TRACY CITY COUNCIL REGULAR MEETING AGENDA

**Tuesday, July 17, 2012, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza *Web Site: www.ci.tracy.ca.us*

**Americans With Disabilities Act** - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6000) 24 hours prior to the meeting.

**Addressing the Council on Items on the Agenda** - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. Each citizen will be allowed a maximum of five minutes for input or testimony. At the Mayor's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

**Consent Calendar** - All items listed on the Consent Calendar are considered routine and/or consistent with previous Council direction. A motion and roll call vote may enact the entire Consent Calendar. No separate discussion of Consent Calendar items will occur unless members of the City Council, City staff or the public request discussion on a specific item at the beginning of the meeting.

**Addressing the Council on Items not on the Agenda** – The Brown Act prohibits discussion or action on items not on the posted agenda. Members of the public addressing the Council should state their names and addresses for the record, and for contact information. The City Council's Procedures for the Conduct of Public Meetings provide that "Items from the Audience" following the Consent Calendar will be limited to 15 minutes. "Items from the Audience" listed near the end of the agenda will not have a maximum time limit. Each member of the public will be allowed a maximum of five minutes for public input or testimony. However, a maximum time limit of less than five minutes for public input or testimony may be set for "Items from the Audience" depending upon the number of members of the public wishing to provide public input or testimony. The five minute maximum time limit for each member of the public applies to all "Items from the Audience." Any item not on the agenda, brought up by a member of the public shall automatically be referred to staff. In accordance with Council policy, if staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

**Presentations to Council -** Persons who wish to make presentations which may exceed the time limits are encouraged to submit comments in writing at the earliest possible time to ensure distribution to Council and other interested parties. Requests for letters to be read into the record will be granted only upon approval of the majority of the Council. Power Point (or similar) presentations need to be provided to the City Clerk's office at least 24 hours prior to the meeting. All presentations must comply with the applicable time limits. Prior to the presentation, a hard copy of the Power Point (or similar) presentation will be provided to the City Clerk's office for inclusion in the record of the meeting and copies shall be provided to the Council. Failure to comply will result in the presentation being rejected. Any materials distributed to a majority of the Council regarding an item on the agenda shall be made available for public inspection at the City Clerk's office (address above) during regular business hours.

**Notice -** A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available at City Hall, 333 Civic Center Plaza, the Tracy Public Library, 20 East Eaton Avenue, and on the City's website www.ci.tracy.ca.us

CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION
ROLL CALL
PRESENTATIONS – Certificates of Recognition – Leadership Academy
- Certificate of Reappointment – SJC Commission on Aging

1. CONSENT CALENDAR

A. Minutes Approval

B. Authorize the Appointment of Two Youth Commissioners to the Youth Advisory Commission

C. Award a Construction Contract for the New Jerusalem Airport Repaint Runway Markings - CIP 77033D (CAAP#SJ 3-08-1), to Pacific Striping of Whittier, California, Authorize an Appropriation of Grant Funds, and Authorize the Mayor to Execute the Contract

D. Award a Construction Contract for the New Jerusalem Airport Runway Asphalt Repair - CIP 77033C (CAAP#SJ-3-08-2), to Graham Contractors of San Jose, California, Authorize an Appropriation of Grant Funds, and Authorize the Mayor to Execute the Contract

E. Award Construction Contracts for the New Jerusalem Airport Perimeter Fencing Phases 1 and 2 - CIP 77033A, CAAP#SJ 3-08-3 and CIP 77033B, CAAP#SJ 3-08-4) to Arrow Fencing of Calpella, California, Authorize an Appropriation of Grant Funds, and Authorize the Mayor to Execute the Contracts

F. Authorize the Establishment of No Parking Zones at the Intersections of Central Avenue/Deerwood Lane and at Beverly Place/Mae Avenue

G. Acceptance of the Fire Station 96 Roof Repairs - CIP 71067, Completed by Barth Roofing Company Inc. of Tracy, California, and Authorization for the City Clerk to File the Notice of Completion

H. Authorization to Award Chemical Bids for Water and Wastewater Treatment for Fiscal Year 2012-13

I. To Rescind the Adopted Rate for Additional Residential Recycling Toters

J. Award a Construction Contract to Desilva Gates Construction of Dublin, California, for the Sludge Drying Beds Improvements - Phase 2 - CIP 74004, Authorize an Allocation of $125,000 from the Wastewater Capital Fund to CIP 74004, and Authorize the Mayor to Execute the Contract

K. Authorization to Submit the Annual Claim to the State of California, Through the San Joaquin County Council of Governments, for Transportation Development Act Funds in the Amount of $2,908,733 for Fiscal Year 2011-2012, and for the Finance and Administrative Services Director to Execute the Claim

L. The City Council of the City of Tracy Acting as the Governing Body of the Successor Agency for the Community Development Agency of the City of Tracy Approving the Recognized Obligations Payment Schedule (ROPS)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARING TO CONSIDER (1) APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND (2) ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT; AND (3) AUTHORIZING THE BUDGET OFFICER TO MAKE NECESSARY BUDGET ADJUSTMENTS

4. THAT COUNCIL CONDUCT A PUBLIC HEARING DECLARING THE EXISTENCE OF WEEDS, RUBBISH, REFUSE AND FLAMMABLE MATERIAL ON EACH OF THE PARCELS LISTED IN EXHIBIT "A" TO THIS AGENDA ITEM A NUISANCE; CONSIDER OBJECTIONS TO ABATEMENT OF SAID NUISANCE, AND ADOPT A RESOLUTION AUTHORIZING FIRE DEPARTMENT STAFF TO ORDER CONTRACTOR TO ABATE SAID NUISANCES

5. CONDUCT A PUBLIC HEARING TO HEAR OBJECTIONS TO AND APPROVE THE FINAL COSTS OF WEED ABATEMENT

6. PUBLIC HEARING TO CONSIDER A PROPOSAL TO ADOPT A NORTHEAST INDUSTRIAL SPECIFIC PLAN, AMEND THE TEXT OF THE ZONING ORDINANCE TO INCLUDE A NORTHEAST INDUSTRIAL SPECIFIC PLAN ZONE AND REZONE THE NORTHEAST INDUSTRIAL PLANNING AREA FROM PLANNED UNIT DEVELOPMENT TO NORTHEAST INDUSTRIAL SPECIFIC PLAN - APPLICATION NUMBERS SPA12-0003, ZA12-0006 AND R12-0003

7. ADOPT THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND THE GENERAL TEAMSTERS LOCAL NO. 439, I.B.T

8. COUNCIL DISCUSSION REGARDING ECONOMIC DEVELOPMENT AND ZONING ALONG THE I-205 CORRIDOR THROUGH THE CITY OF TRACY

9. REVIEW AND ACCEPT CHANGES TO THE TRACER FIXED ROUTE BUS SYSTEM EFFECTIVE AUGUST 1, 2012

10. APPROVE A FINAL MAP FOR TRACY GATEWAY BUSINESS PARK, TRACT 3659 (PHASE 2 FINAL MAP), TO CREATE THREE COMMERCIAL LOTS FOR A PROPOSED MEDICAL OFFICE AND ASSISTED LIVING CARE FACILITY

11. ITEMS FROM THE AUDIENCE

12. COUNCIL ITEMS

A. Council Designation of Voting Delegate and Up To Two Voting Alternates for the League of California Cities 2012 Annual Conference Business Meeting

B. Discuss and Provide Direction on the Establishment of a City Council Procedures and Protocol Manual, a City Council Communications Policy, and a City Council Code of Conduct

13. ADJOURNMENT

TRACY CITY COUNCIL REGULAR MEETING MINUTES

**March 20, 2012, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza *Web Site: www.ci.tracy.ca.us*

Mayor Ives called the meeting to order at 7:03 p.m., and led the Pledge of Allegiance.

The invocation was given by Pastor Tim Heinrich of Crossroads Baptist Church.

Roll call found Council Members Abercrombie, Elliott, Rickman, Mayor Pro Tem Maciel, and Mayor Ives present.

Mayor Ives presented a proclamation to Liza Cruz, Regional Manager, San Joaquin American Red Cross, recognizing March 2012 as Red Cross Month.

Mayor Ives presented, a Certificate of Appointment to the Planning Commission to Jass Sangha, a Certificate of Reappointment to Pete Mitracos, and a Certificate of Recognition to outgoing Commissioner Ameni Alexander.

Brian Bagley, Fire Department, provided a presentation regarding the C.E.R.T. Program and introduced new C.E.R.T. members who completed training last month.

1. CONSENT CALENDAR - It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.

   A. Council Minutes – Closed session minutes of February 21, 2012, and March 6, 2012, were approved.

   B. Approval of Permit for the Consumption of Alcoholic Beverages on City Streets for the Following Events: TCCA's "Then & Now Car Show" Event on July 21, 2012; City's "Girls Night Out" Event on May 11, 2012; and City's "Downtown Block Party" Events on May 4, June 8, June 22, August 3, and August 24, 2012 – Resolution 2012-045 approved the permit.

   C. Appropriate Measure K Non-Competitive Bicycle Funds in the Amount of $183,065.35 to CIP 78113, for Design and Construction of Various Bike Projects throughout the City as Outlined in the City of Tracy Bikeways Master Plan Design Supplement – Resolution 2012-046 appropriated the funds.

   D. Authorize the Mayor to Sign a Land Use Covenant, with the Department of Toxic Substances Control, Restricting the Use of the Tracy Transit Station Property – Resolution 2012-047 authorized the Mayor to sign the covenant.

E. Approval of a Resolution Selecting Hewlett Packard as the Supplier of New Desktop Computer Systems through the California Strategic Sourcing Initiative (CSSI) Competitive Bid Program Pursuant to Tracy Municipal Code Section 2.20.220 – Resolution 2012-048 approved the selection.

F. Approve Amendment One to an Exclusive Negotiating Rights Agreement with Tracy's California Blast, LLC, Related to the Potential Development of Approximately 628 Acres of the City-Owned Holly Sugar Property – Resolution 2012-049 approved the amendment.

G. Adoption of a Resolution Approving a Contract Time Extension with CH2MHill for the Purpose of Continued GIS Training for City Staff and Additional Time to Complete the Utility System Asset Management System without Additional Cost to City and Authorize the Mayor to Sign the Amendment – Resolution 2012-050 approved the contract time extension.

H. The City Council of the City of Tracy Acting as the Governing Body of the Successor Agency for the Community Development Agency of the City of Tracy Approving the Recognized Obligations Payment Schedule (ROPS) – Resolution 2012-051 approved the ROPS payment schedule.

2. ITEMS FROM THE AUDIENCE - Denny Presley, 1361 Parkside Drive, voiced concern that the Tracy Airport Association was not made aware of a future windmill construction project between the Safeway Distribution Center and the Airport that would impact the airport. Mr. Presley discussed the 2007 repaving project at the airport, the Ellis project, and the impacts to the airport. Mr. Presley asked Council to hold staff accountable to the Airport Association and requested a future agenda item to discuss the Association's concerns.

The President of the Tracy Airport Association addressed Council regarding airport land acquisition in the amount of $22 million mentioned in agenda item #6.

Stephanie Seagrave, a new resident of Tracy, addressed Council regarding a marijuana drug store on Byron Road. Ms. Seagraves stated the school bus stops at that location and added residents in the area should have been polled before the store was allowed to open.

3. PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT FROM DOWNTOWN (D) TO COMMERCIAL (C) AND REZONE FROM LIGHT INDUSTRIAL (M-1) TO PLANNED UNIT DEVELOPMENT (PUD) – THE SITE INCLUDES FIVE PARCELS ON THE NORTH SIDE OF W. SIXTH STREET BETWEEN N. "B" STREET AND N. "C" STREET (615 N. "C" ST., 63 W. SIXTH ST., 69 W. SIXTH ST., 77 W. SIXTH ST., AND 99 W. SIXTH ST., TRACY; ASSESSOR'S PARCEL NUMBERS 235-066-08 THRU 12) – THE APPLICANT IS STAN SHORE FOR THE STAN SHORE TRUST - Alan Bell, Senior Planner, presented the staff report. Mr. Bell indicated the site is located on the north side of W. Sixth Street between N. "B" and N. "C" Streets, adjacent to Tracy's downtown area. The approximately 0.85-acre site contains five parcels, each of which is fully developed.

The western-most parcel, at the northeast corner of W. Sixth Street and N. "B" Street contains the Tracy Delta Solid Waste Management, Inc. Recycle Buy-Back Center. The next parcel to the east contains a single-family home. And the final three parcels each

contain a Quonset Hut building. All existing buildings have been in place for approximately 50 to over 100 years.

The site is adjacent to a long-established residential neighborhood to the north and the Union Pacific rail lines to the south. The site has been part of a small, industrial employment area which includes an Ace Tomato packing facility (now the spice warehouse on the south side of W. Sixth Street), auto services, Tracy Glass Shop (in place for over 65 years), and other businesses.

Historically, the General Plan designation and zoning of the site, have been industrial. In 2006, the Council amended the General Plan designation of the site to Downtown in anticipation that retail, restaurants, multi-family residential or similar expansions of the downtown would need and seek locations in this vicinity on both the north and south sides of W. Sixth Street. The zoning, though, has not yet been changed to be consistent with the General Plan designation and remains Light Industrial.

Recently, the eastern-most Quonset Hut building (at the northwest corner of W. Sixth Street and N. “C” Street) became vacant. The owner’s proposed replacement is an auto service facility. Auto service is not a permitted land use within the Downtown General Plan designation. Therefore, the owner submitted an application to amend the zoning and the General Plan designation to allow auto services and other, related land uses. The proposal is a combination of the owner’s original proposal for his own parcel and City staff’s recommendation to modify the proposal and expand it to cover the entire site. Staff worked with the applicant to refine the proposed Planned Unit Development (PUD) permitted uses and development standards and has reviewed the proposal with all property owners within the proposed PUD.

The proposal is to adopt a General Plan designation and zoning designed to balance the site’s (1) historical industrial neighbors, land uses and improvements; (2) proximity to the City’s Downtown and long-term vision to support commercial and residential uses in the Downtown area; and (3) opportunities to promote compatibility with the adjacent residential neighborhood. This proposal would amend the General Plan designation from Downtown to Commercial and change the zoning from Light Industrial to PUD.

The proposed PUD would allow the existing businesses to remain (without being nonconforming land uses) and allow similar and a wider range of land uses to replace them in the future, such as business services, auto services, storage, and contract construction.

The proposed PUD would also promote increased activity of commercial uses by allowing such businesses as retail, consumer services, offices, restaurants, and other commercial uses to locate to the site. Over time, the existing, older structures would be replaced with commercial or high-density residential uses, consistent with a long-term vision for the downtown vicinity. The proposed PUD contains development standards (unique to this site) to help reduce noise, light and glare, nighttime disturbance or traffic, and other potential impacts on the adjacent residences to the north.

The proposal does not change the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified on February 1, 2011, (State Clearinghouse Number 2008092006). Therefore, in accordance with California

Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required.

The site is designated Downtown in the General Plan for which the EIR was certified. Both the existing Downtown and the proposed Commercial land use designations (including the limitations set by the proposed PUD Zone) have sufficiently similar density standards to conclude that the project meets the requirements of CEQA Guidelines Section 15183.

For example, both land use designations allow a full range of retail, office, restaurant, and other commercial land uses. Both assume a maximum floor area ratio of 1.0. Both allow high density residential development. However, the Downtown designation allows a density of up to 50 dwelling units per acre, while the Commercial designation allows up to only 25 dwelling units per acre.

The proposed PUD to implement the Commercial designation on the subject property will further limit the development density of the project. The proposed PUD limits noise, roll-up door activity, height, conduct of uses to within buildings, and other activities compared with the potential development density of the site under the existing Downtown designation and the Central Business District Zone, which is used to implement the Downtown designation.

On February 22, 2012, the Planning Commission conducted a public hearing to review the project. The project applicant and proposed tenant spoke in favor of the proposal. No other parties addressed the Commission. By a vote of five to zero, the Planning Commission recommended that the City Council approve the project.

Staff costs to process the application are recovered through a Cost Recovery Agreement with the project applicant, the Stan Shore Trust, executed on January 20, 2012.

Staff and the Planning Commission recommended that the Council:

1. Approve the General Plan Amendment from Downtown (D) to Commercial (C);
2. Approve the rezoning of the site from Light Industrial (M-1) to Planned Unit Development (PUD) including the Concept, Preliminary and Final Development Plans.

Mayor Ives asked if the PUD placed limitations or required a review on any potential hazardous materials. Mr. Bell indicated rules and regulations were in place to review any materials stored or used on the site.

Mayor Ives opened the public hearing.

Stan Shore, property owner, indicated he purchased the property approximately three years ago. Mr. Shore provided background on his involvement in the automotive history, including handling hazardous materials, and added the proposed tenant has plans to renovate the property to bring back a “1950’s feel” to the building.

Carrie Burnell, 1450 Cornucopia Place, indicated she believed the Council needed to be flexible to attract businesses to the area.

As there was no one further wishing to address Council on the item, the public hearing was closed.

Council Member Elliott stated he supported the application and believed it was an excellent opportunity to assist in the revitalization of downtown, and to be more business friendly.

Mayor Pro Tem Maciel asked if the application only included one building. Mr. Shore indicated yes, the building directly at the corner.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-052 approving a General Plan Amendment from Downtown to Commercial for property located on the north side of W. Sixth Street, between N. "B" and N. "C" Streets (615 N. "C" Street, 63 W. Sixth Street, 69 W. Sixth Street, 77 W. Sixth Street, and 99 W. Sixth Street). Applicant is Stan Shore for the Stan Shore Trust – Application Number GPA11-0006. Voice vote found all in favor; passed and so ordered.

The Clerk read the title of Proposed Ordinance 1165. It was moved by Council Member Abercrombie and seconded by Council Member Elliott to waive the reading of the text. Voice vote found all in favor; passed and so ordered.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to introduce Ordinance 1165. Voice vote found all in favor; passed and so ordered.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-053 approving a Planned Unit Development Preliminary and Final Development for property located on the north side of W. Sixth Street between N. "B" and N. "C" Streets (615 N. "C" Street, 63 W. Sixth Street, 69 W. Sixth Street, 77 W. Sixth Street and 99 W. Sixth Street) – Applicant is Stan Shore for the Stan Shore Trust – Application Number PUD11-0001. Voice vote found all in favor; passed and so ordered.

4. DISCUSSION AND DIRECTION REGARDING THE DONATION OF A COMMUNITY SERVICE ORGANIZATION SIGN TO BE LOCATED ON PUBLIC PROPERTY, AND THE ESTABLISHMENT OF REGULATIONS AND MAINTENANCE PROVISIONS FOR SUCH A SIGN - Victoria Lombardo, Senior Planner, presented the staff report. Ms. Lombardo stated that Mike Souza, on behalf of Sunrise Rotary, had approached the City with a proposal to donate a sign advertising various community service organizations in Tracy. In order to accept such a donation, the City must consider several things:

- An amendment to the City's Sign Ordinance to allow the sign
- A means of funding for the maintenance of the sign, if it is located on City property as proposed
- A method of determining eligible community organizations to advertise on the sign in the future

There are currently no regulations within the Sign Ordinance of the Tracy Municipal Code that would allow such a sign to be constructed. To allow the sign to be accepted and constructed, staff would draft a code amendment to establish a definition for community organization signs, and establish regulations for their height, area, ground clearance, permit requirements, etcetera.

The sign is proposed to be located on public property, in the City's right-of-way on the south side of West Eleventh Street, adjacent to the Tracy Sports Complex. There will be costs for installation (including the potential relocation of landscape and irrigation materials), as well as on-going maintenance costs including graffiti abatement and restoration/replacement of any portions of the sign that may deteriorate over time. The establishment of a maintenance program, including the funding source should be discussed prior to the installation and acceptance of the proposed sign.

The design of the sign has been modeled after the City's adopted wayfinding program, which specifies sign design, materials and colors. Six organizations are proposed to be represented on the sign at this time. Should any of those organizations cease to exist in the future, Sunrise Rotary asks that the remaining clubs have the authority to determine which new club's logo will be placed on the sign. This is similar to the Veteran's War Memorial, in that the City does not determine which names are to be added to the memorial.

The fiscal impact of accepting the proposed donation includes staff time for the preparation of a code amendment and resolution necessary to accept the donation, as well as on-going maintenance costs for the lifetime of the sign.

Staff recommended that City Council discuss the proposed donation and direct staff accordingly. A sign ordinance amendment requires Planning Commission review and would be brought back to Council along with a resolution accepting the donation in approximately two months.

Mayor Pro Tem Maciel asked if any estimates were available regarding maintenance and upkeep costs. Ms. Lombardo indicated it should be minimal and would only include removing and relocating irrigation lines and sod.

Mayor Ives invited members of the public to address Council on the item.

Mike Souza, 105 E. Tenth Street, stated the goals of the Tracy Sunrise Rotary Club were to obtain recognition for all service organizations in the City. Mr. Souza indicated the service organizations would provide funding to install the sign. Mr. Souza indicated he would appreciate Council's support for the project.

Council Member Abercrombie asked if it would be possible for each organization to accept responsibility for maintenance of the sign. Mr. Souza stated he believed the City's graffiti buster would be the best individual to handle graffiti.

Council Member Elliott asked if the clubs would repair and replace as necessary on a long term basis. Mr. Souza stated yes.

Mayor Ives asked if the sign was in the median would it be 2-sided. Mr. Souza indicated he would have to re-approach the clubs, but felt they would all be amenable to the idea.

Mayor Ives asked if there had been any thought given to making the sign large enough to add additional service clubs. Mr. Souza indicated six were chosen because they have been in Tracy for a minimum of 25 years, along with the need to make the sign big enough to see what it says.

Council Member Rickman asked if some service groups could be listed on the west side, with others on the east side of the sign. Mr. Souza stated it was a possibility.

Mayor Pro Tem Maciel indicated he did not see any down-side to the proposal and that it would lend a great deal to the City's gateways.

Council Member Abercrombie asked Mr. Souza if the Elks Club was contacted. Mr. Souza indicated the Sunrise Rotary Board met and came up with the idea, but the Elks Club was not contacted.

Council Member Rickman indicated he liked the idea and would like the sign to be placed in the median.

Council Member Elliott indicated he agreed with Council Member Rickman on the location.

Mayor Ives stated the clubs shown on the sign represented a great group of individuals who volunteer in the community, but added he wished there were nine spots on the sign.

Council Member Rickman indicated if other organizations wanted to be involved, there were other arteries that would be appropriate for additional signs.

Mayor Ives indicated he was concerned about the definition of a service club.

