisory Committee recommend that the City Council adopt a Resolution: (1) Approving the execution of a Gas and Electric Extension Agreement with Pacific Gas and Electric, Inc., (PG&E) for new service activation at 370 W. Arbor Avenue for the Phase II Improvements at the Temporary Emergency Housing Facility, Capital Improvement Project 71112 (TEHF), in the amount of \$74,873; (2) Ratifying the previously executed Gas and Electric Extension Agreement with PG&E for new service activation at 384 W. Arbor Avenue for the Phase III and IV Improvements of the TEHF, in the amount of \$73,524.81.

EXECUTIVE SUMMARY

This agenda item seeks adoption of a resolution approving two agreements with Pacific Gas & Electric (PG&E), for different phases of the Temporary Emergency Housing Facility (TEHF), Capital Improvement Project (CIP) 71112 Project (Project). The first is for the execution of a Gas and Electric Extension Agreement (Phase II Agreement) in the amount of \$74,873 with PG&E, for the installation of the PG&E-owned power supply equipment and new service activation for the Phase II Improvements at 370 W Arbor Avenue. Staff is also requesting the City Council to ratify a Gas and Electric Extension Agreement ((Phase III Agreement) in the amount of \$73,524.81 with PG&E for the installation of the PG&E-owned power supply equipment and new service activation for the Phase III & IV Improvements at 384 W, Arbor Avenue. The Phase III Agreement had been executed by staff based on its understanding of authority granted to the City Manager during the shelter crisis and had been overlooked in previous ratification actions that had been presented to the City Council.

BACKGROUND AND LEGISLATIVE HISTORY

A. Early Actions to Advance the TEHF

Much of the work undertaken to make improvements and to implement services at the TEHF site commenced and occurred during the Covid-19 emergency. The TEHF site and project, for all intents and purposes, commenced on March 10th, 2020, when the City Council adopted Resolution 2020-052 “Declaring A Shelter Crisis Pursuant to Government Code Section 8698 Et Seq.”, subsequent to which staff commenced the process of identifying and developing a suitable site for an emergency shelter for homeless in the City of Tracy. Many of the actions taken pursuant to this declaration were then subsequently impacted, authorized or retroactively approved by subsequent Council declarations made via emergency Ordinances 1285, 1289 and 1296, “Authorizing The City Manager To Take Certain Actions” and Resolution 2020-163 authorizing the creation of CIP 71112 for the TEHF on Arbor Avenue, to create a safe and dignified facility for residents experiencing homelessness, and which appropriated funds for the construction of CIP 71112.

From March 2020 through early 2021 staff worked to design the facility and initiated site preparations for TEHF project, Phase I work, which consisted of demolition, grading, and underground infrastructure construction. Phase I was intended to prepare for the development

and installation of Phase II housing, which came to be known as the “sprung structure”, to be utilized as the TEHF shelter on Arbor. This preparation included the design and development of the necessary components required to provide permanent power (electricity) from PG&E to the facility. On April 15, 2022, staff executed a Gas and Power Extension Agreement with PG&E in the amount of \$71,442 for the installation of permanent power for the Phase II Improvements.

In the summer of 2022, the City experienced a significant setback on the bids for the installation of the sprung structure, which caused a significant delay in the completion of Phase II of the TEHF. As a result on August 16, 2022, due to this significant delay, combined with the ongoing threat to the health and safety of the unsheltered population, and in anticipation of the necessity to protect the unsheltered from exposure to harsh weather conditions during the upcoming winter season, the City Council adopted Resolution No. 2022-12, which reaffirmed an emergency shelter crisis, pursuant to California Government Code 8698.4 and authorized the City Manager, both retroactively and prospectively, to take actions needed to expeditiously provide interim housing solutions and dispensed the City's competitive bidding requirements for professional services, pursuant to Tracy Municipal Code (TMC) Section 2.20.140(b)(6). The resolution further authorized the City Manager to take any directly related and immediate actions required by the shelter emergency, without giving notice for bids to let contracts, pursuant to PCC section 22050 and TMC section 2.20.270(a).

Concurrent with the developments for permanent power to the TEHF, staff was also working on temporary and permanent power to the Phase III and IV interim site on the southern end of the TEHF shelter site. On August 2, 2023, staff executed a Gas and Power Extension Agreement with PG&E in the amount of \$73,524.81 for the installation of permanent power for the Phase III and IV Improvements which were, and continue to, be providing shelter and support services to the homeless community of Tracy. This agreement was executed by staff based on their understanding of authority that had been granted to the City Manager during the shelter crisis. It is now discovered that the execution of this Phase III Agreement had never been taken back to the City Council for ratification as had all other actions taken by the City Manager under the shelter crisis delegations of authority.

PG&E has accepted this agreement and the payment in the amount of \$73,524.81. The agreement is still active, and PG&E is performing in accordance to the terms of the agreement and the work will be completed as proposed in the agreement.

Staff remained in constant contact with PG&E regarding both the Phase II and Phase III and IV Agreements and continued to prepare the site for permanent power. Preparation for the site included the purchase and delivery of the necessary infrastructure to receive and relay power from PGE service lines.

B. Phase II Agreement

On March 21, 2024 staff emailed PG&E the switchgear information for its review and approval by PG&E. PG&E responded the same day that the information is submitted to the PG&E metering department for review and comment. On July 2, 2024, staff received an email from PG&E approving the equipment. On April 2, 2024, pursuant to Resolution 2024-047, the City Council approved an agreement with Nelco Electric, Inc. for the purchase of the power supply equipment, including switchgear and panel boards, for City owned power infrastructure needed for the TEHF. The equipment was received by the vendor on schedule. On May 14, 2024, pursuant to Resolution 2024-068, the City Council authorized the award of a construction

contract to Bockmon & Woody, Inc., of Stockton, for the installation of the City owned electrical infrastructure, including switchgear and panel boards. The construction began in August of 2024 and is anticipated to be complete in October of 2024.

