

NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the **PARKS AND COMMUNITY SERVICES COMMISSION** is hereby called for:

Date/Time: **Thursday, October 2, 2025, at 7:00 p.m.**
(or as soon thereafter as possible)

Location: **City Hall Council Chambers**
333 Civic Center Plaza, Tracy

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54954.3, WHICH STATES THAT EVERY PUBLIC MEETING SHALL PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION ON ANY ITEM, BEFORE OR DURING CONSIDERATION OF THE ITEM. HOWEVER, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT ON THE AGENDA.

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Items from the Audience - In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, and last amended by Resolution No. 2021-049, 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, the Commission 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 Commission.
5. Approval of Meeting Minutes
 - a. **REVIEW AND APPROVE THE REGULAR MEETING MINUTES FROM: September 4, 2025**
6. New Business
 - a. **RECEIVE AN INFORMATIONAL UPDATE REGARDING THE RENAMING OF THE ELLIS DOG PARK TO DUKE'S DOG PARK**
 - b. **REVIEW AND APPROVE THE TRIWAY DEVELOPMENT NEIGHBORHOOD PARK CONCEPTUAL MASTER PLAN**
7. Staff Items (Verbal)
 - a. **Receive the Athletics Annual Report**
8. Items from the Commission
9. Adjournment

AGENDA POSTED: September 25, 2025

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations to enable individuals with disabilities to participate in public meetings. Persons requiring assistance or auxiliary aids to participate should call City Hall at (209) 831-6000 at least 24 hours prior to the meeting.

Any materials distributed to the Parks and Community Services Commission regarding any item on this agenda will be made available for public inspection in the Parks and Recreation Department located at 333 Civic Center Plaza, Tracy, during normal business hours.

Full copy of the agenda can be found at the Tracy Library as well on the City's Website: <https://www.cityoftracy.org/government/boards-and-commissions/parks-and-community-services-commission>

**PARK AND COMMUNITY SERVICES COMMISSION
REGULAR MEETING MINUTES
Thursday, September 4, 2025**

1. CALL TO ORDER:

Chair Lieberg called the meeting to order at 7:00 pm.

2. ROLL CALL:

- a. Present: Chair Lieberg, Vice Chair Shrout, and Commissioners Arbogast, and Jimenez,
- b. Absent: Commissioner Fagin
- c. Staff Present: Brian MacDonald, Director of Parks, Recreation and Community Services, Jolene Jauregui, Recreation Services Manager, Justin Geibig, Recreation Services Supervisor, Caitlin Perkey, Recreation Program Coordinator, and Daniella Green, Assistant City Attorney
- d. Recorded By: Andrea Pedigo, Executive Assistant, and Norma Padilla, Administrative Assistant

3. PLEDGE OF ALLEGIANCE:

Chair Lieberg led the Pledge of Allegiance.

4. ITEMS FROM THE AUDIENCE:

None.

5. APPROVAL OF MEETING MINUTES

- a. Reviewed and approved the Regular Meeting Minutes from August 7, 2025.

ACTION: Commissioner Arbogast motioned to approve the August 7, 2025, minutes with the amendments discussed by Commissioner Jimenez. Vice Chair Shrout seconded the motion. Roll call found all in favor with a 4,0,0 vote.

6. NEW BUSINESS

- a. **REVIEW AND PROVIDE INPUT ON THE REVISED CITY OF TRACY CO-SPONSORSHIP POLICY GUIDELINES**

Justin Geibig, Recreation Supervisor, presented the staff report to the commission.

Commission questions for staff followed.

Justin Geibig, Recreation Supervisor, answered the questions of the commission.

7. ITEMS FROM STAFF:

- a. Sport Field Quarterly Violation Report Update

Justin Geibig, Recreation Supervisor, presented the report to the commission for June through August 2025.

Commission questions followed.

Justin Geibig, Recreation Supervisor, answered the questions of the commission.

b. Senior Report on Comments and Concerns

Caitlin Perkey, Recreation Services Coordinator, presented the report to the commission.

Commission questions followed.

Caitlin Perkey and Jolene Jauregui answered the questions of the commission.

8. ITEMS FROM THE COMMISSION:

Commissioner Jimenez reported that there is no report from the Tracy Friends for Parks, Recreation, and Community Services, as they meet quarterly.

Commissioner Jimenez reported that the Tracy Seniors Association continues to receive requests for safety assessments. This is where they enter the person's home to assess the safety equipment they may need. They are also continuing to provide free transportation, done by volunteers, to drive the seniors to their appointments or other destinations as needed.

Commissioner Jimenez reminded us about the October Tracy Seniors Association's pancake breakfast event.

Commissioner Arbogast reported that he attended the first two fall Rollin Rec programs and was very impressed. He expressed his continued support for the program, noting the overwhelming compliments he has received about the staff, children, and parents. He commended the program's success and stated it is off to a great start.

Vice Chair Shrout stated he drove by the MGRC and asked if they could get a tour of the facility.

Brian MacDonald, Director of Parks, Recreation and Community Services, stated yes; however, we are waiting for the heat to calm down. Once the heat subsides, we will have staff coordinate the tour.

Chair Lieberg noted that the final block party would be held tomorrow night and would feature Reggae Music.

Chair Lieberg noted that a park opening celebration had been held for Dan Schack Park and asked who else had attended, in addition to Commissioner Jimenez. Commissioner Arbogast stated he attended. Chair Lieberg further recalled a previous discussion about placing plaques in parks named after individuals and inquired whether this park had one. Commissioner Arbogast stated that there were many testimonials read on his behalf and that there was a large crowd that attended

Brian MacDonald, Director of Parks, Recreation and Community Services, stated no, there was not one in this park, as the Tracy Hills Monuments don't have them, as they are different from our standard signs.

Chair Lieberg asked whether, in addition to the park sign, there was a plaque placed in the park that recognized who they are, as he feels this is highly important.

Brian MacDonald, Director of Parks, Recreation and Community Services, stated he will mention this to his team.

Chair Lieberg mentioned that the city's proposed Aquatic Center plans will be going to council on September 16th, and he encourages all to attend.

9. ADJOURNMENT:

Time of Adjournment: 7:17 pm

ACTION: Motion was made by Chair Lieberg and seconded by Vice Chair Shroud to adjourn the meeting at said time of 7:17 pm. Roll call found all in favor, passed, and so ordered with 4,0,0 vote.

The above agenda was posted at Tracy City Hall on August 28, 2025. The above are action minutes. A recording of the meeting is available at the Parks and Recreation Department.

Jolene Jauregui, Staff Liaison

Recreation Services Manager

**CITY OF TRACY
PARKS AND COMMUNITY SERVICES COMMISSION MEETING
October 2, 2025**

AGENDA ITEM 6. A.

REQUEST

**RECEIVE AN INFORMATIONAL UPDATE REGARDING THE RENAMING OF THE
ELLIS DOG PARK TO DUKE'S DOG PARK**

BACKGROUND

The Ellis Dog Park, located at 4355 Summit Drive, is a 2.41-acre special-use park constructed within the Ellis Specific Plan area. The park was formally accepted by the City Council on March 18, 2025, and opened to the public on March 19, 2025.

The Ellis Specific Plan (ESP) was initially approved and executed between the City and Surland Companies on January 22, 2013. The ESP was subsequently amended in 2018, 2019, and 2021, respectively. Section 2.2.6 of the ESP (entitled “Park Networks”) notes and contemplates that all park names in Ellis shall be approved by the City Council as a part of the ESP. Section 2.2.6 also contemplates that any changes to park names in Ellis may be changed by mutual agreement of the City and Ellis Property Owners Association (EPOA). While the City has a separate Council-approved Park Naming Policy (Resolution No. 2021-013), renaming this park must follow the process outlined in the Ellis Specific Plan, which requires mutual agreement between the City and the Ellis Property Owners Association (EPOA).