Mr. Dean indicated staff would bring back specifics regarding location and traffic impacts as well as options for an amendment to the sign ordinance.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to accept the sign donation and direct staff to bring back options for a sign ordinance amendment. Voice vote found all in favor; passed and so ordered.

5. MAYOR APPOINTMENT OF TWO INDIVIDUALS TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE CITY OF TRACY - Andrew Malik, Development Services Director, presented the staff report. On January 17, 2012, the City Council adopted a resolution accepting the role of successor agency (the "Successor Agency") to the Redevelopment Agency of the City of Tracy (the "Redevelopment Agency"). An oversight board (the "Oversight Board"), consisting of seven members representing the County of San Joaquin, the City, and various educational and special districts must be formed by May 1, 2012 to approve and direct certain actions of the City as Successor Agency.

The appointment qualifications for the seven members of the Oversight Board, are set forth in Health and Safety Code Section 341790.

- One member appointed by the county board of supervisors.
- One member appointed by the mayor.
- One member representing the employees of the former redevelopment agency, appointed by the Mayor, from the recognized employee organization representing the largest number of former redevelopment agency employees employed by the successor agency at that time.

- One member appointed by the largest eligible special district, by property tax share, with territory in the territorial jurisdiction of the former Redevelopment Agency. The Mosquito and Vector Control agency is the largest special district, and Chet Miller has been appointed with John Stroh serving as alternate.
- One member appointed by the County Superintendent of Education (if elected), or the County Board of Education (if the County Superintendent is appointed) to represent schools. James C. Thomas, Deputy Superintendent Business Services, has been appointed.
- One member appointed by the Chancellor of the California Community Colleges to represent community college districts in the county.
- One member of the public appointed by the County Board of Supervisors.

The Oversight Board's primary purpose is to review the actions of the City, as Successor Agency, in its efforts to wind-down the affairs of the former Redevelopment Agency. The Dissolution Act authorizes the Oversight Board to determine whether contracts, agreements or other arrangements between the former RDA and private parties should be terminated or renegotiated to reduce the Successor Agency's liabilities and to increase net revenue to the taxing entities. Oversight Board members have conflicting fiduciary responsibilities to both the holders of enforceable obligations and to the taxing entities (including those that they represent) that benefit from distributions of property tax and other revenue maintained by the County Auditor Controller. The actions and determinations of the Oversight Board are subject to review and oversight by the Department of Finance and may be subject to disapproval or modification.

A majority of the total membership of the Oversight Board constitutes a quorum for the transaction of business by the Oversight Board, and a majority vote of the total membership is required for actions by the Oversight Board. The Oversight Board is deemed a local entity for the purposes of the Brown Act, the Public Records Act and the Political Reform Act of 1974.

The Mayor has the power to appoint two members to the Oversight Board; one member must represent the employees of the City's former Redevelopment Agency and the other selection is at the Mayor's discretion. Upon review, the mid manager's bargaining unit was the largest employee organization represented within the former Redevelopment Agency. Therefore, the Mayor's appointment could be any employee who is currently a member of the City's mid managers bargaining unit.

If any of the positions on the Oversight Board are not filled by the May 1, 2012, the Governor may appoint persons to a position that remains unfilled on May 15, 2012 or remains vacant for more than 60 days.

Appointment of members to the Oversight Board has no direct fiscal impact on the City's General Fund. Members of the Oversight Board are not compensated or reimbursed for their services to the Board. The City, as Successor Agency, is charged with providing staff support to assist the Oversight Board to perform its duties. The City, as Successor Agency, is required to pay all of the costs of meetings of the Oversight Board.

State legislation has limited the City to $250,000 to cover the administrative expenses of the successor agency. Since it is anticipated that the City's expense will exceed the maximum any amount over $250,000 will be a General Fund expense.

Staff recommended that the Mayor appoint two individuals to the Oversight Board of the Successor Agency of the City of Tracy.

Mayor Pro Tem Maciel asked if the appointment needed to be a resident of the City. Mr. Malik indicated it was at the Mayor's discretion.

Mayor Ives invited members of the public to address Council on the item. There was no one wishing to address Council.

Mayor Ives and Allan Borwick were appointed to serve on the Oversight Board of the Successor Agency of the City of Tracy.

6. DISCUSSION AND DIRECTION RELATED TO CITY'S PRIORITIES FOR PUBLIC BENEFIT AMENITIES IN DEVELOPMENT AGREEMENTS, AFFIRMATION THAT A SWIM CENTER REMAINS A PRIORITY, AND DISCUSSION ON GUIDELINES FOR DEVELOPMENT AGREEMENT NEGOTIATIONS - Leon Churchill, City Manager, provided a background regarding City issues and the economy.

Bill Dean, Assistant Development Services Director, presented the staff report. Mr. Dean stated that over the years, public benefits derived from providing vesting rights and other benefits to developers via DAs has varied with City needs and priorities. The Tracy Sports Complex on Eleventh Street is an example of a public benefit achieved under a DA. Recently, a Swim Center was selected by the Council as a preferred public benefit for the community.

Public benefits through DAs can take several forms. Typically, negotiations will take into account the nature of the request from the developer, the current market conditions that influence the developer's ability to provide public benefit, and the scaling of these two parameters together. Staff seeks direction from Council that the Swim Center remains a priority, and seeks further direction on what additional amenities, if any, are City priorities.

Because of the complexity of developing projects, phasing of infrastructure costs, and (for residential projects) the limitations of building permits over time under the City's Growth Management Ordinance (GMO), project proponents can seek to use a DA to provide as much certainty in development as possible. However, this can lead to DA terms that could create a priority of one development over another. Staff is seeking Council direction on whether or not to establish DA negotiating parameters. Currently, the City's adopted Procedures and Requirements for the Consideration of DAs (DA Procedures) require basic project information and basic information related to the terms of DAs. Additionally, DA Procedures require that an applicant first receive Council direction to negotiate prior to moving forward.

The DA Procedures could be amended to require additional information throughout the DA process related to proposed DA terms, such as the following criteria for evaluating public benefits that could be derived from a DA:

1. Fiscal Impacts related to receiving, operating, or maintaining the public benefit under consideration;
2. Explanation of public utility requests (if any), including potential value and outcomes of such requests;

Based on Council's direction, staff would return with revised DA Procedures at an upcoming Council meeting. Particular care would be given to the general DA Negotiating Parameters so they do not create a scenario where one developer/project is unfairly placed before another; where projects should conform to Council approved General Plan and GMO; and where the City's growth management philosophy of "everyone moves forward" is honored.

Staff recommended that the Council discuss and provide direction to staff related to the City's priorities for public benefit amenities in development agreements, affirmation that a Swim Center remains a priority, and discussion on guidelines for development agreement negotiations.

Council Member Abercrombie indicated if he was a developer and wanted a DA, he would want to make sure he was going to get some benefit out of it. Council Member Abercrombie stated he was concerned that DA's may be scrutinized or boxed-in with the proposed project. Mr. Dean indicated there were a number of ways to approach DA's, and staff attempts to scale the request with the amenity being offered.

Council Member Abercrombie suggested staff should be able to discuss a proposal with a developer and then decide whether to go to Council for direction.

Council Member Elliott asked staff to elaborate on the concept of "everyone has the opportunity to move forward." Mr. Dean explained it related to growth areas, transparency, and Council involvement.

Mayor Pro Tem Maciel asked if the history of DA's has provided lessons that would necessitate a new set of standards. Mr. Dean stated recent experience through the development of the infrastructure master plans, has given staff reasons to be very measured on how the City moves forward in working with developers.

Mayor Pro Tem Maciel indicated he believed there needed to be flexibility during different economic settings.

Mayor Pro Tem Maciel asked if it was a legal requirement for Council to authorize staff to discuss and/or pursue a DA with developers. Mr. Sodergren stated it was a two step process: Step 1 - staff would bring the application to Council to determine whether the public benefit described in the application would warrant staff beginning negotiations; Step 2 - if Council agreed there was a benefit, staff would negotiate a DA, and present it to the Planning Commission for consideration and recommendation.

Mayor Ives indicated every time a DA has been presented, the impacts were also identified and, therefore, he could not see the substantive change in the request.

Mr. Churchill stated that regarding lessons learned, what has changed is to think one development proposal will address all the needs of an amenity came from a boom economy and pushes the city aside as far as deciding what the amenity is and who can

contribute to which amenity. Mr. Churchill suggested that sort of history should be questioned in this economy.

Mayor Ives invited members of the public to address Council on the item.

Chris Long, 1024 Central Avenue, suggested the process of the DA should determine the best way for a project to proceed.

Dana Perry of Reynolds & Brown, and Dave Babcock, stated they were a little nervous regarding the proposal. Mr. Perry indicated the City needs to examine the economic times and remain flexible. Mr. Perry was also concerned that he is actively involved in a DA, spending millions of dollars, actively pursuing employers, and did not want to slow down his development project at this stage of the process. Mr. Perry suggested a "public benefit" may not necessarily be a tangible asset.

Mike Souza, 105 E. Tenth Street, stated Tracy had a reputation for being a tough place to do business because in the late 1990's they were told that if you want to do business here, this is what it will cost. Mr. Souza stated public benefit was not mentioned in the government code section. What was mentioned was the huge risk the developer takes with the current rules in place at the time of application. Mr. Souza recapped two DA's he had personally been involved in and the public benefits they provided. Mr. Souza suggested DA's be rolled back to their original concept. Mr. Souza suggested Tracy not add costs, not complicate the process, and not give one project an unfair advantage over another.

Michelle Bazinet, 1005 Mabel Josephine, addressed Council stating a cookie cutter approach made no sense. Mr. Bazinet stated the City was fortunate that Surland was offering the land and a public amenity.

Dave Helm stated everything that staff and Council consider should have an eye toward the public benefit and what it provides to the community.

Robert Tanner, 1371 Rusher Street, stated the City should not have to provide 90% of the cost to develop an amenity.

Mark Connolly, 121 E. Eleventh Street, on behalf of TRAQC, stated what was being proposed was to give staff the right to negotiate a DA without public input. Mr. Connolly indicated this process deprives the public of the opportunity to discuss the merits of a project in public with Council before the process begins. Mr. Connolly suggested the procedure wasn't broken.

Dave Anderson, 1940 Earl Way, stated he did not want to lose any transparency in the process and added the public must be involved in the process.

Mr. Churchill clarified that this report did not propose eliminating any public hearing process, and in fact, was adding scrutiny to the process. Mr. Malik stated the City was looking out 30 years for infrastructure, tying a lot of things together, and that if there was a DA that centered on infrastructure, what was the scale of that request, and not one development halting others.

Mayor Pro Tem Maciel indicated some of the concerns expressed reached far beyond what was being dealt with on this request. Mayor Pro Tem Maciel indicated his understanding was a DA was a quid pro quo - something in it for both sides. In most cases a developer receives assurances while the city is looking for a public benefit.

Mr. Sodergren clarified that because a DA is a contract, consideration must be given to both parties; some sort of tangible consideration that the developer is giving to the city. What that tangible benefit consists of is completely within the discretion of the Council.

Mayor Pro Tem Maciel indicated DA's are not necessarily bad and he was not opposed to entertaining into a DA in the future. Mayor Pro Tem Maciel suggested it was good to re-assess the City's approach to DA's; maybe be a little more conservative, consider the bigger picture, and not be so favorable to one that it negatively affects another.

Council Member Abercrombie indicated he was not convinced that how the city has been proceeding needs to be changed.