In July of 2024, the City received a refund check in the amount of \$65,826 issued by PG&E on July 18, 2024, this amount included a deduction in the amount of \$5,617. PG&E terminated the agreement as per their terms and conditions of "the Distribution and Service Extension Agreement-Provisions (Form 62-0982)". Upon further inquiring with PG&E staff was informed that the agreement was terminated because the design and other information submitted for the agreement executed on April 15, 2022 was only valid for 18 months. After termination, staff worked with PG&E to immediately process a new application. PG&E reviewed the new application to ensure it met current code requirements and approved the resubmittal by August 8, 2024. The new (Phase II) Agreement was issued on August 13, 2024, in the amount of \$74,873, for the City's execution.

ANALYSIS

The TEHF site has two planned power supplies, one service will serve the Phase III and Phase IV facilities and sewer lift station at the south end of the site and one service will serve the facilities being installed as part of the Phase II Site Improvements. Installation of both sets of the new equipment should be completed without impacting, affecting, or interrupting the current power supply provided by the temporary service generators to the residents and TEHF facilities. This item seeks approval for the Phase II Agreement and a retroactive ratification of the Phase III and IV Agreement.

The new Phase II Agreement, before Council for approval, is for the power supply that will serve the Phase II Improvements, commonly referred to as the Sprung Structure, that is set to begin construction with a 2025 completion date. There will be no delay to the timeline for the installation of the City owned power infrastructure equipment, including switchgear and panelboards, currently in progress, nor the construction of the Phase II improvements as a result of the PGE cancellation of the original Phase II Agreement. The current proposed Agreement will not impact shelter operations as, aside from minor inconveniences such as noise and vehicles required for construction operations, support services at TEHF should continue throughout the installation of the new PGE equipment. The installation of the PG&E owned and installed infrastructure and service connection, for the Phase II Improvements will be scheduled by PG&E once they receive the executed Agreement and payment. Energizing the Phase II power supply will be completed in early 2025, before the Phase II construction work is complete. The typical timeline for PG&E to install and energize their equipment remains at about eight to twelve weeks after PG&E's final inspection of the City installed equipment, under an approved Agreement.

The August 2, 2023, Phase II and IV Agreement is on track to be completed on schedule in October. This agreement will allow for the cessation of temporary power and the associated diesel fuel required to operate the temporary generators currently providing power to the temporary shelter site. The Phase III and IV Agreement is only being brought before Council as it affords staff an opportunity to have Council ratify the previously executed agreement.

FISCAL IMPACT

The non-refundable fees for the canceled agreement were \$5,617. The new Agreement fee of \$74,873 is available in the project budget.

The Temporary Emergency Homeless Shelter, CIP 71112, is an approved Capital Improvement Project with a total budget of \$20,947,654. There are sufficient funds available in the project for the costs related to the Agreement, with funding as follows:

<u>Funding Source</u>	<u>Budget</u>	<u>Expenses</u>	<u>Balance</u>
American Rescue Plan Act - City of Tracy	\$4,500,000	\$3,552,937	\$947,063
San Joaquin County (ARPA) R1	\$3,661,113	\$3,661,113	\$0
San Joaquin County (ARPA) R2	\$7,167,798	0	\$7,167,798
HHAP	\$329,240	\$329,240	\$0
HHAP R2	\$414,042	\$414,042	\$0
Federal Grant	\$3,000,000	0	\$3,000,000
CDBG (4 Grants)	\$1,185,461	\$836,294	\$349,167
Housing Asset Funds	\$690,000	\$283,068	\$406,932
Current Budget	\$20,947,654	\$9,076,694	\$11,870,960

CEQA DETERMINATION

A Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines. This action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary.

San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to secure capital funding to construct a Temporary Emergency Housing Facility.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Tracy Homelessness Advisory Committee recommend that the City Council adopt a Resolution: (1) Approving the execution of a Gas and Electric Extension Agreement with Pacific Gas and Electric, Inc., (PG&E) for new service activation at 370 W. Arbor Avenue for the Phase II Improvements at the Temporary Emergency Housing Facility, Capital Improvement Project 71112 (TEHF), in the amount of \$74,873; (2) Ratifying the previously executed Gas and Electric Extension Agreement with PG&E for new service activation at 384 W. Arbor Avenue for the Phase III and IV Improvements of the TEHF, in the amount of \$73,524.81.

Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Arturo M. Sanchez, Assistant City Manager
Bijal Patel, City Attorney
Sara Castro, Director of Finance

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS:

Attachment A- Gas & Electric Extension Service Agreement PM# 35569619
Attachment B- Gas & Electric Extension Service Agreement PM# 35428709



Customer Payment Coupon

September 27, 2024

City of Tracy
333 Civic Center Plaza
TRACY, CA 95376

Attachment A

References	
Notification #	129304860
Contract #	50107824 V2
E16-PM #	35569619
Customer #	4655504

Customer Payment Summary

370 WEST ARBOR ROAD, TRACY

Please pay the Total Due based upon the payment option(s) you selected on page two of the enclosed Gas and Electric Extension Agreement.

Payment Options	Subtotal	Total Due
10-Year Refundable Advance Option Gas and Electric	\$144,782.39	\$144,782.39
Non-Refundable 50 percent Discount Option for Gas and Electric	\$74,872.35	\$74,872.35
10-Year Refundable Advance Option for Gas and Non-Refundable 50 percent Discount Option for Electric	\$74,872.35	\$74,872.35
Non-Refundable 50 percent Discount Option for Gas and 10-Year Refundable Advance Option for Electric	\$144,782.39	\$144,782.39

Important Payment Information

To complete your contract ONLINE

- Follow the instructions provided with your electronic contract
- Submit payment at <https://www.pge.com/contractpayments>

To complete your contract BY MAIL

- Please make check payable to: **PG&E** or **Pacific Gas and Electric**
- Complete, sign and return the enclosed agreement(s), the SACAC form and the customer payment coupon with your payment
- Remit payment and SACAC form to:**
PG&E CFM/PPC Department
PO BOX 997340
Sacramento, CA 95899-7340

IMPORTANT MESSAGE

Please review the enclosed information and total due. This document needs to be returned with the enclosed agreements.

If you complete your contract ONLINE, a copy will be saved to your Customer Connections Online (CCO) account at pge.com/cco.

To learn more about PG&E's gas and electric safety initiatives and resources please visit pge.com/safety.