On June 6, 2024, the Parks & Community Services Commission reviewed the applications received from the public naming process for the two new parks in Tracy Hills. Staff received an initial request to name one of those parks in honor of K9 Duke. While the Commission prioritized the top three names for Council’s consideration, the Commission also expressed interest in renaming the Ellis Dog Park in honor of K9 Duke.

Staff received a request to rename the Ellis Dog Park in honor of Duke, the San Joaquin County Sheriff’s Office K9, who was tragically killed in the line of duty in February 2023 while protecting Tracy Police Department officers.

In July 2025, the City and the Ellis Property Owners Association (EPOA) began discussions about the possibility of renaming the Ellis Dog Park to Duke’s Dog Park. Both parties met and conferred in good faith to change the name of the park from “Ellis Dog Park” to “Duke’s Dog Park.”

DISCUSSION

The City and the EPOA have mutually agreed to enter into a Memorandum of Agreement (MOA) to change the name of the park from Ellis Dog Park to Duke’s Dog Park in honor of K9 Duke. Surland, the master developer, has agreed to fund the design, construction, and installation of a new entry sign for the park entry portal, as well as a new bronze plaque installed immediately adjacent to the signage.

Staff will continue coordinating with the developer on the logistics for installing the new signage, and a ribbon-cutting ceremony will be planned for fall 2025 to commemorate the park’s renaming and official opening.

FISCAL IMPACT

There is no fiscal impact to the General Fund for this item at this time. All costs related to the design, construction, and installation of the new park signage will be funded by the developer.

RECOMMENDATION

Receive an informational update regarding the renaming of the Ellis Dog Park to Duke's Dog Park.

Prepared by: Justin Geibig, Recreation Services Supervisor

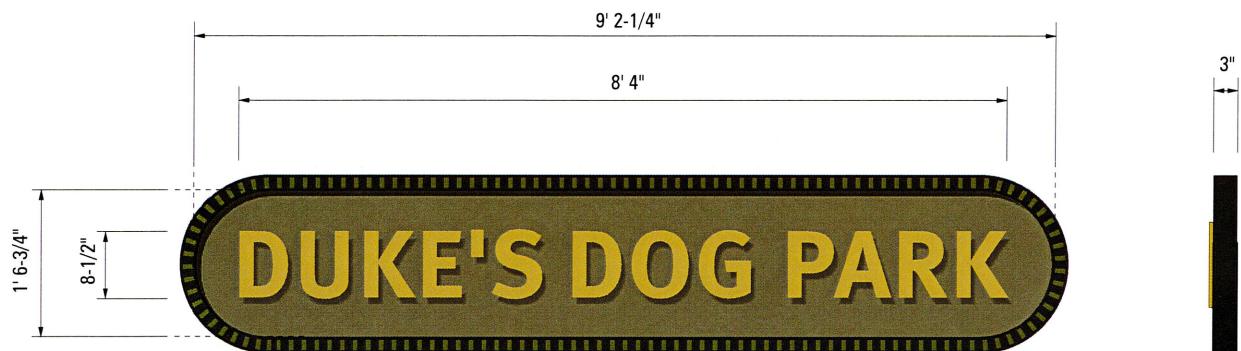
Approved by: Jolene Jauregui-Correll, Recreation Services Manager

Brian MacDonald, Director of Parks, Recreation, & Community Services

Richard Joaquin, Assistant Director of Parks, Recreation, & Community Services

Attachments:

Attachment A – Duke's Dog Park Signage Exhibit

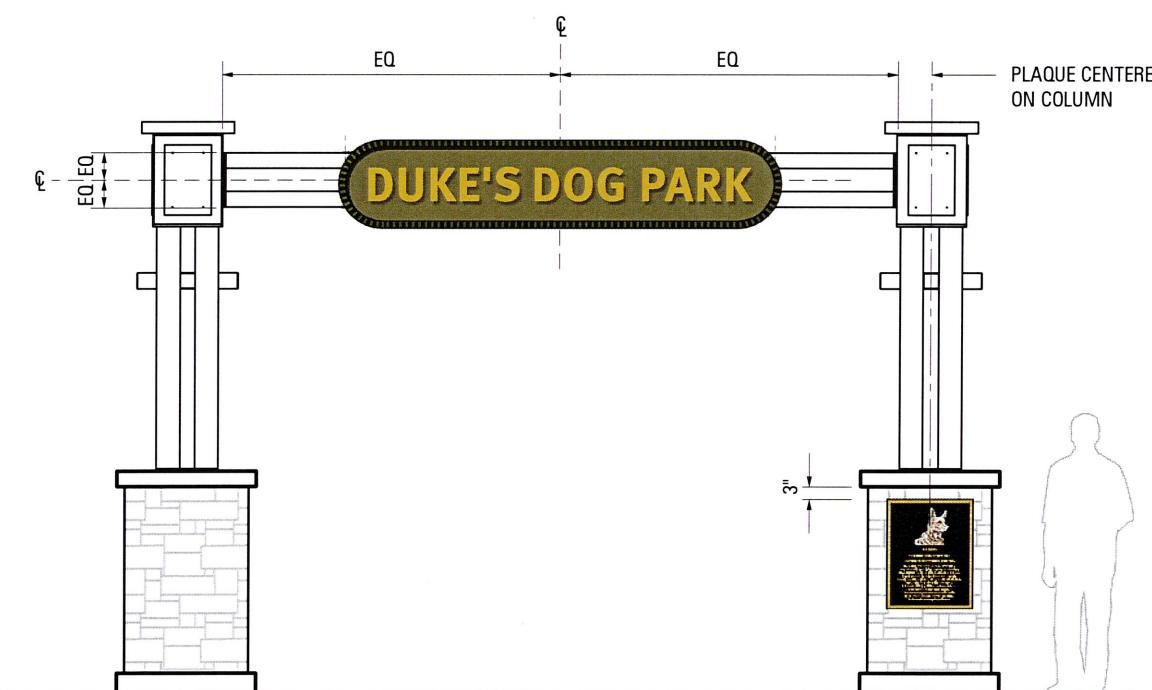


A SIGN ELEVATION

SCALE: 1/2" = 1'-0"

