

A wide-angle aerial photograph of the city of Tracy, California. In the lower-left foreground, a large white water tower stands prominently, with the word "TRACY" written in red capital letters on its side. The city extends into the distance, featuring a mix of residential neighborhoods with houses and streets, and larger commercial or industrial areas with larger buildings and parking lots. The background shows a range of mountains under a clear blue sky.

# STATE OF THE CITY 2019

# SPONSORS



[United Way of San Joaquin County](#)



THE SURLAND COMPANIES

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# STATE OF THE CITY 2019

AWARD WINNING

# RED

Real Estate & Development

TOUR OF TRACY

SAVE THE DATE:

WEDNESDAY, APRIL 17TH

9AM - 11:30AM

CHECK-IN AT CITY HALL LOBBY,  
333 CIVIC CENTER PLAZA

TOUR NEW COMMERCIAL & RESIDENTIAL  
DEVELOPMENTS IN TRACY!

\*\*\*LIMITED TICKETS AVAILABLE\*\*\*

Discover What Tracy Has To Offer!

Registration: 9AM - 9:30AM

Tour of Tracy : 9:30AM - 11:30AM

Call 209-835-2131 to purchase tickets

Early Bird Member Price: \$50 (03/27 - 04/02)

After 04/02 Member Price: \$60

Non-Member Price: \$75



TRACY  
Chamber of Commerce

Event Presented by: Tracy Chamber & City of Tracy



*Presented by Tracy Chamber of Commerce & City of Tracy*



2019

*Leadership Tracy*

CLASSES RUN FROM MAY - NOVEMBER

FIRST FRIDAY OF EVERY MONTH.

DEADLINE TO APPLY IS 4/12

The goal of Leadership Tracy is to expand the leadership skills of community members and businesses.

Participants will have access to influential leaders in Tracy and will learn about local government, education, public safety, business/economics and health services. Limited to 20 participants. Apply Today!

Tuition is \$499 for Chamber Members. Scholarships Available.

To Apply call (209) 835-2131.

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# STATE OF THE CITY 2019



2019  
STATE OF THE CITY  
MAYOR  
ROBERT  
RICKMAN  
TRACY, CALIFORNIA



*WELCOME!*

# STATE OF THE CITY 2019

TRACY STRONG



# IN REMEMBRANCE

John Lautenslager,  
Project Specialist  
City of Tracy

THANK YOU FOR YOUR SERVICE

---



# IN REMEMBRANCE

David Cannon Helm

THANK YOU FOR YOUR SERVICE

---





## STATE OF THE CITY



COUNCILMEMBER  
RHODESIA RANSOM

COUNCILMEMBER  
VERONICA  
VARGAS

MAYOR  
ROBERT  
RICKMAN

MAYOR PRO TEM  
NANCY YOUNG

COUNCILMEMBER  
DAN ARRIOLA

TRACY CITY COUNCIL

A wide-angle aerial photograph of the city of Tracy, California. In the lower-left foreground, a large white water tower stands prominently, with the word "TRACY" written in red capital letters on its side. The city extends into the distance, featuring a mix of residential neighborhoods with houses and streets, and larger commercial or industrial areas with larger buildings and parking lots. The background shows a range of mountains under a clear blue sky.

# STATE OF THE CITY 2019



Thank you, Mrs. Gualco & Friends at  
Louis J. Villalovoz Elementary School!