Council Member Rickman agreed with Council Member Abercrombie in that the City needed to be competitive with other cities. Council Member Rickman stated he was concerned with the opposition from the business community and Mr. Connolly. Council Member Rickman stated he did not believe he could move forward on the change.

Council Member Elliott stated he was not sure how the proposal to amend the DA procedure will do anything differently from how it is approached now. Mr. Dean stated the purpose was to ask Council whether or not what is being asked of the development community is fair, and the possible impacts on other projects.

Mayor Ives indicated it appeared Council was hesitant to change the process. Mayor Ives stated he did not see anything that prohibited multiple projects moving forward at the same time. Mayor Ives stated Council expects staff to provide the Council with clarity on the types of impacts that could occur if a particular DA was approved. Mayor Ives added that he did not see anything in the ordinance that precluded it.

Mr. Churchill indicated staff was clear on Council direction in that staff has the administrative discretion to scrutinize a DA as extensively as possible. Regarding amenities, Mr. Churchill stated the City does have a process whereby the City explicitly states what the desired public benefits are.

Mayor Ives called for a recess at 9:24 p.m., reconvening at 9:30 p.m.

Mayor Ives asked staff to clarify what direction they were seeking with regard to amenities and what direction they needed from Council.

Mr. Dean stated staff was seeking Council affirmation that the swim center remains a priority as an amenity.

Mayor Ives asked why a list of CIP rankings for FY 12-13 was attached to the staff report. Mr. Dean stated the list was attached to show the City's current priorities. Mayor Ives asked how the swim center related to the list. Mr. Dean stated the swim center was an adopted Capital Improvement Project that was included in the City's budget while the other projects are on the CIP list.

Council Member Abercrombie asked what changed and what caused this. Mr. Churchill stated the simplest way to explain it was are we to discuss the swim center only in terms of a specific project or DA, or is this an opportunity for the City to state it is a priority to be discussed with all developers.

Council Member Elliott commented that when considering an amenity, certain principles should be kept in mind: 1) it needs to make financial sense; 2) it should provide the greatest benefit to greatest amount of residents; 3) is something that is traditionally provided or paid for by government.

Mayor Ives invited members of the public to address Council on the item.

Sandy Taylor, 8721 Julie Lind Circle, provided a history on the swim center in the City of Tracy.

Mollie Lowe, 2690 Atherton Court, addressed Council regarding her frustration over trying to bring the swim center to fruition.

Jody Price, 1321 Tulloch Drive, read a statement from Dan Schwertfeger of 235 LaMonte Lane, regarding his frustration with the proposed swim center. Ms. Price, president of Tracy Tritons, stated the City needs to provide reasons for people to live and play in the City.

Marsha McCray, 560 W. Schulte, asked that Council reaffirm for staff the direction they are requesting regarding the swim center.

Mark Connolly indicated there did not appear to be a reason for the second part of the agenda item. Mr. Connolly suggested the questions should be: “What is the cost of the project?” “Can the City afford to run it?” and “How does the project rank with other priorities?”

Michelle Bazinet indicated the goal of the community was that the facility be financially viable and that the features selected were the ones that were most viable. Mr. Bazinet indicated the phasing consisted of the money making features.

Dave Helm stated the town needs more things for kids to do.

Mollie Lowe stated the only way the City can have a pool is to put in the amenities that residents are driving to other communities to use and suggested phasing in the project.

Nancy Young, 1517 Arrigotti Lane, asked how the City could actually get it done and make it a real priority. Ms. Young encouraged Council and staff to make the swim center a top priority.

Council Member Rickman indicated the swim center was a priority and asked staff if another developer could assist in getting it built. Are there other locations and what could we do as a city to make this come to fruition. Mr. Churchill stated the question was not simplistic. Mr. Churchill asked if the swim center was tied to a project, or can it be discussed with other projects. Mr. Churchill stated staff will pursue funding for a swim

center from multiple sources and from multiple angles. Mr. Churchill indicated staff was asking if Council wanted staff to do it the same way or to pursue other avenues.

Mayor Ives indicated that nothing has precluded staff from bringing other options to build the swim center or to pay for parts of it. Mayor Ives indicated seven years has all been wrapped up in the Surland Development. Mayor Ives indicated the question was fair and relevant.

Council Member Rickman stated if it was a priority the City needed to find a way to get it done.

Council Member Abercrombie apologized for his frustration stating it was apparent that the swim center is a priority. Council Member Abercrombie stated he did not have a problem looking at other possible funding solutions, but did not want other developers to feel they need to put money into a swim center in order to move forward. Council Member Abercrombie stated that if there were other ways to get it accomplished, to certainly move forward.

Council Member Elliott reinforced what Council Member Abercrombie stated. Council Member Elliott stated a public good could bring more jobs, improving the local economy, and that any of those things should be considered when looking at DA or negotiations with developers. Council Member Elliott stated the problem is that the City has only looked at the swim center in one area.

Mayor Pro Tem Maciel stated the aquatic center was certainly a priority. Mayor Pro Tem Maciel suggested staff look at other funding mechanisms to get it accomplished. Mayor Pro Tem Maciel indicated he would welcome any proposal to move the swim center forward.

Mayor Ives stated there were a number of ways to broaden the potential viability of the swim center and asked staff to continue thinking of ways, including a potential DA, to get a swim center.

Mayor Pro Tem Maciel asked why the aquatic center was placed at # 39 on the list. Mr. Churchill stated it was not ranked because it was considered tentatively funded.

7. ITEMS FROM THE AUDIENCE – None.

8. COUNCIL ITEMS

A. Appoint an Applicant to the Tracy Arts Commission from the Commission's Eligibility List - There is one vacancy on the Tracy Arts Commission due to Commissioner Sangha's appointment to the Planning Commission. Commissioner Sangha resigned from the Arts Commission on March 13, 2012. The last time appointments were made to the Tracy Arts Commission was January 3, 2012. At that time the subcommittee consisting of Mayor Pro Tem Maciel and Council Member Elliott nominated four applicants to fill vacancies on the Arts Commission and recommended one applicant, Taranjit Sandhu be placed on an eligibility list. The purpose of an eligibility list is to fill vacancies that

might occur in the 12 months following the last appointment to the board and/or commission. Council confirmed the subcommittee's nominations and the creation of an eligibility list.

It was moved by Council Member Elliott and seconded by Mayor Pro Tem Maciel to approve the subcommittee's recommendation to appoint Mr. Sandhu to the Tracy Arts Commission to serve the remainder of former Commissioner Sangha's term which will expire on December 31, 2013. Voice vote found all in favor; passed and so ordered.

Council Member Abercrombie stated a book and bake sale to benefit Airiyahna Cole, who is battling health issues, will be held at the Tracy Transit Station this Saturday, from 8:00 a.m. until noon.

Council Member Abercrombie also stated that the 2nd annual Guns and Hoses basketball game will be held March 31 at Tracy High School.

9. ADJOURNMENT - It was moved by Council Member Abercrombie and seconded by Mayor Pro Tem Maciel to adjourn. Voice vote found all in favor; passed and so ordered. Time 10:30 p.m.

The above agenda was posted at the Tracy City Hall on March 15, 2012. The above are summary minutes. A recording is available at the office of the City Clerk.

_____
Mayor

ATTEST:

_____
City Clerk

TRACY CITY COUNCIL REGULAR MEETING MINUTES

**April 17, 2012, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza *Web Site: www.ci.tracy.ca.us*

Mayor Pro Tem Maciel called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

The invocation was offered by Pastor Scott McFarland, Journey Christian Church.

Mayor Pro Tem Maciel called for a moment of silence for Robert Paris, a Stanislaus County Deputy Sheriff from Tracy, who was killed recently in the line of duty.

Roll call found Council Members Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel present; Mayor Ives absent. Mayor Pro Tem Maciel announced Mayor Ives was in Washington, D.C., representing the City of Tracy on a One Voice Trip with representatives from San Joaquin County.

Mayor Pro Tem Maciel presented a proclamation to Mike Souza, President, Boys and Girls Clubs of Tracy; Kelly Wilson, Executive Director, and Nick Contreras, Youth of the Year, proclaiming April, 2012, as Boys & Girls Club Month in Tracy.

Mayor Pro Tem Maciel presented a Certificate of Appointment to Taranjit Sandhu, Tracy Arts Commission.

Police Chief Gary Hampton presented a Police Department Recognition Award to Tracy resident Robert Cathey, for outstanding courage in helping to save the life of a local child. Mr. Cathey thanked all those who had been involved in the incident.

Mayor Pro Tem Maciel announced that agenda items 4 and 5 on tonight's agenda had been rescheduled to May 1, 2012, due to a problem with the noticing requirements.

1. CONSENT CALENDAR – Following the removal of item 1-I by Council Member Elliott, it was moved by Council Member Abercrombie and seconded by Council Member Rickman to adopt the Consent Calendar. Roll call vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

   A. Minutes Approval – Closed session minutes of April 3, 2012, were approved.

   B. Authorize an Appropriation of Funds from the Industrial Specific Plan (ISP) South Roadway Fund F354 to CIPs 73061 and 73062 for Reimbursement to Developers for Completing Roadway Improvements – Resolution 2012-061 authorized appropriations from the ISP South Roadway Fund 354 of $14,394 to CIP 73062, and $7,102 to CIP 73061.

C. Approve a Professional Services Agreement With Odyssey Landscaping Company, Inc., of Lodi, California, to Provide Professional Support Services in Assisting the Review and Plan Checking of Landscaping and Irrigation for New Developments and Capital Improvement Projects – Resolution 2012-062 approved the agreement for a not to exceed amount of $315,000.

D. Approve Amendment 1 to the Professional Services Agreement (PSA) with RBF Consulting, Inc., of Sacramento, California, to Provide Additional Surveying Services for the Macarthur Drive Widening and Reconstruction Project Between Valpico Road and Schulte Road – CIP 73126 and Authorize the City Manager to Execute the Amendment – Resolution 2012-063 approved the amendment for a not to exceed amount of $16,500 at hourly rates.

E. Approve Amendment 1 to the Deferred Improvement Agreement With Patillo Development Partners, LLC to Exclude Certain Improvements Already Constructed by the Developer, Adjust the Security Amounts for the Remaining Deferred Improvements, Authorization for the Mayor to Execute the Agreement, and Authorization for the City Clerk to File the Agreement With the San Joaquin County Recorder – Resolution 2012-064 approved the amendment.

F. Authorization for Membership and Water Delivery Services from the San Luis & Delta-Mendota Water Authority – Resolution 2012-065 authorized the membership and water delivery services.

G. Authorization for a Supplemental Appropriation for the Purchase of Unleaded Gasoline and Diesel Fuel – Resolution 2012-066 authorized an appropriation of $65,000 for Fiscal Year 2011-12.

H. Adoption of a Resolution Approving Memorandum of Understanding (MOU) With the American Cancer Society, California Division (ACS) and Authorizing the Mayor to Execute the MOU – Resolution 2012-067 approved the MOU.

I. Consider Adoption of the “Healthy Eating Active Living” Resolution Proposed by the League of California Cities – Maria Hurtado, Assistant City Manager, presented the staff report. The League of California Cities (LOCC) has requested cities across California to join their Active Living cities campaign. The City of Tracy has already adopted a General Plan, Sustainability Action Plan and Livability Strategic Plan which include similar policies that the League believes are congruent with their “Healthy Eating Active Living” campaign. Cities that encourage physical activity and healthy nutrition are entitled to be “Healthy Eating Active Living” cities, and upon review and approval, become eligible for public relations and marketing resources, including use of the HEAL Cities logo.