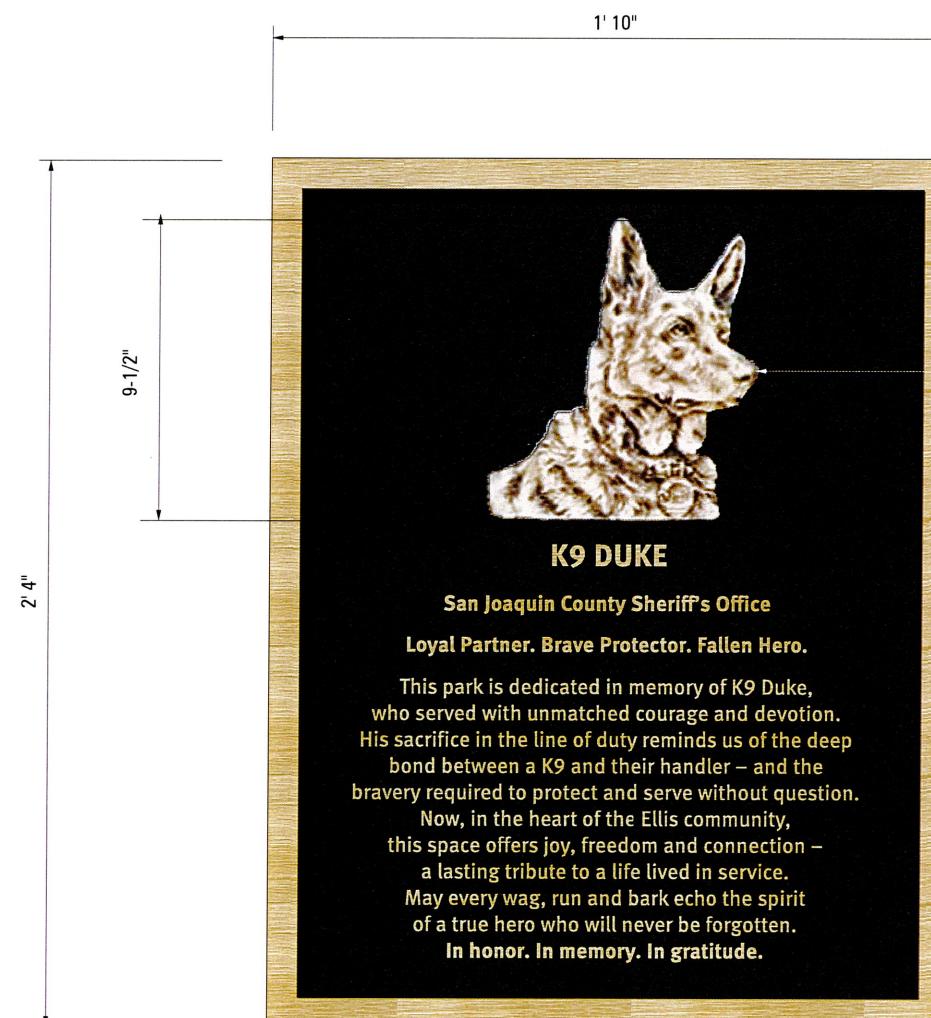
Reface one (1) single face non-illuminated sign as shown

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Background	1/8" aluminum	Matthews	To match Sherwin Williams "Bunglehouse Gray" #3845, satin
Letters	1/2" FCO acrylic /w 1/4" standoff	Matthews	To match Sherwin Williams "Restrained Gold" #6129, satin



A SIGN LOCATION

1/4" = 1' 0"



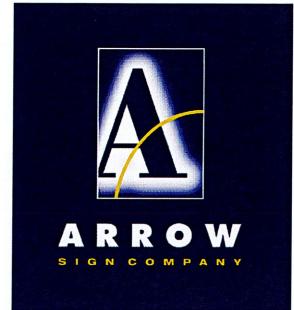
FINAL IMAGE PER
CUSTOMER
APPROVED PROOF

B SIGN ELEVATION

SCALE: 2" = 1'-0"

One (1) plaque.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Plaque	Cast Bronze	Matthews	Background: Dark Bronze M-313 Background Finish: Pebble Raised Material/Frame: Satin Bronze Frame Style: Single Line Dog Image: Bas Relief Mounting Method: Boss and Stud



1051 46th Avenue
Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com

Project

Ellis Dog Park

Tracy, CA

Date:

4-8-20

Sales:

Steve Jones

Design:

Andre C.

File Name/Location:

2020/E/Ellis Dog Park

Rev. Date Description

A 7-30-25 Add background panel to Sign A

Customer Approval *Chris Long*
COL 8-14-25

This drawing is a representation of colors and may not accurately depict final color of product. Refer to paint swatch or material samples for color reference.

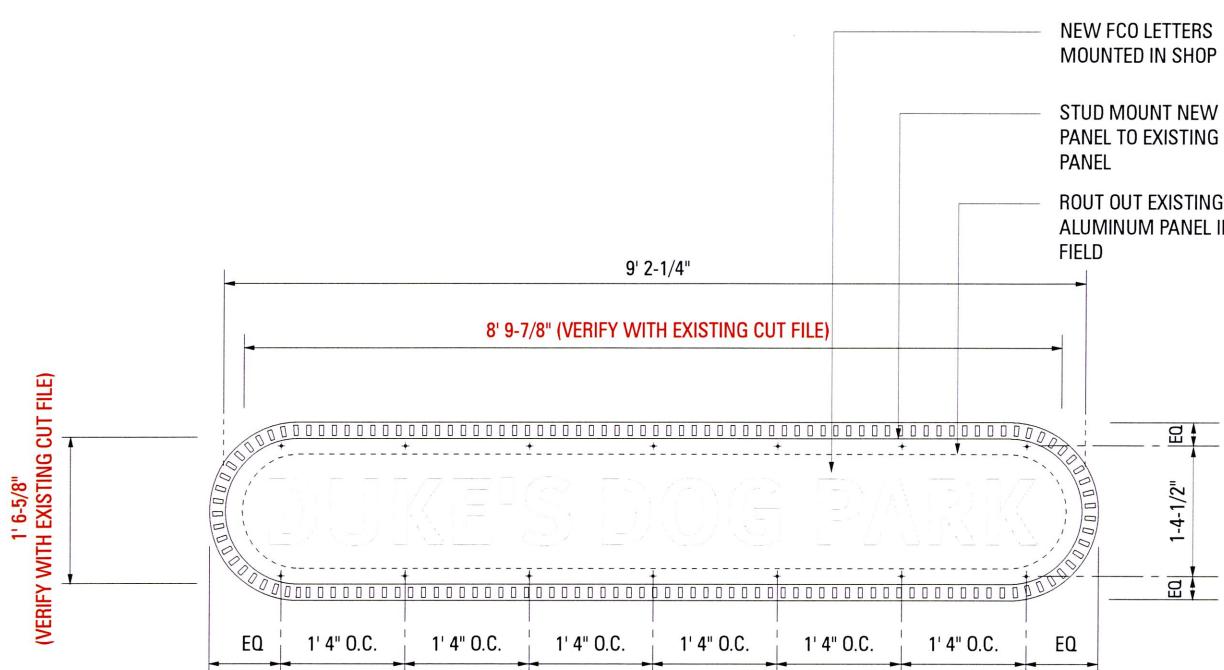
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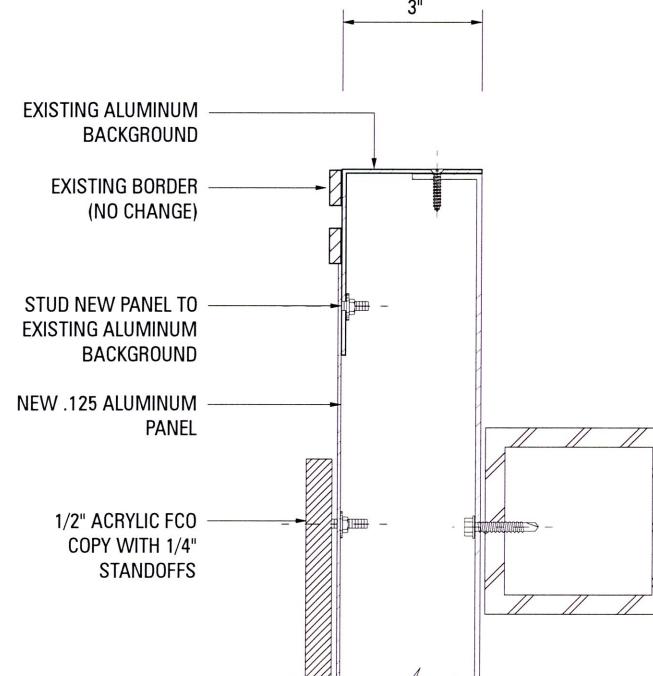
ARROW
SIGN COMPANY