TRACY STRONG



Photo Credit: Tracy Press



TRACY STRONG





SCIENCE



TECHNOLOGY



ENGINEERING



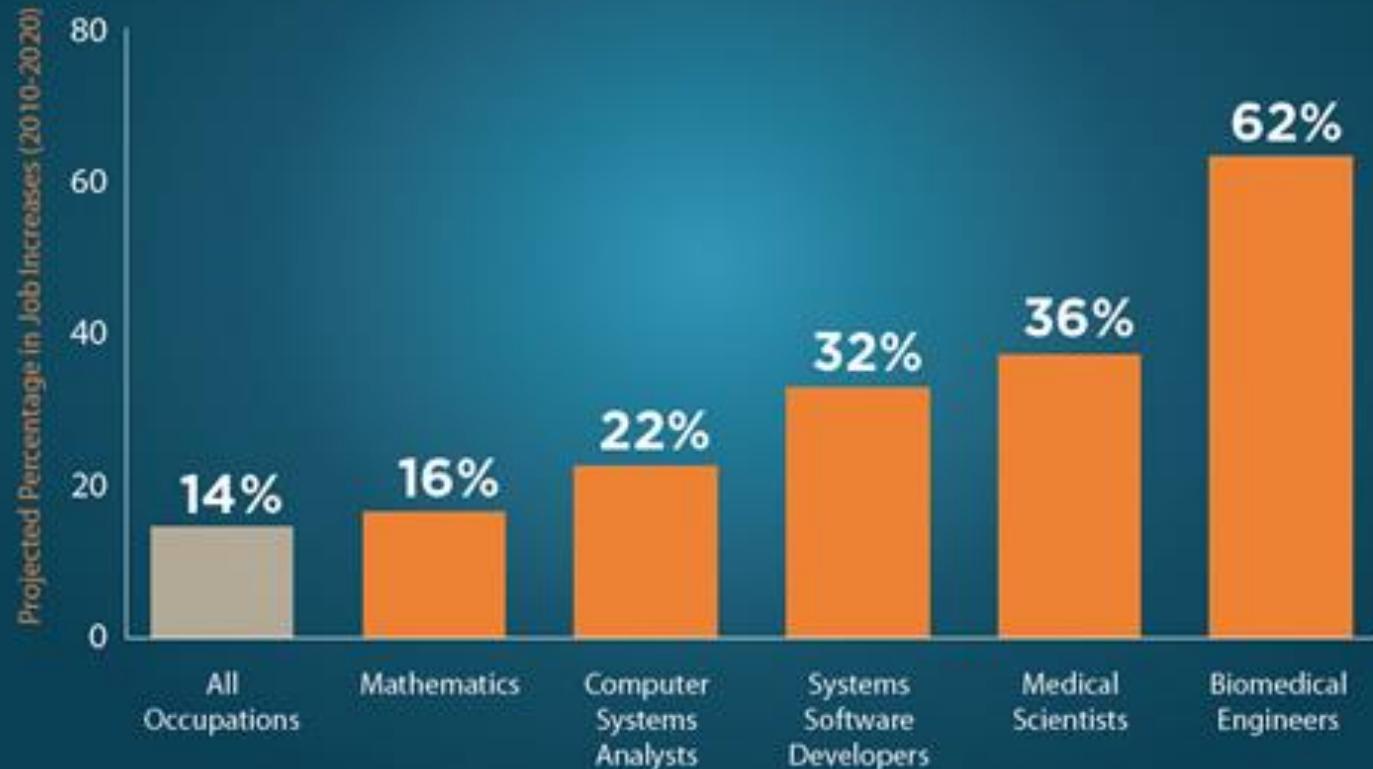
MATHEMATICS

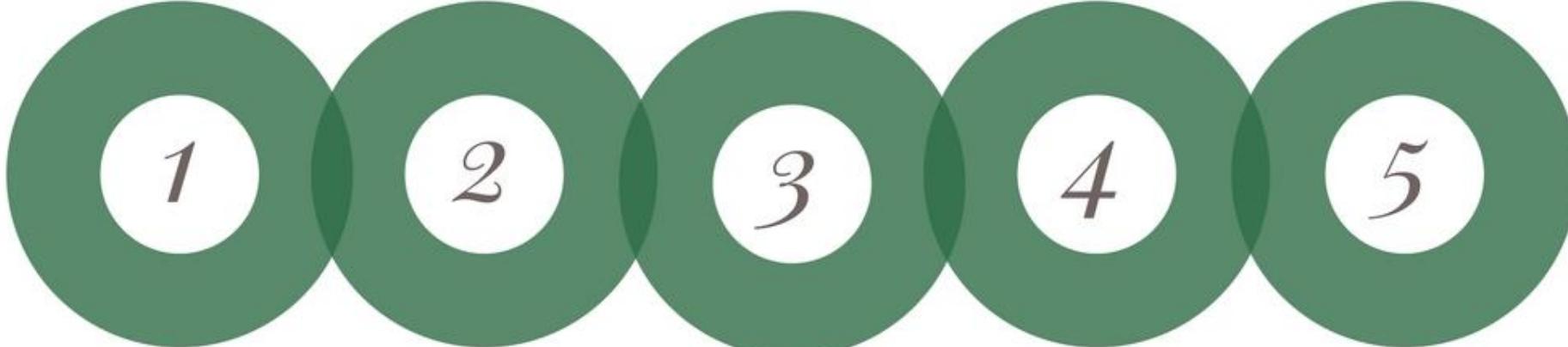


TRACY STRONG



# PROJECTED PERCENTAGE INCREASES IN STEM JOBS: 2010-2020





1

2

3

4

5

ECONOMIC  
DEVELOPMENT

COMMUNITY  
AMENITIES

PUBLIC  
SAFETY

CITY  
BEAUTIFICATION

ENHANCING  
THE GREAT  
THINGS ABOUT  
TRACY

# FIVE POINT PLAN A VISION IN MOTION



**WORK Inside the Triangle** 

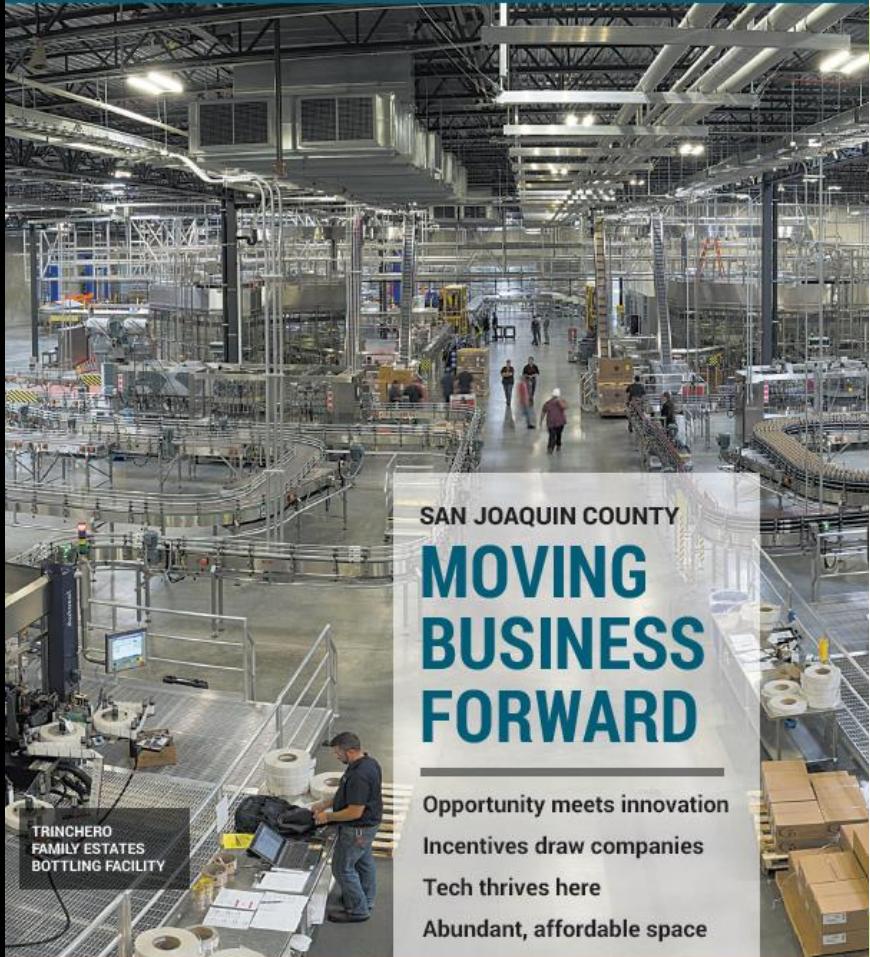


TRACY STRONG

MAY 25, 2018

# Gateway TO GROWTH

San Joaquin County



**SAN JOAQUIN COUNTY**

## MOVING BUSINESS FORWARD

Opportunity meets innovation  
Incentives draw companies  
Tech thrives here  
Abundant, affordable space

TRINCHERO FAMILY ESTATES BOTTLING FACILITY

[SJGOV.ORG](http://SJGOV.ORG)

ADVERTISEMENT



The City of Tracy knows the value of partnerships for long term prosperity. It is the core of our commitment to nurturing a strong, growing business climate.

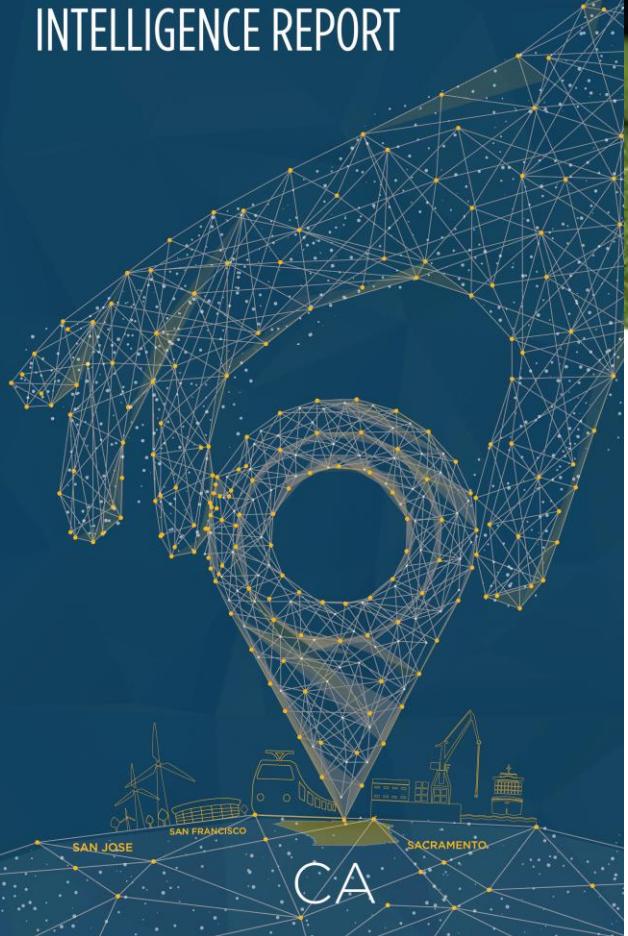
 88,766 Population	 \$80,608 Median Household Income	 7.3+ M Square Feet in New Industrial Construction	 1+ M Regional Workforce	 33.1 Median Age
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[econdev@cityoftracy.org](mailto:econdev@cityoftracy.org) • [ThinkInsideTheTriangle.com](http://ThinkInsideTheTriangle.com) • 209.831.6490

**LIVE** **WORK** **PLAY** **GROW**

Think Inside the Triangle™

# SAN JOAQUIN COUNTY INTELLIGENCE REPORT



**LOCATE YOUR  
BUSINESS  
HERE...  
YOUR EMPLOYEES  
WILL THANK YOU!**

Tracy is a community where neighbors and local merchants greet you by name and the welcoming never stops. It's a place where tradition, charity, and prosperity abound. Where Fortune 100 companies can thrive, while their employees enjoy high-performing schools, a variety of recreational amenities and events, great downtown restaurants, and quality shopping in a safe, welcoming community.