In 2004 the LOCC adopted a resolution encouraging cities to embrace policies that promote healthier lifestyles. Two years later, the LOCC adopted a resolution to work together with the Institute for Local Government, and the Cities, Counties and Schools Partnership to develop a clearinghouse of information that could be used to promote wellness policies and healthier cities. The “Healthy Eating Active Living” cities campaign grew out of these resolutions and is a partnership of the California Center for Public Health Advocacy and the LOCC.

The City of Tracy is embracing a number of recommendations contained in the "Healthy Eating Active Living" campaign including:

- Constructing a built environment that encourages walking, biking and other forms of physical activity where possible
- Addressing walking and biking connectivity between residential neighborhoods and schools, parks, recreational resources, and retail
- Expanding community access to indoor and outdoor public facilities through joint use agreements with schools and/or other partners
- Revising comprehensive plans and zoning ordinances to increase opportunities for physical activity and access to health foods where possible, including compact, mixed-use and transit-oriented development
- Including health goals and policies related to physical activity and access to nutritious food in the general plan update
- Encouraging walking meetings and the use of stairways

Ms. Hurtado concluded by stating that the LOCC has requested that the City Council consider joining the campaign and adopt a resolution that promotes healthy eating and active living in the City.

Council Member Elliott asked if there were any other requirements attached to the "Healthy Eating Active Living" campaign. Ms. Hurtado responded there were no specific requirements. Joining this campaign will give the City access to the LOCC's promotional and marketing materials. The LOCC suggests cities consider their policies anytime there is an opportunity, but there is no requirement for cities to implement any policies. Through the General Plan Tracy already has policies that encourage walking and biking and connectivity between schools and parks.

Council Member Elliot stated he agreed with making public facilities available through joint use agreements with schools, but referred to the next to last bullet which states, "Including health goals and policies related to physical activity and access to nutritious food in the general plan update." Council Member Elliott suggested everyone has access to nutritious food and asked if there would be any requirement that cities have to do something specific. Ms. Hurtado responded there are no specific requirements. Some schools may choose not to have fast foods or sugary items in their vending machines, but that decision is left to the local jurisdiction or the school.

Council Member Elliott commented on the final bullet point, "Encouraging walking meetings and using stairways," and asked what the City is doing in terms of walking meetings.

Ms. Hurtado responded Human Resources encourages wellness programs for employees and organizes lunchtime walks around City Hall. Employees who

choose to walk during lunchtime is participating in a wellness program. Some employees choose to meet and walk but those decisions are left to the department supervisors.

Council Member Elliott stated this recommendation is covered under the Council's livability priority; the other priorities include efficiency, public safety, economic development and livability, and asked how conducting a meeting while walking contributes to efficiency. Council Member Elliott suggested the City not lock itself into a priority which is counter-productive to the City's efficiency strategic priority.

Council Member Abercrombie stated there was no requirement that the City do anything. Ms. Hurtado responded that was correct.

Mayor Pro Tem Maciel stated he was in favor of encouraging recreational activities through joint use agreements with schools and/or other partners but had a concern with the bullet point "Revising comprehensive plans and zoning ordinances to increase opportunities……" Mayor Pro Tem Maciel suggested the minutes make it clear that the Council was not making any commitment that would be incumbent upon future Councils to make specific changes, but rather that any changes be considered on a case by case basis. Mayor Pro Tem Maciel stated this is simply a philosophical endorsement that as a City we are doing what we can to encourage people to live healthier lifestyles.

Council Member Elliott referred to the last "Whereas" in the resolution and suggested the word "policies" be struck from the resolution. Council Member Elliott felt goals were fine, but that the City should not be in the business of trying to legislate physical activity or food choices which are individual responsibilities.

Council Member Rickman asked if there was any chance the LOCC would try to push legislation on this issue through in the future. Ms. Hurtado responded the LOCC began this program some eight years ago when the discussion on obesity began and the need arose for cities to be more engaged in helping communities address these issues. Right now this is a public education campaign and the LOCC is simply encouraging cities to consider changes depending upon the needs of specific cities. As of now, the LOCC has no requirements that cities do anything specific. Council Member Rickman stated it was one thing to encourage, but another thing to mandate. Council Member Rickman stated lifestyles should be left to the individual and added the City's position should come across as encouraging but not mandating actions.

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Alma Morley, 4262 Middlefield Drive, voiced her concerns with the policies related to physical activities and asked how constructing a built environment that encourages walking and expanding community access to indoor and outdoor public facilities would happen if the City did not invest any money. Mayor Pro Tem Maciel stated although no specific project is under discussion, as projects do go forward they would have their own funding sources identified.

Ms. Morley suggested these policies had been incorporated into the City's policies and procedures and have already been heavily implemented in many California cities as Agenda 21. Ms. Morley stated they were not suggestions but

mandates. Ms. Morley suggested Council carefully consider these suggestions and not adopt this resolution.

Leon Churchill, City Manager, stated Agenda 21 is a United Nations resolution which advocates sustainability and other environmental goals. Agenda 21 is not part of this resolution. The City is a member of LOCC and tries to contribute to the League's goals where appropriate. Many programs the City already supports including sidewalk requirements, park requirements, and bicycle paths are considered healthy living policies. Mr. Churchill stated any new policy or proposed legislation would be brought to the Council and subject to Council action.

Council Member Elliott suggested removing the words "and policies" from the Resolution (last para beginning "Whereas, …."); and changing the word "adopts" (final para beginning "Now, Therefore……") to "and supports the principals of….." Council Member Elliott suggested the Council should not "adopt" anything.

Council Member Elliot stated he could encourage the principals of healthy living and eating, and making facilities available to more people through joint use agreements, but suggested the Council stay out of the business of legislating what sort of lifestyles individuals should lead.

Council Member Elliott moved to adopt an amended Resolution striking the words "and policies," from the last Whereas, and changing the word "adopts" in the last paragraph to "supports." Mayor Pro Tem Maciel seconded the motion. Voice vote found Council Member Elliott and Mayor Pro Tem Maciel in favor; Council Members Abercrombie and Rickman opposed. Motion failed due to a tie vote.

Council Member Abercrombie moved to adopt the original resolution as presented with the staff report. Motion failed for lack of a second.

2. ITEMS FROM THE AUDIENCE – Paul Miles, Resident, read into the record a letter dated April 17, 2012, addressed to the City Council, which referred to a complaint he had filed with the City on January 16 against the Chief of Police, and to a Public Records Act request in which he requested the disposition of his complaint. The letter indicated Mr. Miles had received an acknowledgement of his complaint and the City's official complaint form.

3. PUBLIC HEARING TO CONSIDER THE REVISED GROUNDWATER MANAGEMENT PLAN; AND REQUEST THE CITY COUNCIL INTRODUCE AN ORDINANCE ADOPTING THE REVISED PLAN AND REPEALING THE EXISTING GROUNDWATER MANAGEMENT PLAN ORDINANCE 511 – Vanessa Carrera, Management Analyst, presented the staff report. On February 7, 2012, the City Council conducted a public hearing and adopted a Resolution of Intention to prepare a revised Groundwater Management Plan (GMP). The revised GMP was prepared in conjunction with seven other Northern Delta- Mendota Canal member agencies.

In 1996, the Council adopted Ordinance 511, the existing AB 3030 Groundwater Management Plan, pursuant to Water Code Sections 10750 et seq. New laws adopted

by the State Legislature require revisions to the existing GMP. An updated GMP was prepared by the San Luis & Delta-Mendota Water Authority in coordination with other Northern Delta-Mendota Canal member agencies, including Tracy and the neighboring irrigation districts. The GMP is for portions of San Joaquin, Stanislaus and Merced Counties and outlines measures for the management and monitoring of groundwater resources at the local level. The GMP has been updated to reflect current conditions, summarize the existing groundwater management activities, identify management objectives, and incorporate the appropriate management goals necessary to address changes that have occurred in regulations since the last update. It is intended to establish the framework for collecting the necessary groundwater monitoring data needed to assess the impacts of the various activities that affect the groundwater basin, and manage the resource so that sustained use of groundwater can be optimized without adverse impacts to the water quality and yield. The City's Aquifer Storage and Recovery pilot project is included in the GMP as well as the water storage in Semitropic Water Storage District. The San Luis & Delta-Mendota Water Authority has requested all Northern Agencies proceed with a public hearing to adopt the revised GMP. Pursuant to Water Code Section 10753, the revised GMP must be adopted by ordinance. The plan is statutorily exempt from California Environmental Quality Act, as it is a planning and feasibility study that will not bind the City to future action. A Notice of Public Hearing was published in the Tri Valley Herald on March 13 and March 20, 2012, pursuant to Government Code 6060 regarding the revised GMP adoption. Notices were also mailed to local stakeholder agencies.

There is no fiscal impact to the General Fund. The City's share of the cost for preparation of the GMP was $6,200 and was funded from the Water Enterprise Fund. Staff requested that the Council introduce an ordinance adopting the revised Groundwater Management Plan, and repealing the existing Ordinance 511.

Mayor Pro Tem Maciel opened the public hearing.

Council Member Elliott asked for an explanation of the changes in the state's regulations which needed to be addressed. Ms. Carrera stated the changes are that local entities will assume the responsibility for groundwater monitoring and submit the data to State agencies. However, since the City has been monitoring its groundwater it does not have that issue. The City is also coordinating more monitoring efforts with the Department of Water Resources.

Steve Bayley, Deputy Director Public Works Utilities, stated the changes will allow cities to retain local control over their groundwater. Since Tracy has always monitored its groundwater it is not a change for us. Other cities have not monitored their groundwater. However, if cities fail to comply the state will step in to make the changes which will cause the cities to lose local control and be ineligible for grants.

Mr. Bayley added that even though the City is already complying with the state requirements it is important that the Ordinance be adopted.

Mayor Pro Tem Maciel closed the public hearing.

Mayor Pro Tem Maciel requested the Clerk read the title of the proposed Ordinance.

Following reading of the title of proposed Ordinance 1166, it was moved by Council Member Abercrombie and seconded by Council Member Elliott to waive reading of the text. Voice vote found Council Members Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to introduce proposed Ordinance 1166. Voice vote found Council Members Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

4. PUBLIC HEARING TO CONSIDER A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10-ACRE SITE IN THE EASTLAKE AND ELISSAGARAY RANCH SUBDIVISIONS FROM PUBLIC FACILITIES TO RESIDENTIAL LOW. THE APPLICANT IS CHRIS TYLER AND THE PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER GPA10-0004 – Item rescheduled to May 1, 2012

5. PUBLIC HEARING TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND A GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION TO THE CITY OF TRACY FOR THE TRACY DESALINATION AND GREEN ENERGY PROJECT, CONSISTING OF APPROXIMATELY 241 ACRES LOCATED EAST OF TRACY BOULEVARD IN THE VICINITY OF SUGAR ROAD, ASSESSOR'S PARCEL NUMBERS 212-160-05, 212-160-09, AND 212-160-11. THE APPLICANT IS TRACY RENEWABLE ENERGY LLC. THE PROPERTY OWNER IS THE CITY OF TRACY. APPLICATION NUMBERS GPA11-0004 AND A/P11-0001 – Item rescheduled to May 1, 2012

6. ITEMS FROM THE AUDIENCE – Dave Helm, stated he did not agree with the concerns voiced by Paul Miles, under Item 2, but did agree with the concerns voiced by Council Member Elliott regarding Item I.I on the Consent Calendar.