1051 46th Avenue
Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com



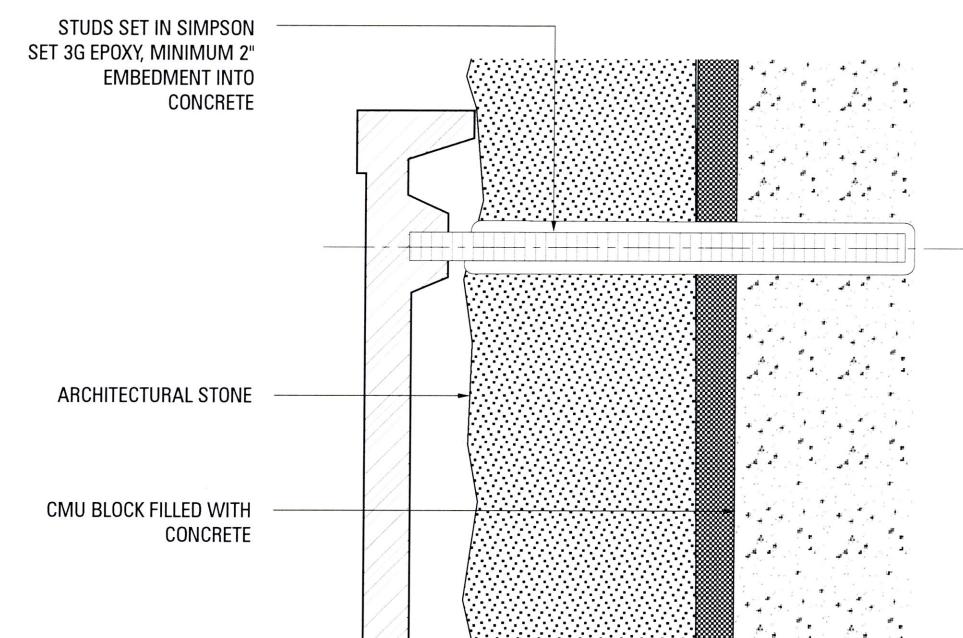
PANEL DETAIL

SCALE: 1/2" = 1'-0"



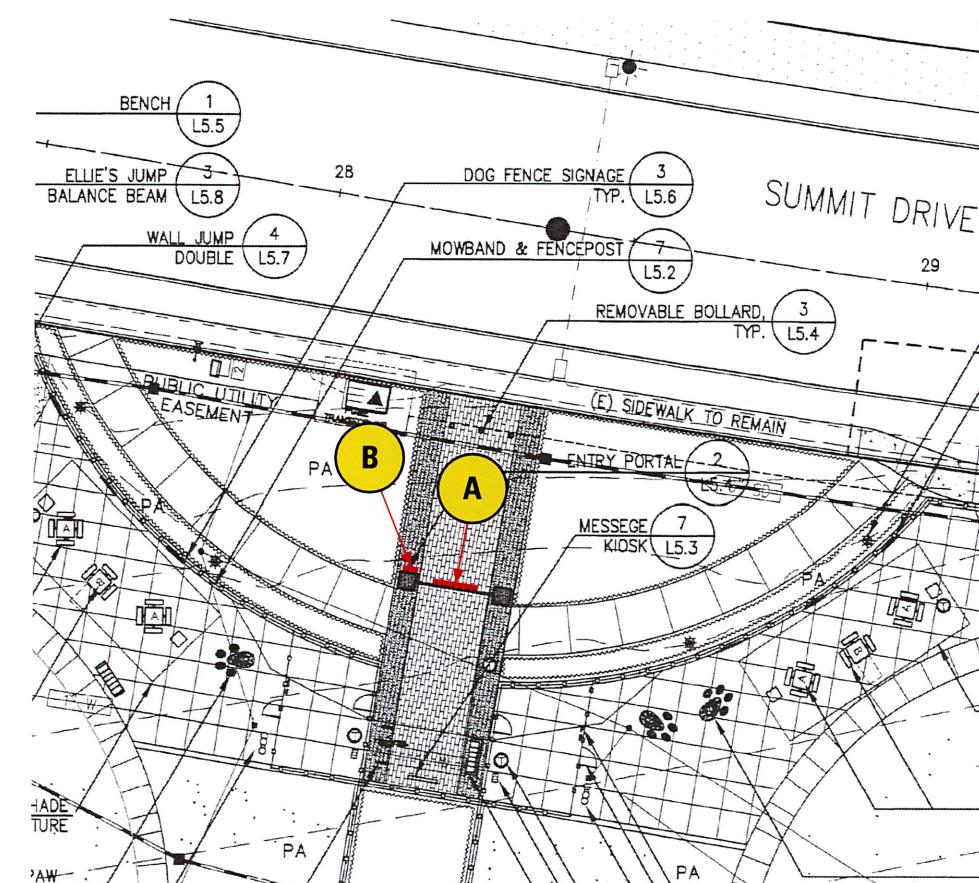
SECTION

SCALE: 3" = 1'-0"



PLAQUE MOUNTING DETAIL

SCALE: 2" = 1'-0"



SIGN LOCATION

Project

Ellis Dog Park

Tracy, CA

Date:
4-8-20

Sales:
 Steve Jones

Design:
 Andre C.

File Name/Location:
2020/E/Ellis Dog Park

Rev. Date Description
A 8-13-25 Add mounting detail

Customer Approval *Chris Long*
OK 8-14-25

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200409

Sheet 2

CITY OF TRACY
PARKS & COMMUNITY SERVICES COMMISSION MEETING
October 2, 2025

AGENDA ITEM 6.b.

REQUEST

REVIEW AND APPROVE THE TRIWAY DEVELOPMENT NEIGHBORHOOD PARK CONCEPTUAL MASTER PLAN.

EXECUTIVE SUMMARY

Brookfield Residential (Developer) is proposing to build a new 3.58-acre neighborhood park as part of their residential development (the Triway). The Triway Development is located on Valpico Rd, near the intersection of Valpico Rd and Tracy Blvd, in between the Raley's grocery store and the Altium Packaging facility. Staff is bringing this item to the Commission as per Chapter 7.16 of the City of Tracy Municipal Code, Parks and Community Services Commission, 7.16.030 Powers and Duties (e) *advise the Council on the subject of recreation and facility master planning and development.*

DISCUSSION

Staff have met with the Developer to discuss the 3.58-acre site, programming, amenities, functionality, ongoing maintenance, and overall connectivity of the park to the rest of the Tracy park system. The design of this park provides the community with highly desired amenities such as: contemporary playgrounds, a sports court, a picnic area, a large open lawn for flexible play, and a walking loop connected to other circulation elements in the park.

FISCAL IMPACT

There is no fiscal impact to the General Fund for this item currently.

RECOMMENDATION

Staff recommends the Commission review and approve the Triway development neighborhood park conceptual master plan, including layout, amenities, and furnishings.

Prepared by: Brandon Johnson, Parks Planning and Development Manager

Reviewed by: Richard Joaquin, Assistant Director of Parks, Recreation & Community Services
Brian MacDonald, Director of Parks, Recreation & Community Services

ATTACHMENT

Attachment 'A': Triway – Valpico Road. Tracy, CA. Parks, Recreation, and Community Services Commission Meeting Presentation. October 2025.