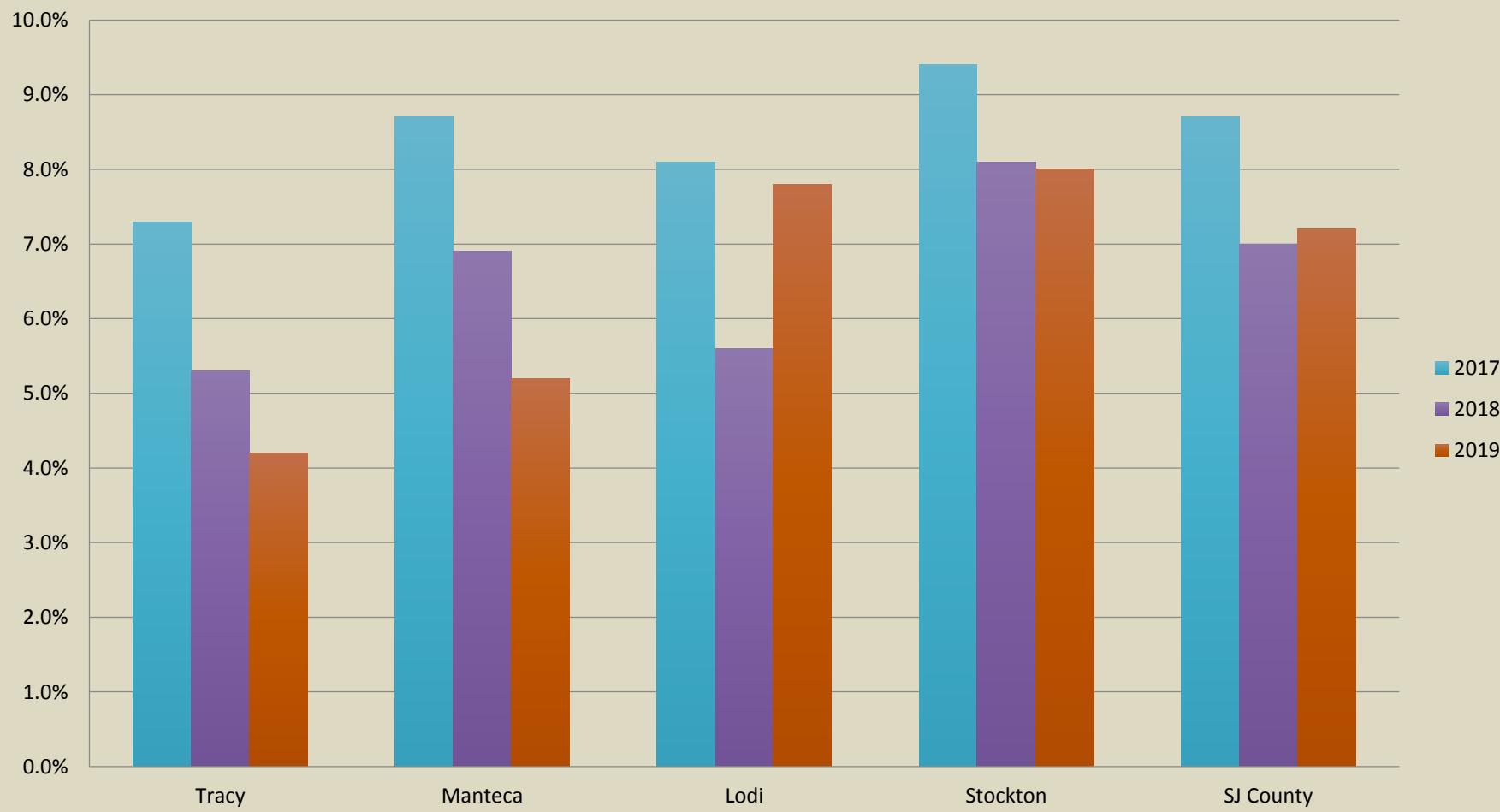


[AtTheGrand.org](http://AtTheGrand.org) | [LegacyFieldsTracy.com](http://LegacyFieldsTracy.com) | [TracyCityCenter.com](http://TracyCityCenter.com)

# UNEMPLOYMENT

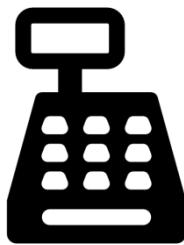
## LOCAL COMPARISON (JANUARY 2019)