7. STAFF ITEMS

A. Update on the Discussion About the Feasibility of Tracy Police Department Providing Dispatch Services for the Tracy Fire Department – Fire Chief Nero presented the staff report. On March 15, 2011, the Council directed the Fire Chief to investigate the possibility of the Tracy Police Department providing dispatch services for the Fire Department. During the Council meeting held on October 18, 2011, the Council directed the Fire Chief to explore all possibilities for dispatch services and report back to the Council within six months.

Prior to 1991, the Tracy Fire Department was dispatched by the Tracy Police Department. In November of 1991, the Tracy Fire Department, along with the Tracy Rural Fire District, Manteca Fire Department, and Lathrop/Manteca Fire District entered into a contractual agreement with the City of Stockton to provide communications and dispatch services. 911 calls for service were received at the local Public Safety Answering Point (PSAP), Tracy PD, and Fire/EMS requests for service were transferred to Stockton Fire, the secondary primary answering point. This contract for service created the South County Radio Users Group (SCRUG). SCRUG members made this move to improve Fire/EMS dispatching through the coordination of fire resources within the South County

Area and by providing Emergency Fire Dispatch (EFD) and Emergency Medical Dispatch (EMD) protocols. Soon after the establishment of SCRUG, the remaining fire agencies in San Joaquin County also entered into a contractual agreement with the City of Stockton for communication and dispatch services. In April 2006, the San Joaquin County fire districts entered into a Joint Powers Agreement (JPA) which established the formation of the Joint Radio Users Group (JRUG) consisting of 14 fire districts. It was at this time that JRUG entered into a contractual agreement with American Medical Response (AMR) for emergency communications/dispatch services with the communications center known as LifeCom. In April 2007, both Tracy Fire Department and Lathrop/Manteca Fire District became members of JRUG. Today, all San Joaquin fire districts and the Tracy Fire Department are members of JRUG and are dispatched by LifeCom.

The working relationship with LifeCom has greatly improved recently, especially during the past year. This improvement is directly related to JRUG's involvement in the communications center with management responsibility for fire communications/emergency dispatch services and the continuous evaluation of the system through the Dispatch Oversight Committee (DOC). The influence provided through the DOC has been beneficial in resolving issues as they occur, something that had not been experienced for many years. While JRUG has no authority over Emergency Medical Services Dispatching, as that authority rests with the San Joaquin County Emergency Medical Services Authority (SJEMSA), it does have authority related to Fire Emergency Dispatch. There have been differences of opinion between JRUG and SJEMSA regarding medical dispatch protocols. Those differences have been resolved to JRUG's satisfaction. There is continuous monitoring of the system to identify issues and solutions to those issues. Tracy Fire has taken a leadership role with JRUG and DOC, using its influence to resolve issues and gain improvements in the system.

One of the motivating factors associated with moving the Fire Department's dispatching/communications services to LifeCom was financial. Immediately prior to the move, the City paid the City of Stockton approximately $250,000 per year for the service and the City had no influence regarding policies or service delivery. Since moving to LifeCom, the City's costs are approximately $115,000 per year. Dispatching costs are calculated on a per call basis: Fire Calls - $20.77 per call, EMS Calls - $10.39, JRUG Fee - $5.00. The JRUG fee provides a revenue stream to maintain and improve the system.

Tracy Fire and Police staff met to discuss whether it was possible for the Tracy Police Department to provide dispatch services for the Tracy Fire Department. Staff looked at start-up and ongoing staff costs, costs for system configuration to accommodate Fire, and miscellaneous costs (MDTs, CAD Interface, etc.). Staff has determined that start-up costs would be approximately $500,000. This number may increase or decrease, depending on programming and system configuration needed based on thorough system analysis. Ongoing costs for the additional staff needed to provide the service is approximately $380,000 annually. This does not include system maintenance. Staff is confident that Tracy Police can provide an acceptable level of service. Additionally, there may be a reduction in processing time that results in reducing Tracy Fire response times by three to thirty seconds, depending on the nature of the call.

During the past six months, the Fire Department has worked with JRUG to make significant improvements in operations at Lifecom. In addition, Lifecom has scheduled a “re-build” of its CAD to improve fire dispatch and dispatcher training has been upgraded. These improvements have resulted in improved call processing times resulting in lower response times for fire dispatches. Additionally, the San Joaquin Fire Chiefs are looking at the feasibility of bringing all county fire agencies into a common dispatch center, either Lifecom or Stockton. This process needs to continue, with Tracy’s active participation.

Start-up costs are approximately $500,000, and annual costs are approximately $400,000 to move to TPD for dispatch services. Current costs are $115,000 annually. The net additional costs are $500,000 for start-up and $285,000 annually.

Chief Nero stated the Fire Department will continue to explore all available possibilities while continuing the arrangement with LifeCom. The Fire Department will come back to the Council within one year with the results of that exploration. Chief Nero added the Fire Department is looking at not only the financial implications, but also service issues and making sure aid gets to a person in the shortest amount of time.

Council Member Elliott referred to the feasibility of bringing all county fire agencies into a common dispatch center and asked how that would affect response times. Chief Nero responded all fire agencies have the same goals and a common dispatch center would provide additional horsepower to get done what needs to be done, and to make the changes which need to be made. It would also improve coordination between fire agencies during large scale emergencies that impact several communities at the same time. The ability to coordinate resources through one dispatch center would be good for everyone.

Mayor Pro Tem Maciel asked if the level of service the City was receiving was effective. Chief Nero responded the level of service was effective, but the City was looking for an outstanding level of service.

Dave Helm, resident, referred to the new Police CADRMS system and asked if it included the capability to get real time information passed from police officers to firefighters. Chief Nero responded that will be possible with the new system since it would be part of the contract.

Chief Nero added that together with the dispatch issue ambulance coverage in the City has been monitored with AMR and County EMS. In 2011 and 2012, to date, Tracy had responded to 10 percent of all Code 3 emergency medical calls in the County, and has the highest response compliance rate. The contract calls for a 90 percent compliance rate. Tracy has three service areas with compliance rates between 95.5 and 97.40 per cent.

Council Member Abercrombie thanked Chief Hampton and Chief Nero, who he felt had both inherited problems with their dispatch centers, for all their work on these issues.

In response to a question from Council Member Abercrombie regarding where the report on the ambulance response times came from, Chief Nero responded the report was from JRUG.

It was moved by Council Member Abercrombie and seconded by Council Member Rickman to direct the Fire Department to continue to explore all possibilities while maintaining the current arrangement with LifeCom. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

8. COUNCIL ITEMS – Mayor Pro Tem Maciel reported an agenda item regarding electronic signs on school sites was scheduled for the Council meeting to be held on May 1, 2012.

9. ADJOURNMENT - It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adjourn. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1. Time 8:19 p.m.

The above agenda was posted at the Tracy City Hall on April 12, 2012. The above are summary minutes. A recording is available at the office of the City Clerk.

_____
Mayor

ATTEST:

_____
City Clerk

JOINT TRACY CITY COUNCIL AND TRACY RURAL FIRE PROTECTION DISTRICT BOARD
SPECIAL MEETING MINUTES

**May 15, 2012, 5:30 p.m.**

Council Chambers, 333 Civic Center Plaza *Web Site: www.ci.tracy.ca.us*

1. Call to Order – Mayor Ives called the City Council to order at 5:30 p.m. Director Thoming called the Tracy Rural Fire Protection to order at 5:30 p.m.

2. Roll Call - Council Members Abercrombie, Elliott, Maciel, Rickman and Mayor Ives present. Tracy Rural Fire Protection District Board Members Muniz, Pombo, Reece, Vieira and Chairperson Thoming present.

3. Items from the Audience – None

4. REVIEW THE FY 12-13 FIRE DEPARTMENT BUDGET AND THE COST SPLIT BETWEEN THE CITY OF TRACY AND THE TRACY RURAL FIRE DISTRICT – Zane Johnston, Finance and Administrative Services Director, presented the staff report. The City of Tracy and the Tracy Rural Fire Protection District (Tracy Rural) have formed the South County Fire Authority (SCFA). In addition, the Mountain House Community Facilities District (Mountain House) has contracted with Tracy Rural for the delivery of fire services. Costs of fire services are distributed according to a formula that is based upon minimum staffing at stations throughout the Fire Authority. The cost for Mountain House is first calculated and deducted from the total with the balance then split between the City and Tracy Rural. Although this split is expressed as a fixed percentage, it is also based upon the minimum staffing formula. If minimum staffing changes the fixed formula must be restated.

   Tracy Rural has requested a change to the minimum staffing for its stations beginning July 1, 2012. The request is for a two person crew at each of their three stations whereas previously they had a three person crew at one of these stations. Therefore, the split between the City and Tracy Rural will have to be restated.

   First, the formula for Mountain House needs to be computed.

   Number of stations staffed with 3 person crew (4) x 3 people x 3 (shifts) = 36
   Number of stations staffed with 2 person crew (3) x 2 people x 3 (shifts) = 18
   Total # of minimum staffing for FY 12-13 54

   Mountain House has nine (one station staffed by three people for three shifts) of the 54 minimum staffing and their costs for FY 12-13 will be determined accordingly. Deducting for the nine Mountain House minimum staffing leaves 45 minimum staffing of which 27 are the City's and 18 are Tracy Rural. Therefore, the City has 60% of the minimum staffing net of Mountain House (27/45) and Tracy Rural has 40% (18/45). From this split an adjustment of 7% to the City and 7% from the Tracy Rural historically has been added to allow for variable costs associated with the City having more calls. The new costs split between the City and Tracy Rural will be 67% City and 33% Rural (City 60% = 7% = 67%). The Split of 67%/33% is after deducting for Mountain House expenses.

Because Tracy Rural previously had requested a three person crew at one of its stations, the previous minimum staffing was 57 for the entire authority and 48 net of Mountain House. With the 7% adjustment the costs were previously split 64% City and 36% District.

Since Tracy Rural had requested a decrease in minimum staffing, three firefighter positions would need to be eliminated. Staffing is determined by the total needed to serve the minimum staffing as requested by the various agencies (City, Tracy Rural and Mountain House). Fortunately, there are two firefighter positions currently vacant and these have not been funded in the FY 12-13 budget. It is anticipated the additional firefighter position can be used to offset overtime needs until attrition results in one additional vacancy. Although the City is paying a higher percentage in FY 12-13 than it did in FY 11-12 (67% versus 64% net of Mountain House), it is not disproportionately burdened with additional costs. The 67% is being applied to a lower budget (not funding two positions) than if it had been paying 64% of a higher budget (funding the two positions). However, the economies of scale have been slightly reduced because the Fire Department's overhead costs are now being spread over 54 positions instead of 57.

The cost formula for Mountain House automatically takes into consideration any decreases or increases to the overall staffing of the SCFA. However, the resulting cost split net of Mountain House expenses between the City and Tracy Rural has to be recalculated and restated as it is currently expressed in a specified percentage.

Staff recommended Council and the Tracy Rural Fire Protection District Board of Directors review the proposed Fire Department Budget for FY 12-13. The restating of the cost split of 67% City and 33% Rural (net of Mountain House) will be presented to each governing body for approval at a regularly scheduled meeting.