TRIWAY

Valpico Road

Tracy, CA

Parks, Recreation, & Community Services Commission Meeting
October 2025



Brookfield
Residential

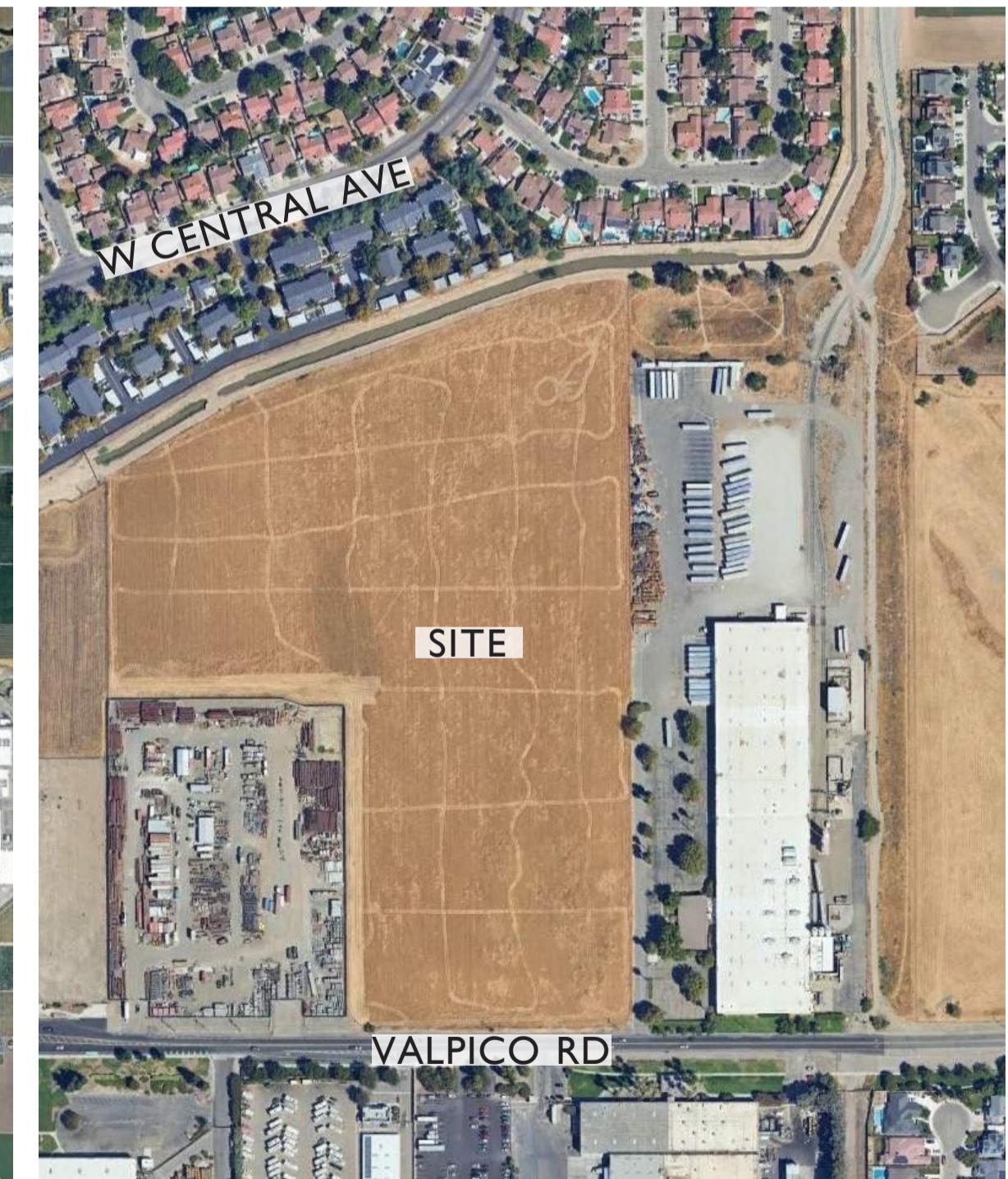
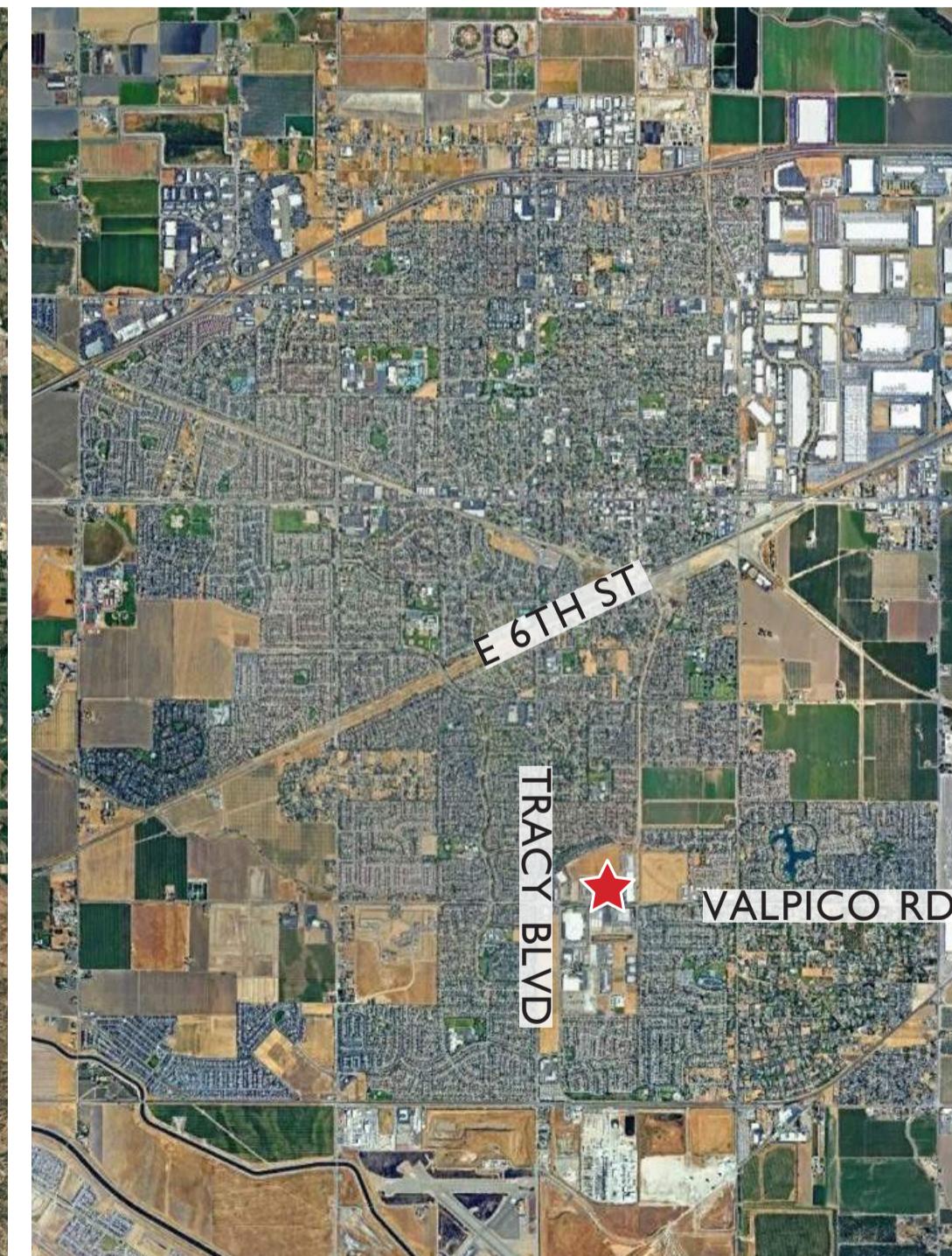
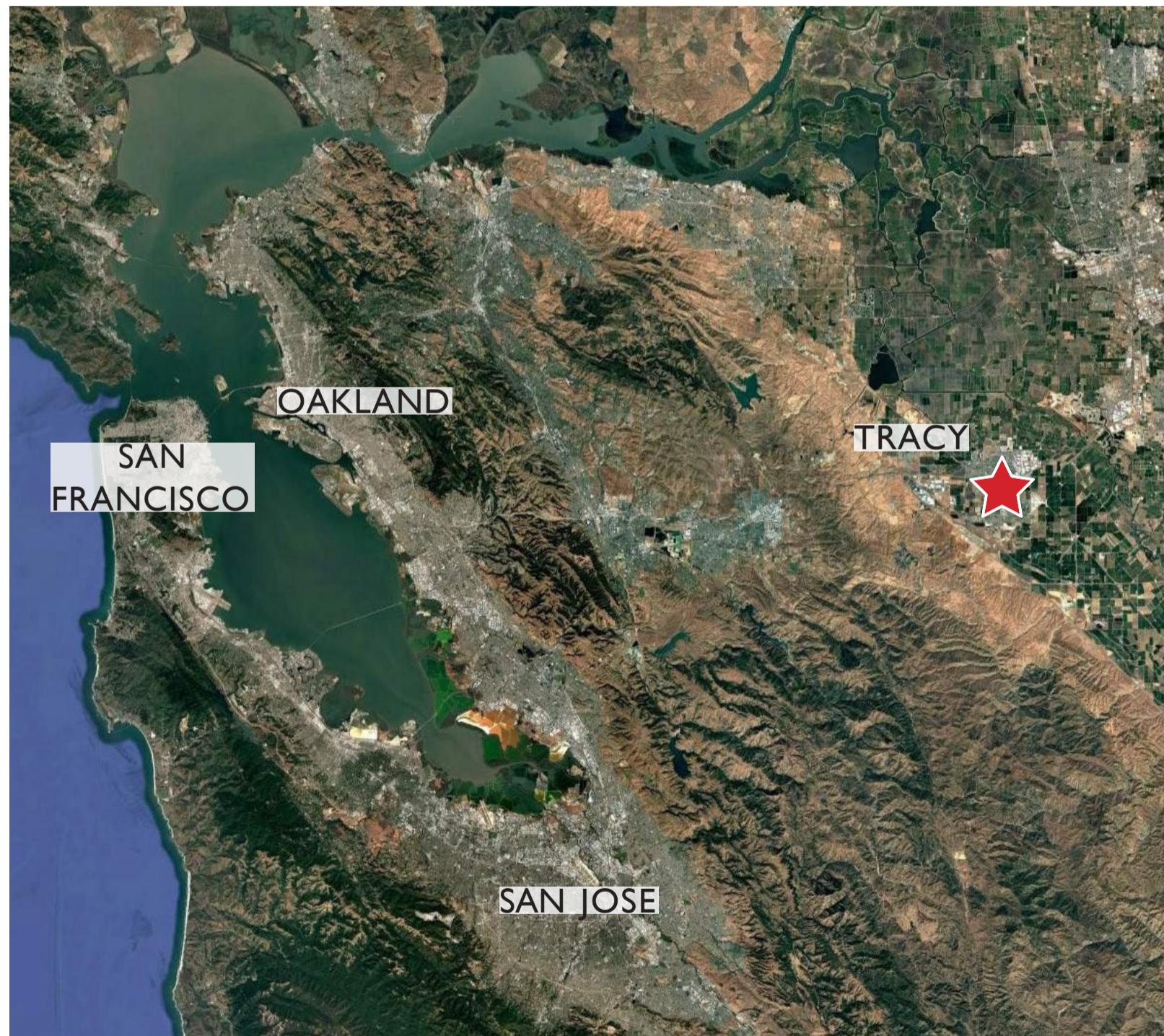
ktgy