Unemployment



Source: Employment Development Department

# WORKFORCE



Retail  
Trade



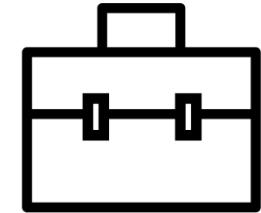
Wholesale  
Trade



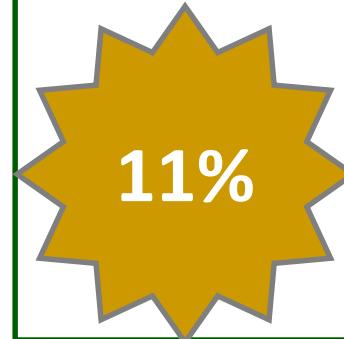
Govt, Health  
and Education



Manufacturing



Professional,  
Scientific, and  
Service  
Industries

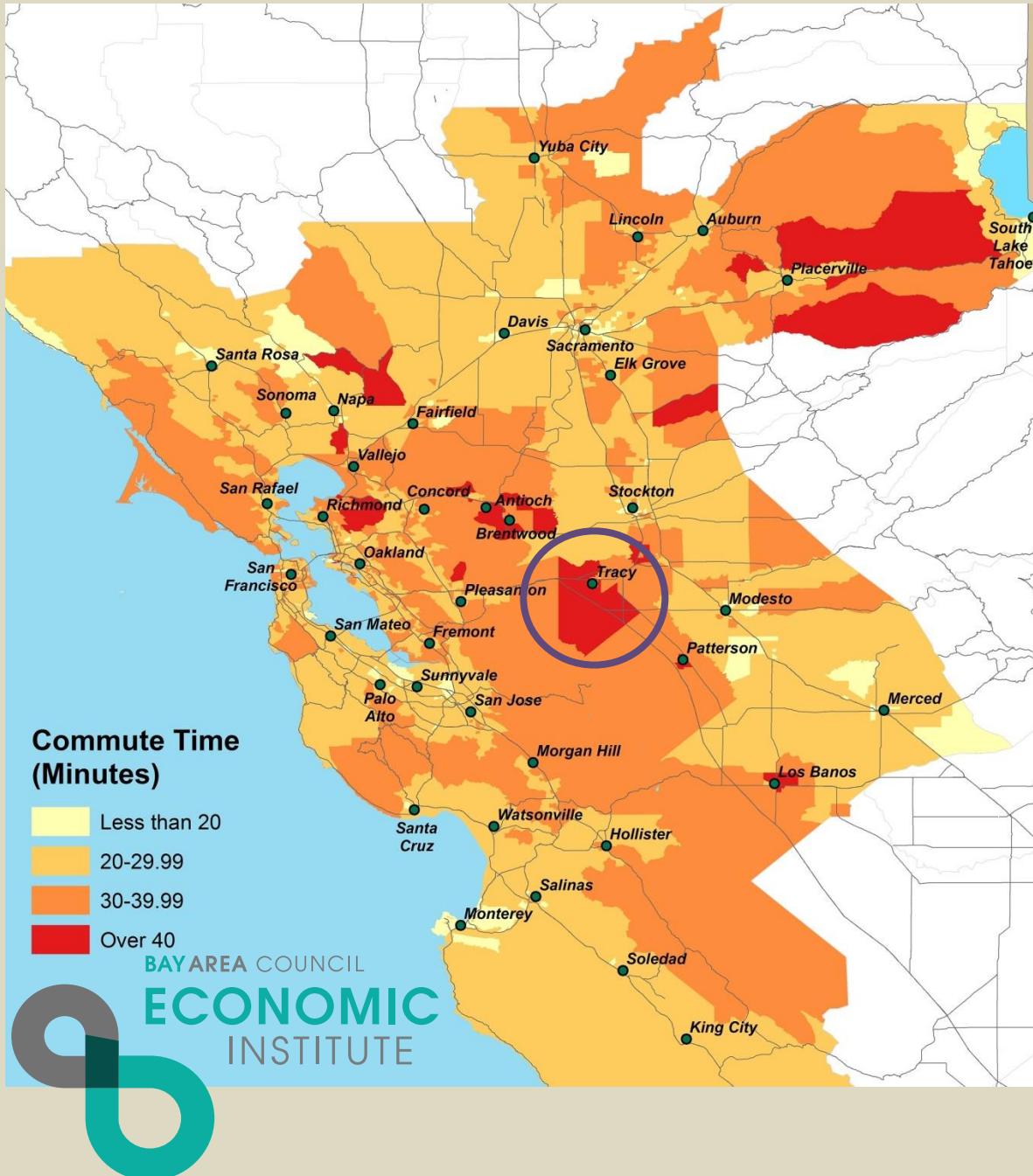


# Tracy Exports its Workers to the Megaregion

**54%** - Tracy residents that work within San Joaquin County

**41 minutes** - Mean commute time for residents

**32%** - Commute for more than 60 minutes



# PREPARING OUR WORKFORCE

17%  