Have Questions?
Please Call 1-800-422-0436



129304860



Gas and Electric Extension Agreement*

September 27, 2024

City of Tracy
333 Civic Center Plaza

TRACY, CA, 95376

Dear Nancy Young

We are writing to let you know Pacific Gas and Electric Company (PG&E) will extend its facilities to provide the requested gas and electric service to the project address listed above. PG&E's costs have been developed based on the choices and information provided in your application and may change if you make changes. This letter, including PG&E's tariffs, which are incorporated by reference below, will serve as our contract. As required by the California Public Utilities Commission (CPUC), special facilities will be handled in a separate contract. Per Decision 22-09-026, Residential and Non-residential Customers submitting an application for new gas service on or after July 1, 2023, do not qualify for Allowances, Refunds or Discount Option.

Per Decision 23-12-037, Mixed-Fuel New Constructions project applications received after July 1, 2024, will not qualify for Allowances, Refunds, or Discount Option. For new applications for Gas Service Extension(s) on or after July 1, 2023, and Mixed Fuel New Construction projects after July 1, 2024, Applicants must pay PG&E its total estimated installed cost upon contract execution, in advance of PG&E commencing its work. Upon completion of the work and determination of actual costs, PG&E will provide Applicant with a final invoice or refund to account for a true-up to actual costs. An Applicant's failure to pay a final invoice in a timely manner is a violation of PG&E's Gas Rules 15/16 and may result in discontinuance of service. Non-Residential Customers submitting an application for new gas service on or after July 1, 2023 may qualify for Allowances, Refunds or Discount Option if approved by the CPUC. Please complete the following four steps to execute this contract.

For Internal Use

Notification #	129304860
Contract #	50107824 V2
E-PM #	35569619
G-PM #	
E-Prior MLX/PM#	
G-Prior MLX/PM#	
Customer #	4655504

Re: 370 WEST ARBOR ROAD, TRACY

1 Review the following work responsibilities and cost information.

Work To Be Done By	GAS MAIN		GAS SERVICE		ELECTRIC DISTRIBUTION			ELECTRIC SERVICE		
	Trench	Pipe	Trench	Pipe	Trench	Substr.	Facilities	Trench	Substr.	Facilities
PG&E										X
Customer										

GAS

ELECTRIC

Total non-refundable project costs		\$0.00		\$4,962.31
Refundable extension costs		\$0.00		\$147,572.26
Allowances (credit)	-	\$0.00	-	\$7,752.18
Net refundable amount	=	\$0.00	=	\$139,820.07
10 YEAR REFUNDABLE OPTION				
Net refundable amount		\$0.00		\$139,820.07
Credit for value of design and/or facilities provided by applicant	-	\$0.00	-	\$0.00
Total non-refundable project costs	+	\$0.00	+	\$4,962.31
Total (if you select this option)	=	\$0.00	=	\$144,782.39
NON-REFUNDABLE 50% DISCOUNT OPTION				
Net refundable amount		\$0.00		\$139,820.07
Discount: 50% of Net refundable amount	-	\$0.00	-	\$69,910.03
Credit for value of design and/or facilities provided by applicant	-	\$0.00	-	\$0.00
Total non-refundable project costs	+	\$0.00	+	\$4,962.31
Total (if you select this option)	=	\$0.00	=	\$74,872.35
Potential refund per residential lot/unit		\$0.00		\$0.00
Potential reimbursement per service completion				
Pressurized or energized system		\$0.00		\$0.00
Not pressurized or energized system		\$0.00		\$0.00
Reimbursement for other work performed		\$0.00		\$0.00

All amounts include the Income Tax Component of Contribution (ITCC) PG&E is required to charge customers, where applicable.

DEFINITIONS AND EXPLANATION OF TERMS

(For more detail see rules 15 and 16):

Total non-refundable project costs include costs for work such as electric trench and excavation, conduits, inspections, streetlights, conversion from overhead to underground and contract processing.

Refundable extension costs include costs for facilities such as electric conductor, transformers and poles; gas pipe, gas share of distribution trench and regulators; and meters.

Allowances are a credit against refundable extension costs. They are based upon the number of residential units expected to be connected within the first six months and the expected annual non-residential net (distribution) revenue from your project.

Allowances granted under either option are subject to **deficiency billing** if the number of residential units connected or the annual non-residential net revenue falls below the forecast used to calculate the allowances.

Net refundable amount is the portion of overall costs eligible for refund to you based upon additional residential meters being set or upon increases in non-residential annual net (distribution) revenue. A cost-of-ownership charge is assessed against the Net refundable amount (except for individual residential applicants) per Rule 15.

Potential refund per residential lot/unit is for those lots/units for which you did not already receive an allowance (i.e., units not expected to be connected in the first six months). Any refunds may be decreased or eliminated by cost-of-ownership charges assessed under the provisions of Rule 15.

Potential reimbursement per service completion is the amount to which a customer may be entitled for performing certain service connection work PG&E would otherwise perform when installing service extensions and are not to be confused with refunds.

Reimbursement for other work performed is the amount to which a customer may be entitled for performing certain work (other than service completions) that normally is PG&E's responsibility.



129304860



Gas and Electric Extension Agreement*

2 Select one of the following payment options.

- ☐ 10-Year Refundable Option for Gas and Electric
- ☐ Non-Refundable 50 Percent Discount Option for Gas and Electric
- ☐ 10-Year Refundable Option for Gas and Non-Refundable 50 Percent Discount Option for Electric
- ☐ Non-Refundable 50 Percent Discount Option for Gas and 10-Year Refundable Option for Electric

Gas	Electric	Advance	Total Due
\$0.00	\$144,782.39	N/A	\$144,782.39
\$0.00	\$74,872.35	N/A	\$74,872.35
\$0.00	\$74,872.35	N/A	\$74,872.35
\$0.00	\$144,782.39	N/A	\$144,782.39

3 Review these important terms and conditions.

This Gas and Electric Extension Agreement is controlled by, and incorporates by reference, PG&E's tariffs, including Gas and Electric rules 2, 15, and 16; the Distribution and Service Extension Agreement-Provisions (Form 62-0982) and the General Terms & Conditions for Gas and Electric Extension & Service Construction by Applicant (Form 79-716), all as approved and authorized by the CPUC. This agreement at all times shall be subject to such modifications as the CPUC may direct from time to time in the exercise of its jurisdiction.