Council Member Abercrombie asked if any part of Mountain House's budget includes equipment replacement. Mr. Johnston stated there is a distinction between minor and major equipment. Mountain House is charged for minor equipment through the normal budget process. They will be responsible for major equipment in the future. When Mountain House joined in approximately 2004, they had to provide an engine. The engine is approximately nine years old so they do need to consider the ultimate replacement for that outside of their charges that Tracy Rural passes on to them. Mountain House is a subcontractor of Tracy Rural and they need to budget for that separately.

Council Member Abercrombie asked if Mountain House needed a replacement engine, would it be their responsibility. Mr. Johnston responded yes.

Council Member Abercrombie stated the truck should be considered a District vehicle and not a City vehicle. Council Member Abercrombie asked who would pay for the replacement of the truck. Mr. Johnston stated it is not envisioned that way. The ladder truck could attend a big incident in Mountain House so they should be paying their share. The truck is not addressed as a piece of equipment that serves the entire area. Mr. Johnston suggested the Fire Chief could address that issue in the future perhaps during the review of the new governance.

Council Member Abercrombie asked if there were any plans in the near future to replace the Hazmat vehicle. Council Member Abercrombie added that he felt the Hazmat vehicle and the ladder truck would be District equipment. Fire Chief Nero responded the ladder truck and the Hazmat vehicle will be replaced in the future. The replacement cost would be a part of the governance process to determine how that should be distributed. Currently, the City would replace those vehicles.

Mayor Ives asked what the operational impact would be if the rural stations went from a three person to a two person crew. Fire Chief Nero responded that depending on the type of call, the SCFA would send an additional unit. With medical calls there would still be a single engine attending the call. Additional resources could be requested if necessary. For all other calls such as fire calls, vehicle accidents etc., an additional unit has already been added to those responses.

Mayor Ives stated he remembered a discussion years ago where staffing was increased from a two to three person crew for employee health and safety reasons. Mayor Ives asked if employee health and safety would be in jeopardy by reducing staff. Fire Chief Nero responded no.

Mr. Johnston stated there has been a two person crew in that station all year because Tracy Rural requested not to pay for the overtime to replace a vacancy due to fiscal issues.

Mayor Ives stated he was concerned about the health and safety of the employees in terms of their ability to respond, react, fight fires, and help people. Mr. Churchill has to look after all City employees and if an action is being taken that will change their health and safety situation, then Council should be informed. Fire Chief Nero responded he understood that several years ago it was appropriate for the department to go from a two to three person crew. The decision to go back from a three to a two person crew on certain engine companies was made for economic reasons. To support the decision it is incumbent on staff to adjust the operational procedures and response models to ensure that the right number of people is dispatched on a call within the correct amount of time without any negative affect on the safety of firefighters. Fire Chief Nero stated he is just as concerned for a firefighter's safety and has taken that into consideration while making the decisions.

Mayor Ives stated it is another supplemental support to the District from the City. Fire Chief Nero responded we have an entire system to provide the services necessary in the 204 square miles that we protect. Fire Chief Nero added it is not in our best interest to say we need to have three or four staff at every station all the time. Within the city limits Tracy Rural and Mountain House also respond which supplement our staffing in the city and also vice versa. In fact, most of the calls our companies respond to within the city limits are on the freeway.

Mayor Ives asked if the staffing change would be permanent or until Tracy Rural can afford a three person crew. Fire Chief Nero responded although he was not speaking for the Tracy Rural Board of Directors, they also were concerned about the reduction in staffing and the decision was made primarily for economic reasons.

Mr. Johnston stated that will be reviewed in the governance model. Mr. Johnston added all areas of the City that are potential growth areas, Northeast Industrial as a prime example, that are within Tracy Rural's boundaries, will continue to get 11 cents of property tax, while the City only gets 3 cents. All the potential growth flows through Tracy Rural's revenue source so anything new, other than infill area, is going to be in Tracy Rural.

Mayor Ives stated it should not be based on economics. If possible it should be based on the right level of service to protect both health and safety of our constituents and firefighters. Fire Chief Nero agreed.

Council Member Abercrombie asked when the opening of the new Banta station is anticipated. Fire Chief Nero responded in approximately two years.

Council Member Abercrombie asked if there would be a two or three firefighter crew at the Banta station. Fire Chief Nero responded the plan is to staff the Banta station with three people. Mr. Johnston stated the staffing of three in the Banta station is in a proposed agreement.

Council Member Abercrombie asked if Station 94 would be staffed by two and if they would be the first unit to respond to Redbridge. Fire Chief Nero responded yes.

Council Member Abercrombie asked how staff will justify to the Redbridge residents that they will only get two firefighters and the rest of the city gets three. Fire Chief Nero responded a lot will depend on the nature of the call. For a medical call one unit will respond from Station 94. Any other type of a call such as a vehicle accident, cardiac arrest, or structure fire, will get additional units just as any other service area.

Council Member Abercrombie stated he was concerned that if there is a structure fire and the first engine that shows up is only manned by two people, they will have to wait for the next unit before they can start taking action. Council Member Abercrombie added two firefighters will not start to fight a structure fire. Fire Chief Nero responded that if three firefighters show up, they cannot go in with the first in unit, because of the two-in two-out regulation, unless there is an immediate life safety situation. Firefighters do not go into burning buildings alone. There would have to be two people available to do that so they would have to wait for the second unit to get there. That would be the same for a three person unit that was first in to that structure fire.

Director Thoming stated the Tracy Rural Board would like three people in the stations, but due to the financial situation, two is better than none. Tracy Rural cannot afford to procure three people at a station for all of the shifts.

Council Member Rickman asked what the response time is for another engine. Fire Chief Nero responded it depended on the location of the station and where the engine was coming from.

Council Member Rickman stated he wanted to make sure safety would not be limited in order for economic benefit. Safety should always be priority. Fire Chief Nero agreed.

Mayor Ives asked for clarification of the savings amount by the staffing reduction. Mr. Johnston stated FY 12-13 proposed budget is $3.9 million. The FY 11-12 budget total is approximately $4.1 million even though Tracy Rural has the same amount of people because overtime calls have not been made to staff a third person every shift. In FY 11-12 there were two people in that station, but Tracy Rural has paid more because it is based upon the 57 rather than 54 minimum staffing formula. The correct way is for Tracy Rural to request what they can afford in the number of people allocated rather than requesting three, and then not make overtime calls because they cannot afford the overtime. This is a reflection of what has been occurring this past year.

Mayor Ives asked if it was at the 54% minimum staffing formula that they would save $200,000. Mr. Johnston stated if this was requested through a formula by asking for two people per station, they would save approximately $200,000 for the same services they paid for last year. In FY 11-12 Tracy Rural requested three people, but three people were not at that station because they could not afford to keep the third person there. Whenever there was a vacancy the vacancy was allocated to them and no overtime call was made to replace it. Tracy Rural was given a credit back on the overtime, but the credit back was approximately $250,000. Tracy Rural paid more for the person in the formula to be there than they got credit back for the person not being there.

Mayor Ives asked if there was a benevolent benefactor to pay to put three full time employees at the total cost of 54%, what would be the cost. Mr. Johnston responded if there was a benevolent benefactor to put three people back you would divide it by 57 staffing instead of the 54. The percentages would remain 64/36. That figure is going to come out to approximately $4.2 million with an estimated difference of $200,000.

Council Member Elliott asked what circumstances might occur that would allow Tracy Rural to go back to a three person crew. Fire Chief Nero responded when Tracy Rural gains more income from tax revenue and their override.

Mr. Johnston stated with all the future growth that will flow through Tracy Rural, tax is 11 cents and 3 cents per square foot structure. That is on virtually every growth area that exists in the city today as well as all future growth. The potential for the future is a much better fiscal position for Tracy Rural than it is currently.

Director Reece stated that looking at the current budget Tracy Rural will be in the red. Tracy Rural's income is not that high so we are starting off with a projected income at $200,000 or less. There is no pot of money that we can get $200,000. Director Reece added it looks to the Board that Tracy Rural will either have to close out a station, which would be the station that would service Redbridge, or find an additional source of income. Director Reece further stated the City was supposed to work with Tracy Rural on the budget, but they did not have any input. Director Reece indicated it was difficult to come up with an idea of how to save money except shutting down a station.

Mr. Johnston stated the City is willing to talk to the Board and suspend the smoothing contribution. Mr. Johnston did not think that would harm the City financially.

Director Reece stated all that is doing is kicking the ball down the road. Tracy Rural is going to need that money in the future and should have that in the budget. Mr. Johnston responded he could give the Board some ideas of how to try to make it work.

Director Reece stated the Board needed more ideas when the budget was being created. Tracy Rural needs to be a part of the budget making process and not just having a budget imposed on the Board.

Mayor Ives asked Director Reece if the Board knew what they would change. Director Reece responded yes, the Board would lower the wages of the firefighters or close a station.

Mayor Ives stated we would go back to a two tiered system because there would be Tracy Rural Firefighters and Tracy Firefighters.

Director Reece stated they only have two choices. Lower the income of the firefighters or close a station. Director Reece further stated in current negotiations Tracy Rural has no input and is getting a budget forced upon them right now.

Leon Churchill, Jr., City Manager, stated management and the negotiating teams for the City, are extremely aware of Tracy Rural's financial situation. It was taken into consideration as part of labor negotiations. Mr. Churchill added we achieved the best agreement possible under the circumstances. Staff is willing to continue discussions with Tracy Rural on how to address this situation. Mr. Churchill added the Board has heard ideas from Mr. Johnston, which he assumed were mostly unpleasant to Tracy Rural. Mr. Churchill insisted that the discussions need to continue to achieve a reasonable and desirable resolution.

Mayor Ives asked what the next step would be to find out the bottom line on certain issues. Mr. Churchill responded discussions have begun and will continue at a pace that all parties can agree to. Mr. Churchill added discussions need to occur before the fiscal year begins, so the implications are known.

Mayor Ives asked Mr. Churchill if there is a committee to work with. Mr. Churchill responded those discussions typically would be with one or two members of the Board.

Mayor Ives stated the meeting to discuss the options should occur quickly. The City is the major partner and he could not imagine allowing Tracy Rural to fail. Tracy Rural is in fiscal crisis and the City in not in great fiscal shape either. The public health and safety of the City and Tracy Rural has to be protected. Mayor Ives added he hoped staff could come up with a number of ideas on how to move forward.

Council Member Elliott agreed with Mayor Ives. The City needs to do what it can to make it possible for Tracy Rural to have the support they need.

Council Member Abercrombie asked if the County's property tax projection for Tracy Rural was shared with staff. Director Reece responded they never asked.

Director Viera indicated City staff had better knowledge of those numbers than Tracy Rural.

Mr. Churchill responded that Tracy Rural communicated they did not want an appropriation larger than their current experience in this fiscal year and that was the goal we tried to achieve.

Mr. Johnston stated Tracy Rural was able to pay $3.9 in FY10-11, and that is the figure that was targeted without smoothing. Staff was hopeful they could afford the same in FY 12-13. Mr. Johnston added many of the things discussed at this meeting should be addressed in the discussions regarding new governance.

Mayor Ives suggested working the near term issues in preparation for the long term issues.

Council Member Maciel stated the Tracy Rural Board has made a tough decision regarding staff reductions to operate within their budget. The City is continuing to work with the Board to find an alternative. Council Member Maciel asked if the time line to start a new fiscal year was in July. Mr. Churchill responded under the best of circumstances that would be the goal. Mr. Churchill felt sure they could agree to come up with credits towards expenditures that may have been accelerated at the front end of the fiscal year to reach a desired end point by the end of the fiscal year. Mr. Churchill added his hope is for resolution in the next 30 days.