No High  
School  
Diploma





**GROW** Inside the Triangle



TRACY STRONG



INDUSTRIAL

+

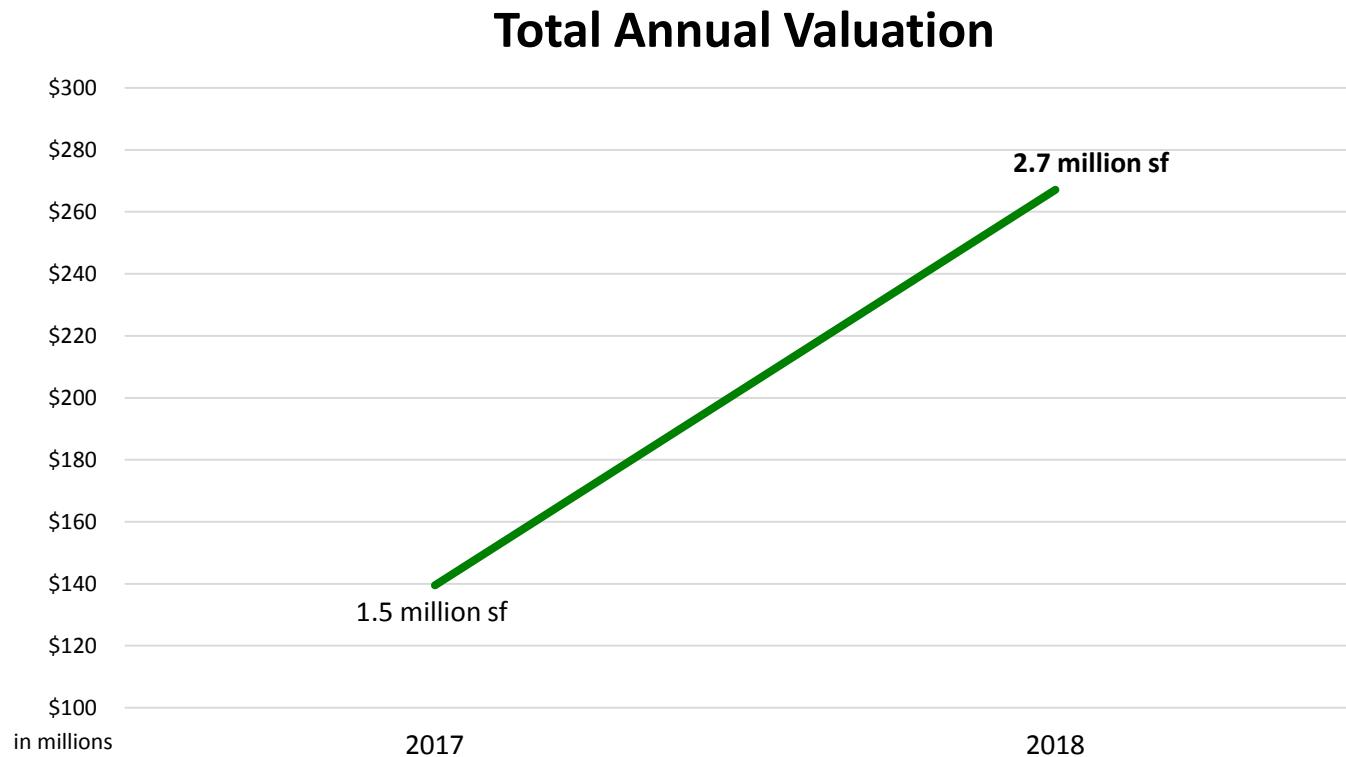
RESIDENTIAL

+

COMMERCIAL

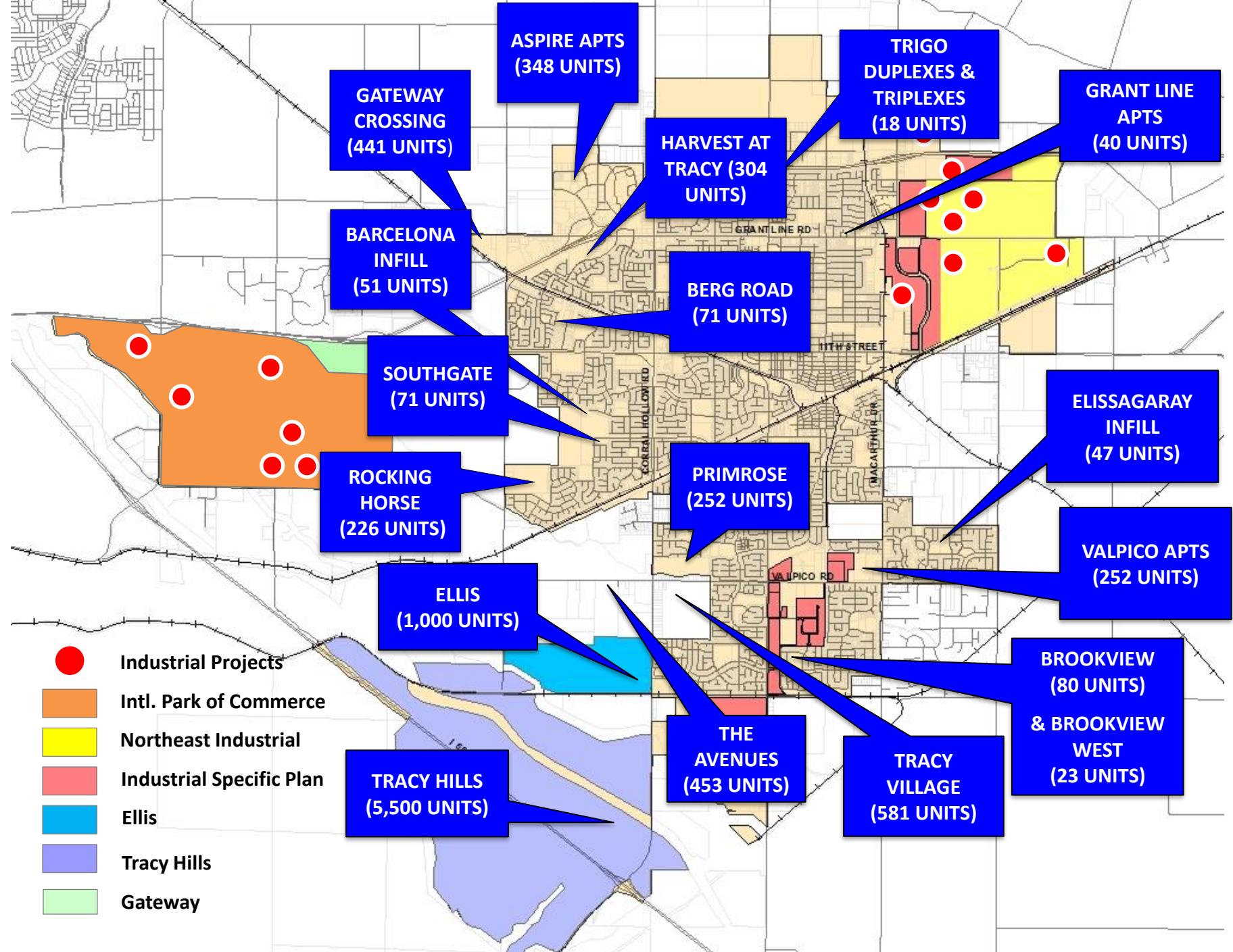


# 2016-2018 GROWTH CHART



2018 Commercial & Total Permits	133
Total Estimated Investment	\$267,150,930

*Source: CRW-COT Permits Issued 1/1/2018 – 12/31/2018*



# NEW LOCATION HIGHLIGHTS

Company Name	Square Footage	Jobs
Katerra	577,000±	500+
Lindt/Ghirardelli	700,000±	350
Zinus	664,000±	120-170
ThermoFisher Scientific	225,000±	100+