You can view PG&E's tariffs online at pge.com/tariffs or contact the PG&E representative listed below. Additional details underlying the amounts shown in this agreement, as well as the calculation of allowances, refunds or deficiency bills can also be provided by your local PG&E representative.

4 After completing steps 1, 2 and 3 and having checked one, but only one, of the four payment options above, please complete and return the following items to PG&E.

- Sign and return this contract as indicated below.
- Submit the Payment Coupon with Total Due based on your option selected.
- Sign and return the enclosed Statement of Applicant's Contract Anticipated Costs (SACAC) [Form 79-1003] (explanation in box to the right).

Please provide your payment and required forms within 90 days from September 27, 2024. PG&E is not bound by the costs set forth above if payment and the signed forms are not received by PG&E within 90 days.

If you have any questions, please contact Brad Joaquin at 877-743-7782 or by email at BRJ6@PGE.COM.

ADDITIONAL INFORMATION

What is the SACAC form

Under PG&E's rules 15 and 16 you have a choice: you can perform the work yourself, hire a qualified contractor to perform the work or hire PG&E to do the work. We are required by the CPUC to provide you with PG&E's costs.

This form identifies our cost for the refundable service that is PG&E's responsibility to install. PG&E's costs were developed based on your choices within the application and may change if you change that choice.

How do I fill out the SACAC?

If you want to do this work yourself or have a qualified contractor do this work, please enter your estimated costs in the section of the SACAC form entitled "Applicant Costs" or check the box in the section entitled "Applicant's Election Not To Provide Costs," sign and return to PG&E. PG&E will send you a revised agreement by return mail only if you choose to provide your estimated costs.

If you want PG&E to do this work, please check the section "Applicant's Election Not to Provide Costs," sign and return the SACAC form along with a check for the Total Due based on the option you selected above.

You must return the completed SACAC form to PG&E regardless of who you choose to do the work.

Please follow payment instructions found on your Payment Coupon.

I, _____ (Applicant), hereby attest and certify that this project does not meet the definition of Mixed-Fuel New Construction as described in PG&E Gas and Electric Rules 1 and 15, provided below:
MIXED-FUEL NEW CONSTRUCTION: A new end-use load or consistent with the definition of New Construction in the CEC 2022 Building Energy Efficiency Standards, a building that has never been used or occupied for any purpose, or any renovation where 50 percent or more of the exterior weight bearing walls are removed, that uses gas and/or propane in addition to electricity.

Pacific Gas and Electric Company

This contract has been reviewed and approved by:

Natalie Fritze

Service Planning Supervisor

Customer

Agreed and accepted by:

City of Tracy, A GOVERNMENT AGENCY

Authorized Signatory Nancy Young

Title Signatory

Signature _____

Date _____



129304860



STATEMENT OF APPLICANT'S CONTRACT
ANTICIPATED COSTS.*

September 27, 2024

Project Name: COVID Homeless Housing

Project Location: 370 WEST ARBOR ROAD, TRACY

Notification Number: 129304860

PM Number(s): (Gas) (Electric) 35569619

APPLICANT COSTS

The following statement must only include the contracted anticipated installed costs of facilities installed by the Applicant that are refundable and that are PG&E's responsibility under its tariffs.

The costs provided by the Applicant must be taken from the Applicant's contract with its contractor. If the Applicant will be performing the work itself, the Applicant must also complete and sign this form.

The Applicant's statement of costs will be compared with PG&E's estimated installed costs of the same facilities, the lower of which will be used to determine the amount subject to allowances and refunds in accordance with the provisions of PG&E's Gas and Electric Rules 15 and 16.

If the Applicant chooses not to provide its costs, it must complete the last section of this form. Until the Applicant either provides the refundable cost from its contract with its contractor (or its own cost, if applicable), or returns this form indicating that it will not do so, PG&E will not proceed with any work on the Applicant's project.

GAS

Residential Service Facilities:

Applicant: \$

PG&E: \$0.00

Number of gas service: 0

Stubs:0

ELECTRIC

Residential Service Facilities:

Applicant: \$

PG&E: \$0.00

Number of Electric service: 0

- Applicant's statement of costs include: overhead or underground service conductors,poles, service transformers, connection fittings, service pipe, valves, service connections,and other PG&E-owned service equipment, as detailed in Gas and Electric Rule 16.
- Applicant's statement of costs DOES NOT include: inspection fees, nonresidential service costs, regulators, or PG&E-owned metering equipment.

* This form at all times shall be subject to such modifications as the California Public Utilities Commission May direct form time to time in the exercise of its jurisdiction.

†Information collected on this form is used in accordance with PG&E's privacy policy. The privacy policy is available at pge.com/privacy



129304860

GAS**Gas Distribution Facilities
and Non-Residential Service Services:**

Applicant: \$ _____

PG&E: \$0.00**ELECTRIC****Electric Distribution Facilities
and Non-Residential Service Services:**

Applicant: \$ _____

PG&E: \$80,778.18**GAS DISTRIBUTION TRENCH**

Applicant: \$ _____

PG&E: \$0.00

- Applicant's statement of costs include: overhead or underground service conductors, poles, service transformers, connection fittings, service pipe, valves, service connections, and other PG&E-owned service equipment, as detailed in Gas and Electric Rule 16.
- Applicant's statement of costs DOES NOT include: inspection fees, nonresidential service costs, regulators, or PG&E-owned metering equipment.

I declare under penalty of perjury that the foregoing is true and correct.☐ **APPLICANT'S ELECTION NOT TO PROVIDE COSTS:** (if this option selected, box must be checked)

I choose not to provide to the utility my refundable costs for this project as taken from my contract with my contractor, or as performed by myself, and acknowledge that PG&E will use its estimate of the refundable costs for this project in the contract between it and me.