cbg

GATES
STUDIO

PROJECT SITE

- Brookfield proposes to transform an underutilized site along Valpico Road into an exciting new development with a mix of housing types and community benefits
- The site is 29 acres and the current use is undeveloped land and an equipment storage yard
- The Project will comply with the new Small Lot Residential (SLR) zoning standards



PARKS

GOALS



1
A Park System for an Enhanced City



2
Well-Maintained Parks



3
Safe Parks



4
Equitable & Inclusive Parks



5
Comfortable & Attractive Parks



6
Interesting & Diverse Parks



7
Sustainable Parks



8
Full Range of Recreation Facilities



9
Recreation Programs that Fit the Community



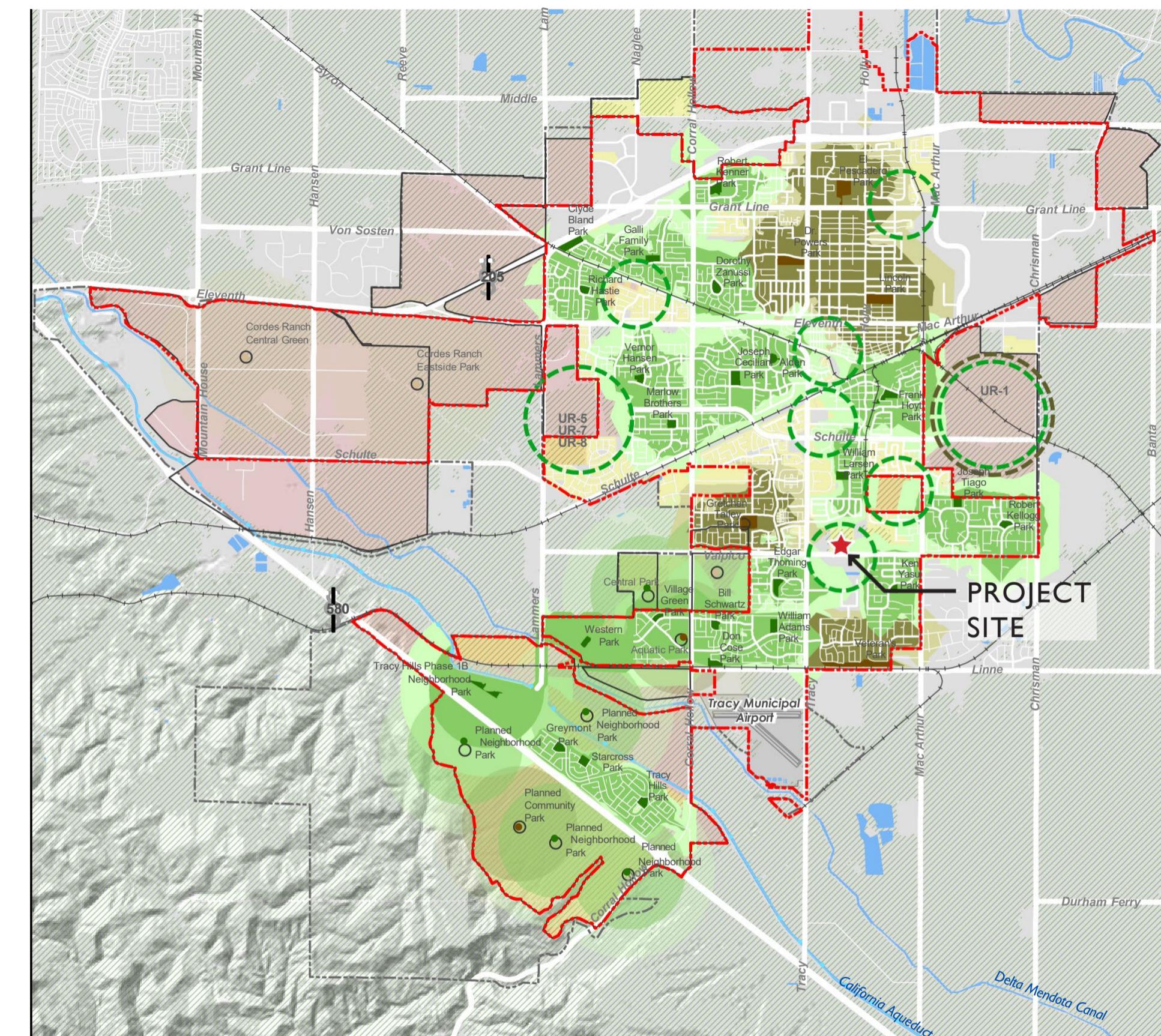
10
Trails for Recreation and Active Transportation



II
A Complete and Connected Trail System

Figure 1-3

Park Access Gaps and Neighborhood Park Opportunity Areas



Tracy City Limit

Sphere of Influence

Aqueduct

Rivers/ Canals/ Ponds

Agriculture / Undeveloped

Airport

Future Development Area (Outside Service Areas)

Residential

Neighborhood Park

Community Park

Service Area: 1/2 Mile

Service Area: 3/4 Mile

Planned Neighborhood Park

Planned Community Park

Planned Private Park

Neighborhood/Linear Park Opportunity Area

Community Park Opportunity Area

UR-1 should include a minimum of 4 neighborhood parks and 1 community park. UR-5, UR-7 and UR-8 must be served by adequate neighborhood parks.