Total Square Footage 2,166,000

Total Anticipated Jobs @ Build Out: 1,120



LINDT & SPRÜNGLI



# PROJECTS IN THE PIPELINE



Source: COT Dev Rev Activity Reports 1/1/2018 – 12/31/2018

# SALES TAX REVENUE

## 2015-2018 COMPARISON

*3<sup>rd</sup> Quarter Benchmark Year*

**Tracy**  
Count: 1,990

**Lodi**  
Count: 2,128

**Manteca**  
Count: 1,495

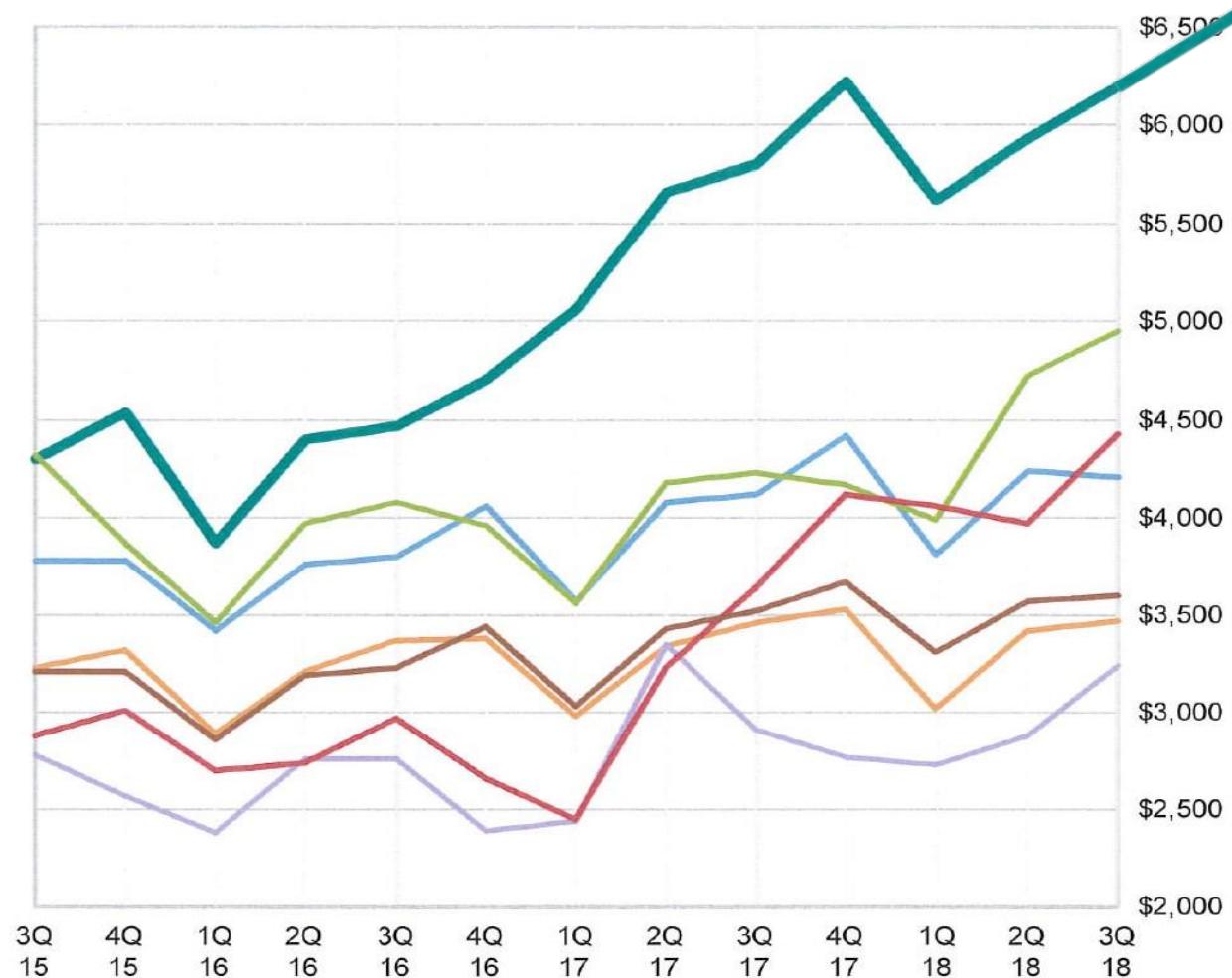
**Ripon**  
Count: 345

**Escalon**  
Count: 190

**Lathrop**  
Count: 364

**Stockton**  
Count: 6,312

Per Capita Sales



Source: HDL Companies San Joaquin  
County Per Capita Sales



# ValleyLink

Connecting People, Housing, and Jobs

# TRANSPORTATION CONNECTIVITY



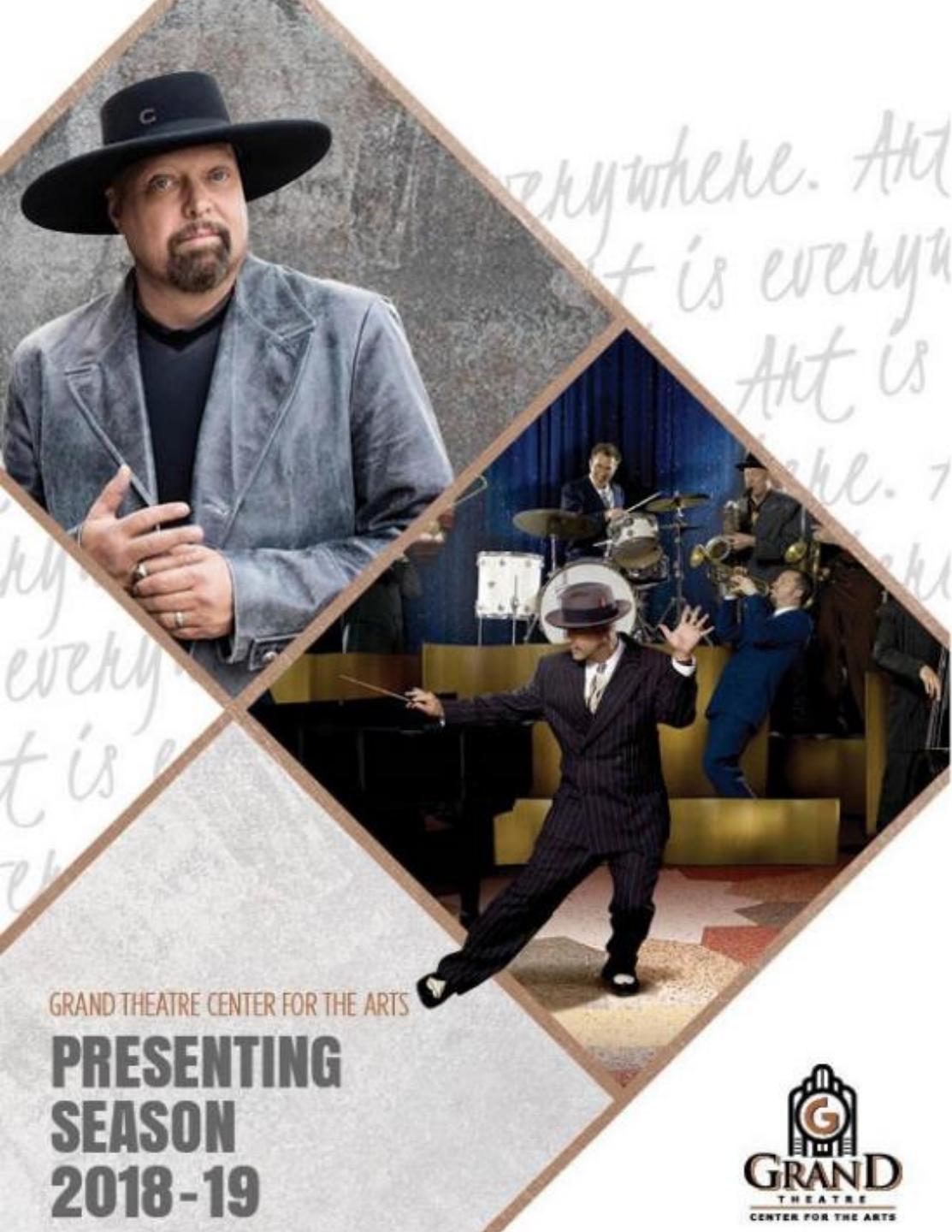


Tracy City Center Association  
Mark E. Robertson, Photographer



# SPECIAL EVENTS

TRACY STRONG



GRAND THEATRE CENTER FOR THE ARTS

**PRESENTING  
SEASON  
2018-19**



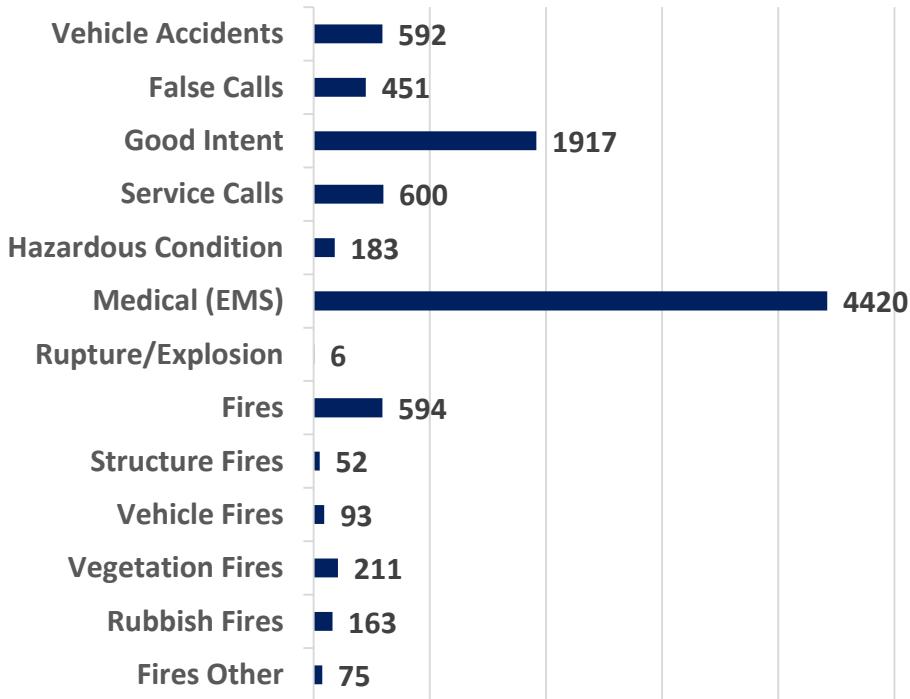
QUALITY OF LIFE BEGINS WITH  
PUBLIC SAFETY





# Response Statistics

## Incidents by Type





*Rendering of future Tracy Hills Fire Station 95*



TRACY STRONG



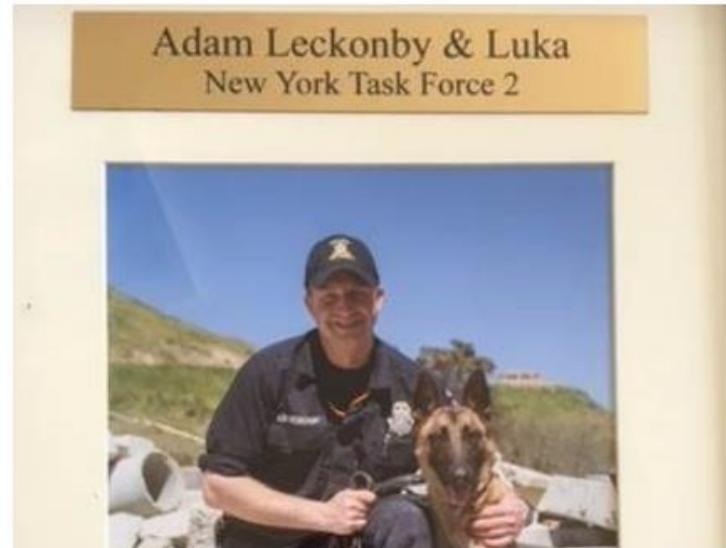


# Strike Team Deployments (Mutual Aid)

- Ferguson Fire
- Carr Fire
- Delta Fire
- Woolsey Fire
- Camp Fire

Woolsey Fire (Ventura County) – Our Battalion Chief took this photo of evacuations along Pacific Coast Highway (November 2018).





TRACY ANIMAL SERVICES



QUALITY OF LIFE BEGINS WITH  
PUBLIC SAFETY



LIVE Inside the Triangle

# CODE ENFORCEMENT



BEFORE



# CODE ENFORCEMENT



AFTER



TRACY STRONG

# CODE ENFORCEMENT



**BEFORE**



# CODE ENFORCEMENT



AFTER



TRACY STRONG

# OUR STRONG COMMUNITY



LANDSCAPE  
IMPROVEMENTS

PARK  
RENOVATIONS

NEW TREES



STREET &  
SIDEWALK  
IMPROVEMENTS

ADDRESSING  
BLIGHT

RECYCLING  
EVENTS



TRACY MUNICIPAL AIRPORT

# CITY PROJECTS



11<sup>th</sup> Street Bridge Replacement



Corral Hollow Road Widening



Wastewater Treatment Plant Expansion



Recycled Water Project



11<sup>th</sup> Street Median Landscape



PLAY Inside the Triangle



TRACY STRONG



# MEASURE V

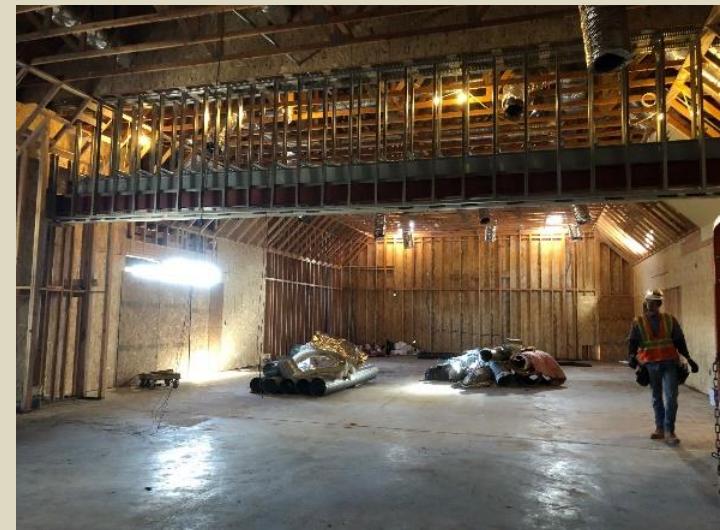
## COMMUNITY AMENITIES



- Half-cent sales tax increase
- Approved by the voters in 2016
- Approx. \$9.2-million/year, over next 18 years