Executed on _____
(Date)at _____
(City)

By: Nancy Young

Print Applicant Name: City of Tracy, A GOVERNMENT AGENCY

Signed: _____

Title: _____
Signatory



Pacific Gas and Electric Company
Detailed Cost Sheet - Electric Distribution
and Service Extension Costs

September 27, 2024

References

Notification #	129304860
Contract #	50107824 V2
E16-PM #	35569619
Customer #	4655504

Applicant: **Nancy Young**

Project Location/Name **370 WEST ARBOR ROAD, TRACY**

Cost Breakdown

Total number of residential lots/units for this project: 0

Total number of non-residential lots/units for this project: 1

Total number of combined meters: 1

Cost of Services:

Engineering & Administrative Costs \$0.00

Including Applicant Design Value of \$0.00

Service Tie-In Cost (Energized) by PG&E (+) \$0.00

Service Tie-in Cost by Applicant (+) \$0.00

Electric Metering (+) \$0.00

Others (N/A) (+) \$0.00

Inspection Fees (+) \$0.00

Service Cost - PG&E installed # Services 0 (+) \$0.00

Service Cost - Applicant installed # Services 0 (+) \$0.00

Total Estimated Cost of Service Subject to Allowance (=) \$0.00

Including Net Joint Pole Credit Value of \$0.00

Cost of Service Within Allowance:

less Total Residential Service Allowance
(not to exceed Total Estimated Cost of Service Subject to Allowance)

\$0.00 X 0 = (-) \$0.00

Excess Service Cost (=) \$0.00

Estimated Service Cost Within Allowance (Total less Excess) (=) \$0.00

Average Cost per Lot or Unit Within Allowance

\$0.00 / 0 = \$0.00

Excess Service Allowance Applied to Distribution Line Extension Refundable

Amount per Lot or Unit:

\$0.00 - \$0.00 = \$0.00 **
Allowance Ave. Cost / Unit



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Allowances

Residential:

$$\begin{array}{rclclcl} \$0.00 & \times & 0 & = & \$0.00 \\ \text{Allowance} & & \text{Lots / Units} & & \end{array}$$

plus ITCC @ 24% Residential Allowances (+) \$0.00

SUB TOTAL Residential Allowances (=) \$0.00

$$\begin{array}{rclclcl} \$922.76 & / & 0.1476 & = & \$6,251.76 \\ \text{Net Annual Revenue} & & \text{Cost-of-Service-Factor} & & \end{array}$$

plus ITCC @ 24% Non-Residential Allowances (+) \$1,500.42

SUB TOTAL Non-Residential Allowances (=) \$7,752.18

less Residential Service Allowance:

$$\begin{array}{rclclcl} (0 & \times & \$0.00 &) + 24\% & = & \$0.00 \\ \text{Lots/Units} & & \text{Ave. Cost / Unit} & \text{ITCC} & & \end{array}$$

Total Distribution Line Extension Allowance (=) \$7,752.18

Amount Subject to Refund

Engineering & Administrative Costs \$17,925.08

Including Applicant Design Value of \$0.00

Tie-In of Distribution by PG&E (+) \$17,810.26

Electric Metering (Non-Residential Projects) (+) \$2,496.37

Other Taxable charges (N/A) (+) \$0.00

PG&E installed - Cost of Distribution Line and Non-Res Svcs. (+) \$80,778.18

Applicant installed - Cost of Distribution Line and Non-Res Svcs. (+) \$0.00

Value of Distribution Substructures (+) \$0.00

Inspection Fees (+) \$0.00

Less Non-Residential Service Costs not Qualified for Refunds (-) \$0.00

Less Distribution Extension Costs not Qualified for Refunds (-) \$0.00

SUB TOTAL (=) \$119,009.89

Including Net Joint Pole Credit Value of \$0.00

plus ITCC @ 24% (+) \$28,562.37

Total Refundable Amount (+) \$147,572.26

Less Total Allowances (not to exceed Total Refundable Amount) (-) \$7,752.18

Balance: Net Refundable Amount \$139,820.07

10 Year Refundable Advance Option

Balance: Net Refundable Amount \$139,820.07

Less Credit for Value of Applicant Design Work \$0.00

Less Cost of Dist. Line Ext. and Non-Res Svcs. installed by Applicant \$0.00

Less Distribution Substructures by Applicant \$0.00

Net 10 Year Refundable Advance Option Amount \$139,820.08

Non-Refundable Discount Option

Balance: Net Refundable Amount \$139,820.07

$$\begin{array}{rclclcl} \$139,820.07 & \times & 0.50 & = & (-) & \$69,910.03 \\ \text{Balance} & & \text{Discount Rate} & & & \end{array}$$

Less Credit for Value of Applicant Design Work \$0.00

Less Cost of Dist. Line Ext. and Non-Res Svcs. installed by Applicant \$0.00

Less Distribution Substructures by Applicant \$0.00

Net Non-Refundable Discount Option Amount \$69,910.03



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Non-Refundable Payments

Rule 16 Non-Refundable Payments

Excess Service Costs		<u>\$0.00</u>
Non-Residential Service Costs not Qualified for Refunds	(+)	<u>\$0.00</u>
Service Costs Beyond Preferred Service Location	(+)	<u>\$0.00</u>
Service Riser	(+)	<u>\$1,194.18</u>
Value of Rule 16 Land Rights Costs	(+)	<u>\$0.00</u>
Value of Service Trench, Conduits & Substructures in the Franchise Area or on 3rd Party Property	(+)	<u>\$0.00</u>
Inspection Fees	(+)	<u>\$1,170.05</u>
Rule 16 Trench Permits Obtained by PG&E	(+)	<u>\$0.00</u>
Other Taxable Charges: N/A	(+)	<u>\$1,415.86</u>
Cost of Additional Rule 16 Applicant Design Plan Checks	(+)	<u>\$0.00</u>
SUB TOTAL	(=)	<u>\$3,780.09</u>
Plus ITCC @ 24%	(+)	<u>\$907.22</u>
Other Non-taxable Charges:	(+)	<u>\$0.00</u>
Residential Per Meter Charge = 0 unit(s)	(+)	<u>\$0.00</u>
Non-Residential Per Meter Charge 1 unit(s)	(+)	<u>\$275.00</u>
Inspection Fees (not subject to ITCC)	(+)	<u>\$0.00</u>
Plus Service Trench, Conduits, & Substructures installed by PG&E on Private Property	(+)	<u>\$0.00</u>
SUB TOTAL	(=)	<u>\$4,962.31</u>
Less Excess Service Facilities Installed by Applicant	(-)	<u>\$0.00</u>
Less Service Costs Beyond Preferred Location by Applicant	(-)	<u>\$0.00</u>
Less Service Trench in the Franchise Area or on & 3rd Party Property installed by Applicant	(-)	<u>\$0.00</u>
Less Rule 16 Applicant Design Work Associated with Excess	(-)	<u>\$0.00</u>
Total Rule 16 Non-Refundable Amount	(=)	<u>\$4,962.31</u>