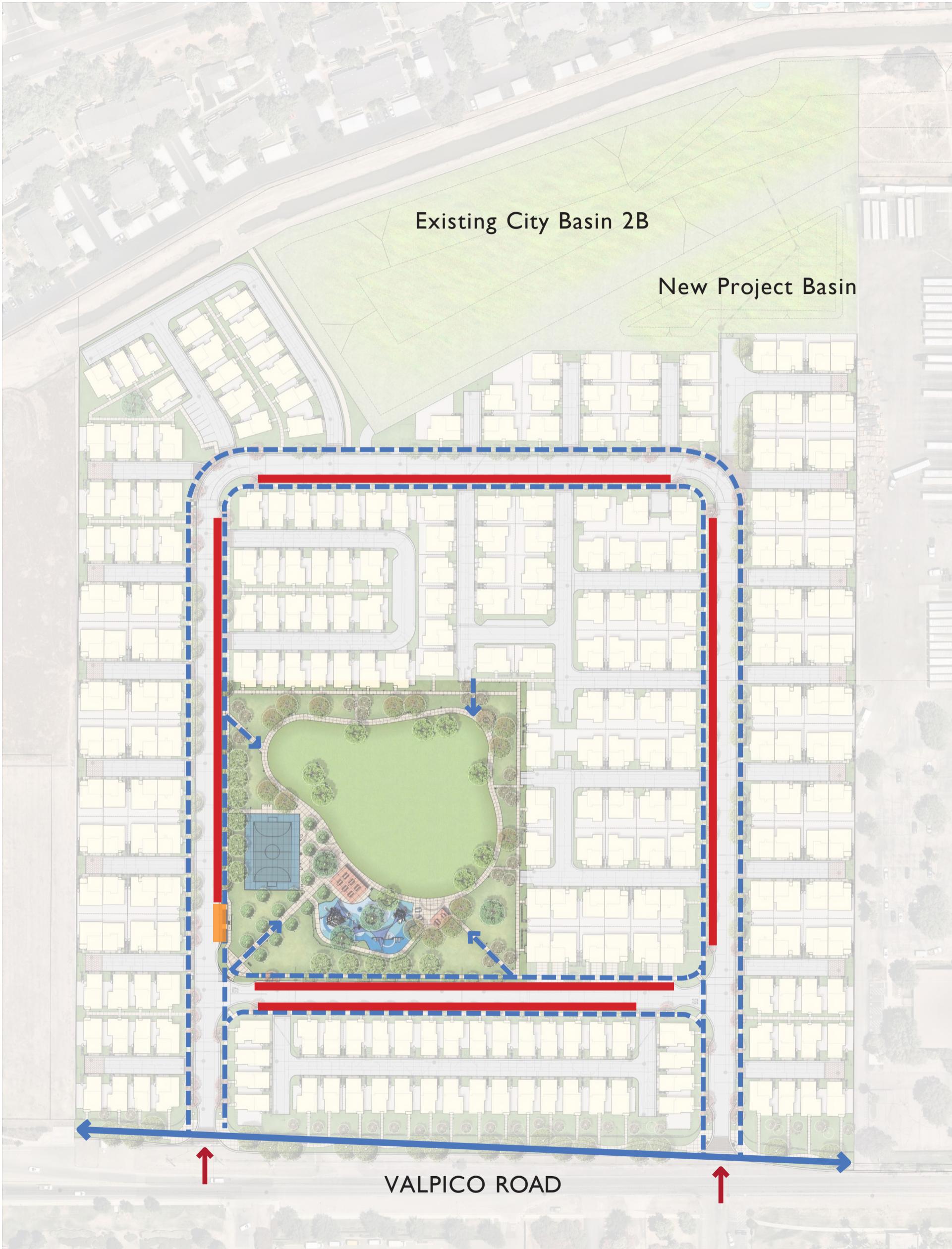




PROJECT OVERVIEW

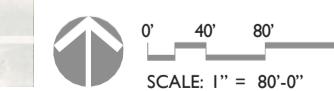
- The Project will build **275 new homes** with options to install 49 JADUs, including 3 typologies, single family detached homes and duet homes attached at the garage
- The Project offers a range of **affordable-by-design** small lot unit sizes and prices, thereby addressing the “missing middle” currently underserved in the City of Tracy
- The **JADUs** are located on the bottom floor of 49 units and scattered throughout the development which will allow residents to house family members or rent to others
- The Project will construct a new Community Park and on-site trail to connect a key piece of the City’s trail system. The Park and trail is approx. 3.7 acres, significantly larger than the 2.6 acres required by code
- A **public loop road** will be constructed through the development with two east/west connections to Valpico Road. New frontage improvements will also be made to Valpico Road





CIRCULATION LEGEND

- ↔ PUBLIC PEDESTRIAN SIDEWALK
- VEHICULAR ENTRY
- NEIGHBORHOOD PEDESTRIAN SIDEWALK
- PUBLIC PARKING
- ADA PARKING





LAYOUT LEGEND

- 1 ARRIVAL ENTRY AND ENTRY SIGN
- 2 LOUNGE PLAZA
- 3 PICNIC PLAZA
- 4 PLAY AREA
- 5 MULTI-USE COURT W/ PERIMETER FENCE
- 6 LOOP PATH
- 7 LITTER RECEPTACLES
- 8 BIKE RACKS
- 9 DRINKING FOUNTAIN
- 10 42" DECORATIVE FENCE
- 11 MULTI-USE LAWN (1.3 ACRES)
- 12 DOG LITTER RECEPTACLES
- 13 ACCENT PAVING
- 14 BENCH
- 15 POST-TOP LIGHT



0' 10' 20' 30' 40'