- Funds committed for community amenities
- Respond to Quality of Life needs in Tracy



## Lolly Hansen Senior Center Expansion





TRACY STRONG

# New Legacy Fields Scoreboards



ALL DIMENSIONS ARE APPROXIMATE



TRACY STRONG



TRACY STRONG



TRAC

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# STATE OF THE CITY 2019



GUEST SPEAKER

JOHN OH

THE | COMMONS

Tracy City  
Center  
Association

# THE|COMMONS

DRINK • EAT • DRINK





GUEST SPEAKER

MARK  
EVANS

KATERRA



KATERRA

BREAK NEW GROUND



# • Mark Evans

General Manager – Kattera California  
Factory Operations

- March 19<sup>th</sup>,  
2019

- Our Vision

Better, faster,  
cheaper  
**building**  
For everyone.  
**projects.**

# Katerra is an end-to-end building service provider.

Architecture | Interior Design | Engineering | Manufacturing | Building Material Supply

General Contracting | Skilled Labor | Renovations

- Katerra Offices

- North America



- Katerra Factory
- Tracy, California

- Katerra's Tracy factory details:
  - 577,000 square foot facility
  - Located near rail, shipping ports and major highways.
  - Status: Under construction
- Established manufacturing presence in Central Valley to serve West Coast markets and gain access to talent
- Creates nearly 550 high-quality manufacturing jobs
- The Tracy factory will be Katerra's most advanced manufacturing facility
- Includes state-of-the-art machinery for production lines



Katerra's Tracy Factory is Slated to Become Operational in Summer of 2019.

- Factory Types
- Advanced Manufacturing Factories
- Katerra's advanced manufacturing facilities include fully-automated machinery for the following production:
  - Wood frame wall production lines
  - Automated floor truss lines
  - Automated cabinet and finish areas
  - Automated roof truss lines
  - Automated window line
  - Light gauge steel production lines
- In all factories, Katerra controls every aspect of its factory production through the following processes:
  - Precise measurements, and
  - Robotic controlled CAD construction.



RFID tags are displayed to label and track components from design to jobsite.



Katerra's advanced manufacturing facilities are the first of their kind in the industry.