Rule 15 Non-Refundable Payments

Distribution Extension Costs not Qualified for Refunds		<u>\$0.00</u>
Inspection Fees	(+)	<u>\$0.00</u>
Re-estimating/Composite Preparation	(+)	<u>\$0.00</u>
Cost of Additional Applicant Design Plan Checks	(+)	<u>\$0.00</u>
Value of Distribution Conduits	(+)	<u>\$0.00</u>
Distribution Risers Installed by PG&E	(+)	<u>\$0.00</u>
Value of Distribution Trench	(+)	<u>\$0.00</u>
PG&E Land Rights Costs	(+)	<u>\$0.00</u>
Rule 15 Trench Permits Obtained by PG&E	(+)	<u>\$0.00</u>
Other	(+)	<u>\$0.00</u>
SUB TOTAL	(=)	<u>\$0.00</u>
Plus ITCC @ 24%	(+)	<u>\$0.00</u>
Other Non-taxable Charges	(+)	<u>\$0.00</u>
SUB TOTAL	(=)	<u>\$0.00</u>
Less Cost of Distribution Line Extension Installed by Applicant	(-)	<u>\$0.00</u>
Less Distribution Substructures by Applicant	(-)	<u>\$0.00</u>
Less Rule 15 Applicant Design Work	(-)	<u>\$0.00</u>
Less Distribution Conduits Installed by Applicant	(-)	<u>\$0.00</u>
Less Distribution Trench Provided by Applicant	(-)	<u>\$0.00</u>
Total Non-Refundable Electric Rule 15 Amount	(=)	<u>\$0.00</u>



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Relocation / Rearrangement of PG&E Facilities

Value of Relocation/Rearrangement Facilities		<u>\$0.00</u>	
Value of Relocation/Rearrangement Conduits & Substructures	(+)	<u>\$0.00</u>	
Value of Relocation/Rearrangement Trench & Excavation	(+)	<u>\$0.00</u>	
Engineering & Administrative Costs	(+)	<u>\$0.00</u>	
Value of Relocation Applicant Design Work	(+)	<u>\$0.00</u>	
Re-engineering/Comp Prep/Add'l AD Plan Checks	(+)	<u>\$0.00</u>	
Tie-in/Meter of Relocation/Rearrangement by PG&E	(+)	<u>\$0.00</u>	
Relocation/Rearrangement Trench Permits Obtained by PG&E	(+)	<u>\$0.00</u>	
Relocation/Rearrangement Land Rights	(+)	<u>\$0.00</u>	
Relocation/Rearrangement Inspection Fees	(+)	<u>\$0.00</u>	
SUB TOTAL	(=)	<u>\$0.00</u>	
Including Net Joint Pole Credit Value of		<u>\$0.00</u>	
Plus ITCC @ 0%	(+)	<u>\$0.00</u>	
Plus Relocation/Rearrangement - Non Taxable	(+)	<u>\$0.00</u>	
D.0405055 Line Extension Costs - Residential (PMC Charge)	(+)	<u>\$0.00</u>	
D.0405055 Line Extension Costs - Non-Residential (PMC Charge)	(+)	<u>\$0.00</u>	
SUB TOTAL	(=)	<u>\$0.00</u>	
Less Relocation/Rearrangement Facilities Installed by Applicant	(-)	<u>\$0.00</u>	
Less Conduits & Substructures Installed by Applicant	(-)	<u>\$0.00</u>	
Less Trench & Excavation Provided by Applicant	(-)	<u>\$0.00</u>	
Less Value of Relocation Applicant Design Work	(-)	<u>\$0.00</u>	
Less Relocation/Rearrangement Salvage	(-)	<u>\$0.00</u>	
Total Relocation / Rearrangement of PG&E Facilities Amount	(=)		<u>\$0.00</u>
Actual Cost Billing Forecast⁽⁶⁾			
Total Non-Refundable Electric Rule 16 Amount	(+)	<u>\$4,962.31</u>	
Total Non-Refundable Electric Rule 15 Amount	(+)	<u>\$0.00</u>	
Total Non-Refundable Relocation / Rearrangement Amount	(+)	<u>\$0.00</u>	
Total Non-Refundable Costs	(+)	<u>\$4,962.31</u>	
Actual Cost Billing Forecast Fee	(+)	<u>\$0.00</u>	
Total Non-Refundable Payment	(=)		<u>\$4,962.31</u>

Value of Electric Facility Reinforcements by PG&E: \$0.00 based upon Applicant's estimated demand of: 0.00 kVa

(Reference: Payment Adjustments. Excess Facilities section of provisions)

(1) Total Service Allowance not to exceed the Cost of Service

(2) 10 Year Refundable and Discount Option credit amounts will be paid upon acceptance of facilities. Credit amounts are subject to future deficiency billing in accordance with the tariff.

(3) 10 Year Refundable and Discount Option credit amounts do not offset Other Non-Refundable or Relocation Fees. See Reimbursement Summary for a total of Reimbursements and Credits to be paid upon acceptance of facilities.

(4) Inspection Fees (Only Refundable if Applicant's Actual Cost is Used. Applicant's Actual Cost + Inspection Cannot Exceed PG&E's Estimate)

(5) The lower of PG&E's estimated costs or the Applicant's Contract Anticipated Costs (as documented on Form 79-1003

"Statement of Contract Anticipated Costs") will be used to establish the cost of Service and Distribution Line Extension subject to Allowance

(6) Per CPUC Decision 23-12-037, Actual Cost Billing Forecast is to cover any cost increases due to unforeseen circumstances.

Note: This supplemental detailed cost sheet is **for reference only** and is not intended for use in place of the actual contract for the project listed.