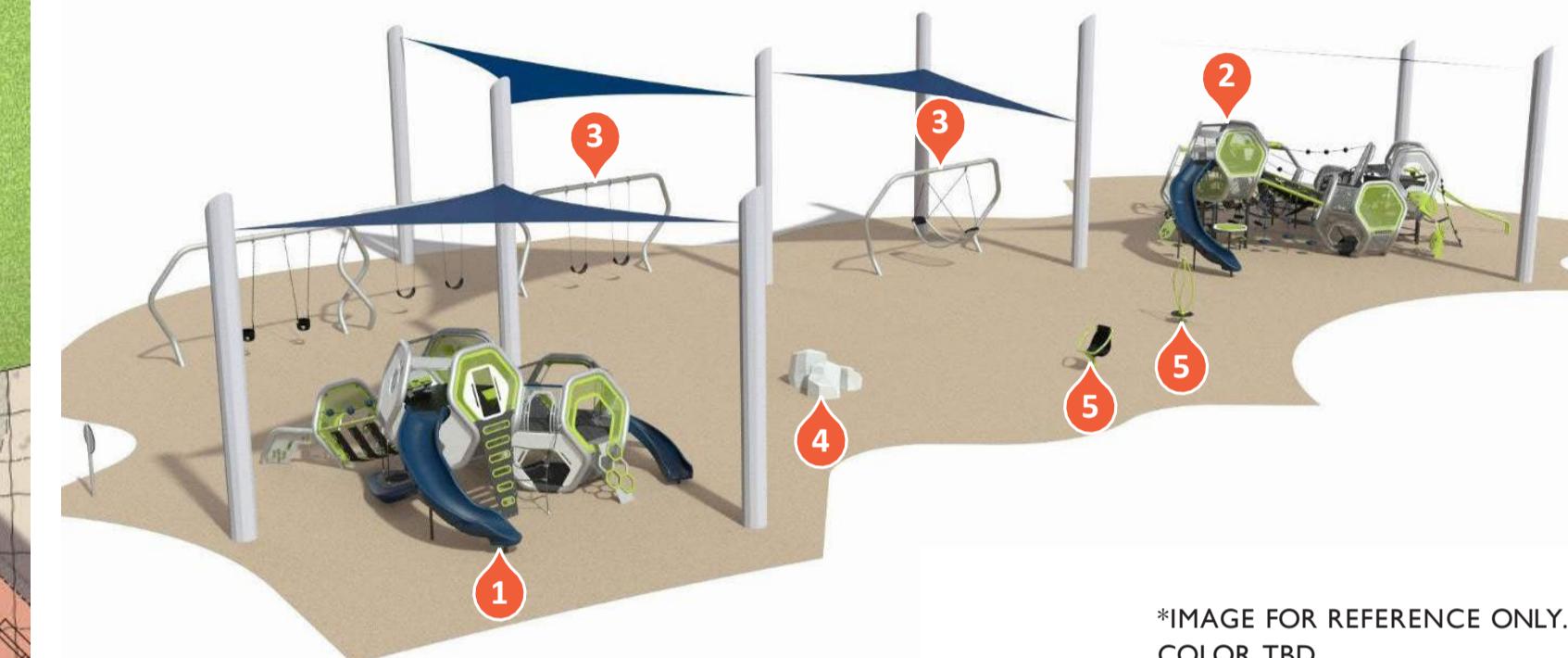
SCALE: 1" = 20'-0"

KEY MAP



LAYOUT LEGEND

1 2-5 PLAY STRUCTURE	6 PICNIC PLAZA
2 5-12 PLAY STRUCTURE	7 RESILIENT RUBBER SURFACING
3 SWINGS	8 42" DECORATIVE FENCE
4 STEPPERS	9 SEAT WALL
5 SPINNER	10 FALL ZONE



*IMAGE FOR REFERENCE ONLY.
COLOR TBD



KEY MAP



PAVING LEGEND



STANDARD GRAY CONCRETE PAVING



CONCRETE PAVING - TOPCAST



PIP RUBBER PLAY SURFACING



ACRYLIC SPORTS SURFACING

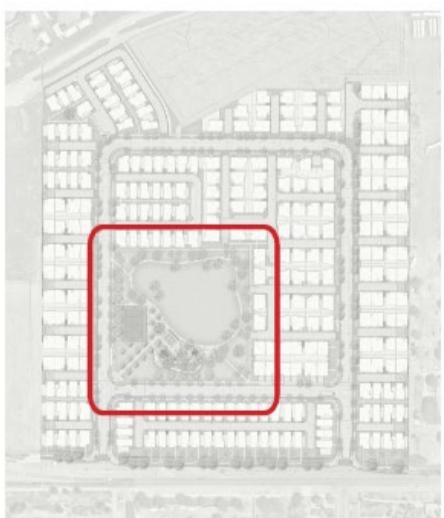
WALL LEGEND



CIP CONCRETE SEAT WALL



PRECAST SEAT WALL



KEY MAP



SITE FURNISHING LEGEND



BENCH
MFR: LANDSCAPE FORMS
MDL: MELVILLE BENCH,
ALUMINUM
COLOR: BRONZE METALLIC
FINISH: POWDERCOAT



BIKE RACK
MFR: LANDSCAPE FORMS
MDL: RING BIKE RACK
COLOR: BRONZE METALLIC
FINISH: POWDERCOAT



DRINKING FOUNTAIN
MFR: MDF
MDL: 10145 SFSSFA W/ IONS
TEMPLATE
COLOR: TEXTURED PYRITE



LITTER RECEPTACLE
MFR: QCP
MDL: MERGE DUO W/ STEEL
SIDING
COLOR: NATURAL, GREY
BROWN 8019



PICNIC TABLE
MFR: QCP
MDL: LBT PICNIC STANDARD
COLOR: NATURAL
FINISH: STRATA



PICNIC TABLE (ADA)
MFR: QCP
MDL: LBT PICNIC ADA
COLOR: NATURAL
FINISH: STRATA



POST-TOP LIGHT
MFR: SIGNIFY
MDL: URBAN SPACE LED
POST-TOP



**42" DECORATIVE
FENCE**

**6' DECORATIVE
FENCE**
MDL: OMEGA II
MDL: SECUR 4'H, 6'H
COLOR: BRONZE
FINISH: POWDERCOAT





TREE LEGEND



Acer rubrum 'Franksred'
Red Sunset Maple



Cercis occidentalis
Western Redbud



Quercus suber
Cork Oak



Quercus virginiana
Southern Live Oak



Ulmus parvifolia 'Drake'
Drake Lacebark Elm



Ulmus parvifolia 'New Frontier'
New Frontier Elm



KEY MAP



PLANTING LEGEND

LAWN AREA

PLANTING AREA



Achillea x 'Moonshine'
Moonshine Yarrow



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Calandriana spectabilis 'Shining Pink'
Shining Pink Calandrinia



Dianella Tasmanica 'Variegata'
Variegated Flax Lily



Diетес bicolor
Fortnight Lily



Diетес vegata
African Iris



Festuca mairei
Atlas Fescue



Grevillea lanigera 'Mt. Tamboritha'
Mt. Tamboritha Woolly Grevillea



Hesperaloe parviflora
Red Yucca



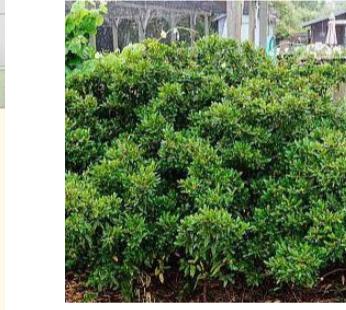
Hesperaloe parviflora 'Brakelights'
Brakelights Red Yucca



Lomandra longifolia 'Breeze'
Breeze Mat Rush



Nepeta x faassenii 'Walker's Low'
Walker's Low Catnip



Rhamnus californica 'Mound San Bruno'
Mound San Bruno Coffeeberry



Salvia leucantha 'Santa Barbara'
Santa Barbara Mexican Bush Sage



Salvia microphylla 'Hot Lips'
Hot Lips Graham Sage



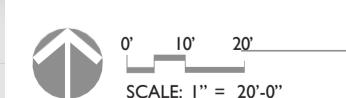
Salvia microphylla 'Little Kiss'
Little Kiss Graham Sage



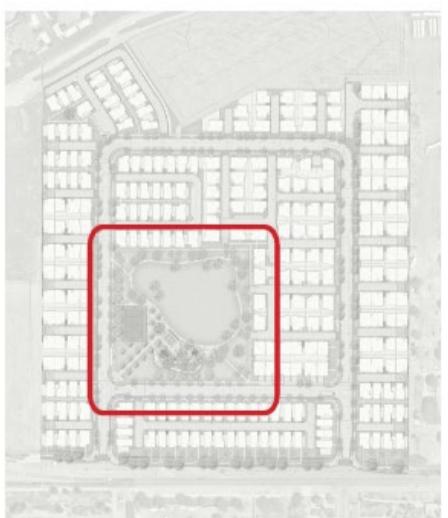
Teucrium chamaedrys 'Prostratum'
Prostrate germander



Westringia fruticosa
Low Horizon Coast Rosemary



SCALE: 1" = 20'-0"



KEY MAP



THANK YOU