- Katerra Advantages
- Integrated Factory + Jobsite



Extending Factory Precision to the Jobsite

Shifting Labor from the Jobsite to the Factory



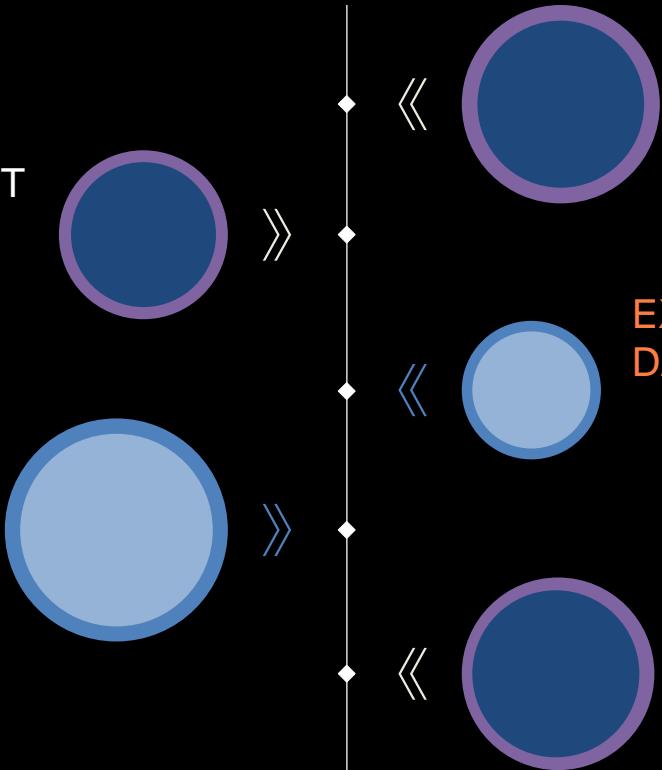
LINEAR & INEFFICIENT

INCREASED HEALTH  
& SAFETY RISKS

FRAGMENTED

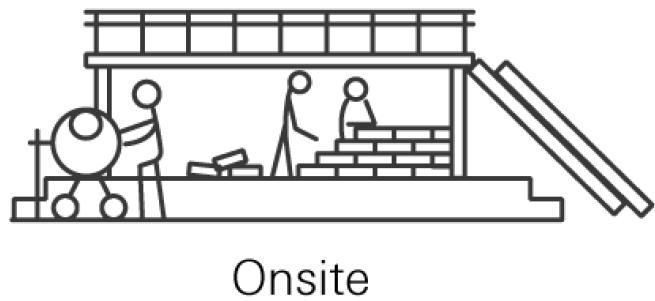
EXPOSED TO WEATHER  
DAMAGE

10 – 15% MATERIALS  
GOING TO WASTE

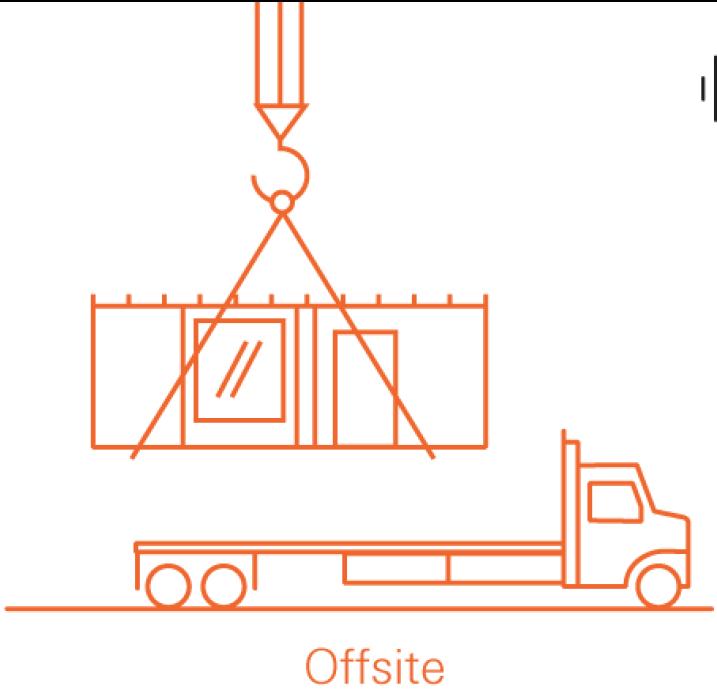


## Our Mission

Transform the building industry by embracing a fully integrated model, optimizing every aspect of building design, materials supply, and construction.



Onsite



Offsite

Labor Productivity Increases By 30% On **Offsite** Projects

SOURCE: McGraw Hill

# Thank You



GUEST SPEAKER

MICHAEL  
TREE

Tri-Valley – San  
Joaquin Valley  
Regional Rail Authority

LAVTA



## Corridor Snapshot

**41**

miles

**7**

stations

**25,000**

daily commute  
rides by 2040

**260**

metric tons of carbon  
dioxide equivalent/year  
reduction in Greenhouse  
Gas (GHG) emissions  
by 2040

**Seamless**

connections to  
BART and ACE

# A Paradigm Shift: Connecting the Northern California Megaregion

## Enabling Legislation:

(Assembly Bill 758) Project implementation that is fast, cost-effective and responsive to the goals and objectives of the communities it will serve.

## From:

**BART extension to Livermore**

Decades of planning

4.8 miles of track

1 station

Cost: \$1.6 billion

## To:

**Valley Link**

5 years to operation

41 miles of track

7 stations

Cost: \$1.8 Billion



# Get on Board!



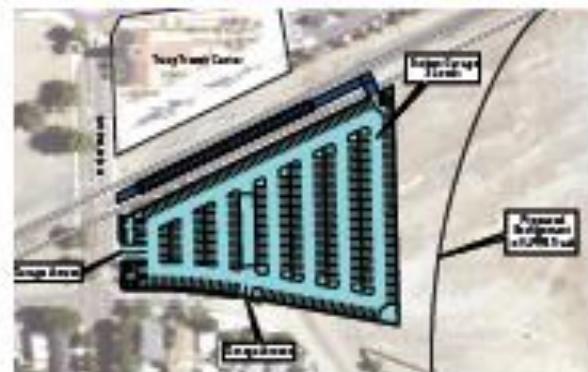
# San Joaquin Valley

## Downtown Tracy Station

**New platform:** Created at the existing Tracy Transit Center in Downtown Tracy to include new parking facilities.

**Surrounding uses:** Located in the center of Tracy's downtown, the station is surrounded by a walkable central business district and medium density residential neighborhoods.

**Area Planning:** Possible modifications of grade crossing at North Central Avenue.



# Project Timeline

## Project Feasibility Report

Phase 1 | Completed July 2018

- Project goals
- Project alignment
- Stations
- Vehicles
- Service characteristics

Phase 2 | Due June 2019

- Funding plan
- Operator
- Project delivery plan

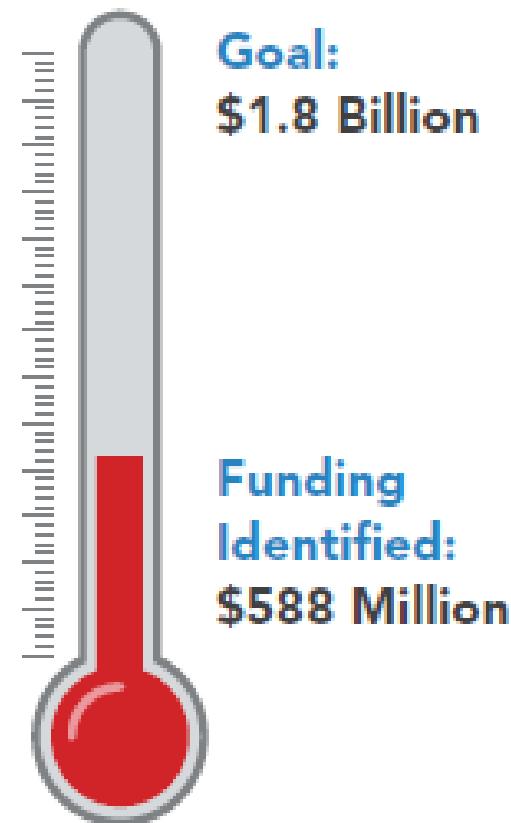
## Environmental Review and Design

- MTC \$10.2 million funding allocation | Fall 2018
- Environmental scoping | Fall 2018
- Complete environmental clearance & design | Summer 2019

## Final Design and Construction begins:

- 2019–2020

Service Begins:  
2023–2026



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