000129304860



Customer Payment Coupon

August 01, 2023

City of Tracy
333 Civic Center Plaza
TRACY, CA 95376

Attachment B

References	
Notification #	125451159
Contract #	50086531 V1
E13-PM #	35428709
Customer #	3870226

Customer Cost Summary

384 ARBOR AVE, TRACY

Amounts Due	Total Due
Electric Temporary Power	\$73,524.81
Minus the following credit	
Advance Credit	(\$2,500.00)
	\$71,024.81

Important Payment Information

To complete your contract ONLINE

- Follow the instructions provided with your electronic contract
- Submit payment at <https://www.pge.com/contractpayments>

To complete your contract BY MAIL

- Please make check payable to: **PG&E** or **Pacific Gas and Electric**
- Complete, sign and return the enclosed agreement(s), the SACAC form and the customer payment coupon with your payment
- **Remit payment and SACAC form to:**
PG&E CFM/PPC Department
PO BOX 997340
Sacramento, CA 95899-7340

IMPORTANT MESSAGE

Please review the enclosed information and total due. This document needs to be returned with the enclosed agreements.

If you complete your contract ONLINE, a copy will be saved to your Customer Connections Online (CCO) account at [pge.com/cco](https://www.pge.com/cco).

To learn more about PG&E's gas and electric safety initiatives and resources please visit [pge.com/safety](https://www.pge.com/safety).

Have Questions?
Please Call 1-800-422-0436



125451159



Pacific Gas and Electric Company
Agreement to Perform
Tariff Schedule Related Work

August 01, 2023

DISTRIBUTION:

- ☐ Applicant (Original)
☐ Division (Original)
☐ ACCTG. SVCS.

REFERENCES:

Notification # 125451159
Contract # 50086531 V1
PM # 35428709

City of Tracy, A GOVERNMENT AGENCY (Applicant) has requested PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (PG&E), to perform the tariff schedule related work as located and described in paragraph 3 herein. PG&E agrees to perform the requested work and furnish all necessary labor, equipment, materials and related facilities required therefore, subject to the following conditions:

1. Whenever part or all of the requested work is to be furnished or performed upon property other than that of Applicant, Applicant shall first procure from such owners all necessary rights-of-way and/or permits in a form satisfactory to PG&E and without cost to it.
2. Applicant shall indemnify and hold harmless PG&E, its officers, agents and employees, against all loss, damage, expense and liability resulting from injury to or death of any person, including but not limited to, employees of PG&E, Applicant or any third party, or for the loss, destruction or damage to property, including, but not limited to property of PG&E, Applicant or any third party, arising out of or in any way connected with the performance of this agreement, however caused, except to the extent caused by the active negligence or willful misconduct of PG&E, its officers, agents and employees. Applicant will, on PG&E's request, defend any suit asserting a claim covered by this indemnity. Applicant will pay all costs that may be incurred by PG&E in enforcing this indemnity, including reasonable attorneys' fees.
3. The location and requested work are described as follows: (Describe in detail the materials and facilities to be furnished and/or work to be performed by PG&E. If more space is required, use other side and attach any necessary drawings as Exhibits A, B, C, etc):

LOCATION: 384 ARBOR AVE, TRACY

DESCRIPTION OF WORK: Temporary Service (less than one year)

Engineering & Administrative Costs (including Applicant Design Value below)		<u>\$11,110.25</u>
Applicant Design Value	<u>\$0.00</u>	
Re-Estimating/Composite Preparation	(+)	<u>\$0.00</u>
Additional Applicant Design Plan checks	(+)	<u>\$0.00</u>
Facilities (cable/poles/TX/switches) for Temp Power	(+)	<u>\$51,656.89</u>
Trench, Conduit & Service Substructures, Trench Permits and Land	(+)	<u>\$0.00</u>
Tie-in of Temp Power	(+)	<u>\$1,813.38</u>
Meters	(+)	<u>\$2,918.24</u>
Riser Molding	(+)	<u>\$1,230.55</u>
Inspection of Applicant Work	(+)	<u>\$1,229.08</u>
Removal of Temporary Facilities (at end of use)	(+)	<u>\$3,566.42</u>
Other Non-Refundable work - Taxable	(+)	<u>\$0.00</u>
Subtotal	(=)	<u>\$73,524.81</u>
Including Net Joint Pole Credit Value of	<u>\$0.00</u>	
ITCC @ 0%	(+)	<u>\$0.00</u>
Conduit & Service Substructures - Private	(+)	<u>\$0.00</u>
Trench & Excavation (E13) - Private	(+)	<u>\$0.00</u>
Other Non-Refundable work - Non Taxable	(+)	<u>\$0.00</u>
less Work Provided by Applicant	(=)	<u>\$0.00</u>
less Salvage	(-)	<u>\$0.00</u>
Total Payment	(=)	<u>\$73,524.81</u>



125451159

4. Applicant shall pay to PG&E, promptly upon demand by PG&E, as the complete contract price hereunder, the sum of Seventy-three thousand five hundred twenty-four dollars and eighty-one cents \$73,524.81

Upon completion of requested work, ownership shall vest in: ☒ PG&E ☐ Applicant

Executed this 2 day of August 2023

City of Tracy, A
GOVERNMENT AGENCY

Applicant

PACIFIC GAS & ELECTRIC COMPANY

By: _____



Ilene Macintire

Print/Type/Name

By: _____

Jennifer Betancourt

Title: AUTHORIZED SIGNATORY

Title: Service Planning Supervisor

Mailing Address: 333 Civic Center Plaza
TRACY, CA 95376



125451159

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION NO. _____

(1) APPROVING THE EXECUTION OF A GAS AND ELECTRIC EXTENSION AGREEMENT WITH PACIFIC GAS AND ELECTRIC, INC.(PG&E) FOR NEW SERVICE ACTIVATION AT 370 W. ARBOR AVENUE FOR THE PHASE II IMPROVEMENTS AT THE TEMPORARY EMERGENCY HOUSING FACILITY, CAPITAL IMPROVEMENT PROJECT 71112 IN THE AMOUNT OF \$74,873, AND

(2) RATIFYING THE PREVIOUSLY EXECUTED GAS AND ELECTRIC EXTENSION AGREEMENT WITH PG&E FOR NEW SERVICE ACTIVATION AT 384 W. ARBOR AVENUE FOR THE PHASE III AND IV IMPROVEMENTS OF THE TEHF, IN THE AMOUNT OF \$73,524.81.

WHEREAS, on March 10, 2020, City Council adopted Resolution No. 2020-050, which declared a shelter crisis pursuant to California Government Code Section 8698.2; and

WHEREAS, on September 1, 2020, City Council authorized the creation of a Capital Improvement Project (CIP) for the Temporary Emergency Housing Project (TEHF) on Arbor Avenue, CIP 71112 (Project) to create a safe and dignified facility for residents experiencing homelessness; and

WHEREAS, from March 2020 through early 2021 staff worked to design the facility and initiated site preparations for TEHF project, Phase I work, which consisted of demolition, grading, and underground infrastructure construction, Phase I was intended to prepare for the development and installation of Phase II housing, which came to be known as the "sprung structure", to be utilized as the TEHF shelter on Arbor; and

WHEREAS, this preparation included the design and development of the necessary components required to provide permanent power (electricity) from PG&E to the facility; and

WHEREAS, the proposed Phase II Project construction included the installation of the permanent power supply, but it was postponed due to the costs related to expediting the completion of the interim facility preparation; as a result, portable generators were leased to provide power for the site until equipment for a permanent power supply could be installed; and

WHEREAS, both Phase III and Phase IV interim housing facilities are now being powered by four (4) portable generators, consisting of two (2) primary generators and two (2) backup generators, required by South San Joaquin County Fire to maintain power to the Fire Alarm Monitoring System; Fuel costs have increased due to the higher demand of the additional facilities and residents; and

WHEREAS, on April 15, 2022, staff executed a Gas and Power Extension Agreement with PG&E in the amount of \$71,442 for the installation of permanent power for the Phase II Improvements based on their understanding of authority that had been granted to the City Manager during the shelter crisis, PG&E accepted the agreement and the payment in the amount of \$71,441.88; and

WHEREAS, concurrently with the developments for permanent power to the TEHF, staff was also working on temporary and permanent power to the Phase III and IV interim site on the southern end of the TEHF shelter site; and

WHEREAS, on August 2, 2023, staff executed another Gas and electric Agreement (Phase III Agreement) with PG&E in the amount of \$73,524.81 for the installation of permanent power for the Phase III and IV Improvements which were, and continue to, be providing shelter and support services to the homeless community of Tracy; and

WHEREAS, it is now discovered that the execution of this Phase III Agreement had never been taken back to the City Council for ratification as had all other actions taken by the City Manager under the shelter crisis delegations of authority; and

WHEREAS, PG&E accepted the Phase III Agreement and the payment in the amount of \$73,524.81; and

WHEREAS, the Phase III Agreement is still active, and PG&E is performing in accordance to the terms of the agreement and the work will be completed as proposed in the agreement terms; and

WHEREAS, staff remained in constant contact with PG&E regarding both Agreements and continued to prepare the site for permanent power which included the purchase and delivery of the necessary infrastructure to receive and relay power from PGE service lines; and

WHEREAS, on April 2, 2024, pursuant to Resolution 2024-047, the City Council approved an agreement with Nelco Electric, Inc. for the purchase of the power supply equipment, including switchgear and panel boards, for City owned power infrastructure needed for the TEHF; and

WHEREAS, on May 14, 2024, pursuant to Resolution 2024-068, the City Council authorized the award of a construction contract to Bockmon & Woody, Inc., of Stockton, for the installation of the City owned electrical infrastructure, including switchgear and panel boards, the construction began in August of 2024 and is anticipated to be complete in October of 2024; and

WHEREAS, in July of 2024, the City received a refund check in the amount of \$65,826 issued by PG&E on July 18, 2024, terminating the agreement executed on April 15, 2022 and this amount included a deduction in the amount of \$5,617; and

WHEREAS, PG&E terminated the agreement as per their terms and conditions of "the Distribution and Service Extension Agreement-Provisions (Form 62-0982)" and upon further inquiring with PG&E staff was informed that the agreement was terminated because the design and other information submitted for the agreement executed on April 15, 2022 was only valid for 18 months; and

WHEREAS, after termination, staff worked with PG&E to immediately process a new application, PG&E reviewed the new application to ensure it met current code requirements and approved the resubmittal by August 8, 2024. The new (Phase II) Agreement was issued on August 13, 2024, in the amount of \$74,873, for the City's execution; and

WHEREAS, staff is requesting the City Council to approve the execution of Phase II Agreement and at the same time staff is also requesting the City Council to ratify the previously executed Phase III Agreement; and

WHEREAS, the project is funded pursuant to City Council's approval of the Temporary Emergency Housing Facility, CIP 71112, which is an approved project in the City's Capital Improvement Plan; sufficient funds are available in the CIP for the new Agreement; and

WHEREAS, a Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the California Environment Quality Act Guidelines(CEQA) and this action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary and San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations; and

WHEREAS, the Tracy Homelessness Advisory Committee heard this item on October 17, 2024 and recommended that the City Council adopt the proposed Resolution; and

NOW THEREFORE, be it

RESOLVED: That the City Council for the City of Tracy hereby finds the actions approved by this resolution exempt from California Environmental Quality Act (CEQA) pursuant to Government Code section 8698.4 as provided for homeless shelters; and be it further

RESOLVED: That San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations; and be it further

RESOLVED: That the City Council hereby approves a Gas and Power Extension Agreement No. PM 35569619 attached hereto as Attachment 1 with Pacific Gas & Electric, Inc., in the amount of \$74,873; and be it further

RESOLVED: That the City Council hereby authorizes the City Manager to sign the Agreement; and be it further

RESOLVED: That the City Council hereby ratifies the previously executed Phase III Agreement attached hereto as Attachment 2 with Pacific Gas & Electric, Inc., Phase III and IV Site Improvements, in the amount of \$73,524.81.

* * * * *

The foregoing Resolution 2024-_____ was adopted by the City Council on November 19, 2024, by the following vote:

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

NANCY D. YOUNG
Mayor of the City of Tracy, California

ATTEST: _____
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of the
City of Tracy, California

- (1) Gas & Electric Extension Service Agreement PM# 35569619
- (2) Attachment B- Gas & Electric Extension Service Agreement PM# 35428709