Council Member Maciel responded if we are urging Tracy Rural to talk some more, the burden falls to us to find the solution. Mr. Churchill stated staff can provide a menu of potential solutions but we need agreement on how to pick from those solutions.

Robert Tanner, 1371 Rusher Street, asked if the current composed budget includes any of the contracts that have been under negotiation or negotiated already, built into the numbers.

Mr. Johnston responded yesterday the Fire Union ratified the proposed contract. That contract, if it was replicated City wide, has small savings in each fiscal year; $200,000 citywide, so the fire portion is not in the budget. Potentially that is an offset but is not a lot of money. That is approximately $30,000 for Fire, and Tracy Rural would have a third of that amount. Mr. Johnston added the Fire Department runs close to budget because it is mostly personnel. Typically there are a few dollars left over at the end of the year that do not get spent.

Director Reece stated last year the JPA adopted a budget, but the Fire Department went way over budget. Director Reece added last year there was a deficit of between $300,000 and $400,000. Mr. Johnston responded they did not go over the City budget but they went over the Authority budget.

Council Member Abercrombie asked how Mountain House is doing with their budget. Mr. Johnston responded Mountain House is up approximately $150,000. Mr. Johnston stated Mountain House has to pay more of the overhead due to the nine staffing because the City shrunk from 57 to 54 minimum staffing. Mr. Johnson added he has not heard any objections from Mountain House.

Director Viera stated Tracy Rural is supposed to staff three people in the new station on Grant Line when it opens. At this time Tracy Rural can barely afford two staff for each station. Director Viera asked if the City could postpone the contract or put one person in that station and Tracy Rural have two, until the funds are in a better position. Director Viera added that years ago they were informed there would be a big wind fall of money when Tracy Rural merged with the City, which has not happened. Tracy Rural spends their money on fire protection and as soon as the money comes to us it will be put back on the street.

Director Pombo stated he has respect for the firefighters and did not want to cut their wages. Tracy Rural is already short $200,000 this year before we even start into next fiscal year. We have to stop now and live within our budget.

5. Adjournment: Mayor Ives and Chairperson Thoming adjourned the meeting at 6:21 p.m.

The above agenda was posted at the Tracy City Hall on May 10, 2012. The above are summary minutes. A recording is available at the office of the City Clerk.

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Mayor

Attest:

_____
City Clerk

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**June 19, 2012, 6:00 p.m.**

Council Chambers, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Mayor Ives called the meeting to order at 6:00 p.m. for the purpose of a closed session to discuss the items outlined below.

2. ROLL CALL – Roll call found Council Members Abercrombie, Elliott, Rickman, Mayor Pro Tem Maciel and Mayor Ives present.

3. ITEMS FROM THE AUDIENCE – None

4. CLOSED SESSION -

A. Labor Negotiations (Gov. Code, section 54957.6)

- Employees:

  Tracy Firefighters' Association
  Teamsters Local 439, IBT
  Tracy Mid-Managers' Bargaining Unit
  Confidential Management Unit
  Technical and Support Services Unit
  Tracy Police Officers Association
  Tracy Police Management Association
  Police Chief
  Department Heads
  Limited Service Employees

  City's designated representative: R. Leon Churchill Jr., City Manager

- Employees:

  City Attorney
  City Manager

  City's designated representative: An individual City Council Member or a subcommittee of the City Council

B. Pending Litigation (Govt. Code section 54956.9(b))

- *TRAQC v. City, et al.*
  (San Joaquin Superior Court Case No. 39-2009-00201854-CU-WM-STK)
  (3rd District Court of Appeal Case No. CO69741)

C. Initiation of Litigation (Gov. Code, section 54956.9(c)

- One potential case

5. MOTION TO RECESS TO CLOSED SESSION – Council Member Abercrombie motioned to recess the meeting to closed session at 6:00 p.m. Council Member Elliott seconded the motion. Voice vote found all in favor; passed and so ordered.

6. RECONVENE TO OPEN SESSION – Mayor Ives reconvened the meeting into open session at 6:58 p.m.

7. REPORT OF FINAL ACTION – None.

8. ADJOURNMENT – It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adjourn. Voice vote found all in favor; passed and so ordered. Time: 6:58 p.m.

The agenda was posted at City Hall on June 14, 2012. The above are action minutes.

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 1.B

REQUEST

**AUTHORIZE THE APPOINTMENT OF TWO YOUTH COMMISSIONERS TO THE YOUTH ADVISORY COMMISSION**

EXECUTIVE SUMMARY

The bylaws of the Youth Advisory Commission set the minimum number of youth appointed commissioners at eight, with a maximum limit at fourteen and a maximum of three adult commissioners. A selection panel was established and they have made recommendations for two youth to be appointed for a two year term to fill the existing youth vacancies on the Youth Advisory Commission.

DISCUSSION

The bylaws of the Youth Advisory Commission call for a minimum of eight youth, and a maximum of fourteen youth commissioners and a maximum of three adult commissioners that may sit on the commission. The bylaws are crafted to include two youth representatives from each of the four comprehensive high schools in the area (Kimball, Millennium, Tracy and West) and the four alternative education high schools (Delta Charter, Duncan-Russell Continuation, Excel High and Stein Continuation.) The selection process for the Youth Advisory Commission is to have a diverse group of teens that reflect each of the Tracy area high schools who wish to have a voice in their community and be involved in the Commission. Adult Commissioners shall reside within the jurisdiction of any Tracy school district to include one member of the School District and two members of the community who desire to work with youth. Currently the Commission has four youth and one adult vacancy.

The City recruits new commissioners on an ongoing basis to fill any vacancies created by outgoing Commissioners. The bylaws of the Youth Advisory Commission call for a selection panel to review new applications and make recommendations for appointment to the City Council. This year's panels consisted of Recreation Coordinator Jolene Jauregui, Recreation Coordinator Laura Johnston, Recreation Leader III Justin Geibig, and Parks Commissioner Gene Birk.

The interview panel conducted interviews on June 7, 2012. The following two youth: Rebecca Fuller from Tracy High School and Parnoor Khinda from Tracy High School are being recommended to serve a two year term, from August 1, 2012 to July 31, 2014.

STRATEGIC PLAN:

This agenda item is a routine operational item and does not relate to the City's seven strategic plans.

FISCAL IMPACT

There is no impact on the General Fund.

RECOMMENDATION

Staff recommends that the City Council approve, by resolution, the appointment of two youth commissioners to the Youth Advisory Commission based upon the interview and selection panel recommendations.

Prepared by: Laura Johnston, Recreation Coordinator

Reviewed by: Kim Scarlata, Recreation Services Manager
Rod Buchanan, Director of Parks and Community Services

Approved by: R. Leon Churchill, Jr., City Manager

RESOLUTION _____

AUTHORIZING THE APPOINTMENT OF TWO YOUTH COMMISSIONERS TO THE YOUTH ADVISORY COMMISSION

WHEREAS, The bylaws of the Youth Advisory Commission call for a minimum of eight commissioners, and a maximum of fourteen youth commissioners and a maximum of three adult commissioners that may sit on the commission; and

WHEREAS, The eligibility criteria and selection process of YAC commissioners are established; and

WHEREAS, The City recruits new commissioners on an ongoing basis to replace the outgoing commissioners and existing vacancies, and has established a recommendation selection panel to recommend appointees to City Council; and

WHEREAS, The recommendation selection panel recommended the following two youth: Rebecca Fuller and Parnoor Khinda for a two year term, from August 1, 2012 to July 31, 2014:

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby approves the appointment of the two new Youth Commissioners recommended by the selection panel as identified above, and for the recommended terms, to the Youth Advisory Commission.

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

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 1.C

REQUEST

**AWARD A CONSTRUCTION CONTRACT FOR THE NEW JERUSALEM AIRPORT REPAINT RUNWAY MARKINGS - CIP 77033D (CAAP#SJ 3-08-1), TO PACIFIC STRIPING OF WHITTIER, CALIFORNIA, AUTHORIZE AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT**

EXECUTIVE SUMMARY

Recommend Council award a construction contract for the New Jerusalem Airport Repaint Runway Markings - CIP 77033D (CAAP#SJ 3-08-1). This project will provide repainting of the faded markings due to wear and tear and age of the pavement.

DISCUSSION

The City's New Jerusalem Airport is a public-use airport open to the public without restriction to general and commercial aviation. The project involves repainting of runway markings on one of the two existing runways. The City has received a State grant for Airport Acquisition and Development (A&D) Fund to complete this project. The grant funds 90% of the bid amount for construction and 12% of this construction amount for project soft costs or project services. The remaining project costs are the responsibility of the City.

The grant is also subject to the following conditions:

1. No change orders will be funded
2. Each grant must be allocated to a separate construction contract

The project plans and specifications were prepared in-house by engineering staff. The project construction documents include a base bid with four additive bid items to take advantage of the lower construction cost due to a slowdown in the economy. This scope of work involved with four additive bids are listed as follows:

#1: Striping Taxiway Centerline
#2: Striping Runway Edge Lines (both sides)
#3: Striping Taxiway Edge Lines (both sides)
#4: Runway Closed Marks (2)

The contract was advertised for competitive bids on March 29 and April 5, 2012. A total of 4 bids were received and publicly opened at 2:00 p.m., on May 2, 2012, with the following results:

| Contractor | Base Bid | Additive Bid Item #1 | Add. Bid Item#2 | Add. Bid Item#3 | Add. Bid Item#4 | Base Bid + Add. Bid Items 1,2,4 |
|---|---|---|---|---|---|---|
| Pacific Striping, Whittier, CA | $ 7,600 | $2,000 | $10,000 | $2,500 | $2,500 | $22,100 |
| Chrisp Company, Fremont, CA | $ 13,988 | $1,200 | $7,300 | $2,400 | $2,400 | $24,888 |
| Diversified Striping Systems, Reno, NV | $ 17,108 | $1,310 | $6,331 | $2,241 | $1,584 | $26,333 |
| Sterndahl Enterprises, Sun Valley, CA | $ 18,875 | $1,600 | $7,400 | $6,500 | $1,700 | $29,575 |

The bid results were sent to Caltrans (the State) for review and authorization for additional funding to complete certain additive bid items. Following a review of the bid results, Caltrans authorized award of additive bid items 1, 2, and 4, and increased the grant funding to $22,777, from the previously approved amount of $13,500.

The project contract documents require that the bid be compared and awarded on the basis of the base bid amount. The bid from Pacific Striping is the lowest monetary bidder for the base bid. Bid analysis indicates that the bid is responsive and the bidder is responsible. Pacific Striping has good references and has completed similar projects for other public agencies.

Based on Caltrans approval and available funds, it is recommended that the base bid plus additive bid items 1, 2, and 4 for a total of $22,100 be awarded to Pacific Striping.

The total project cost and status of funding of the project, if awarded to the lowest bidder (Pacific Striping), is as follows:

| Project Cost | |
|---|---|
| Construction Bid (Base bid + Additives 1, 2, & 4) | $22,100 |
| Design | $ 3,486 |
| Construction management & inspection | $ 580 |
| Total Project Cost | $26,166 |

| Status of Funds | |
|---|---|
| Grant Participation | $22,277 |
| • Construction 90% of bid amount | $19,890 |
| • Soft costs 12% -- $ 2,387 | $ 2,387 |
| City Share | $ 3,889 |
| Total Funds | $26,166 |

Construction of the project is expected to commence in July 2012, with completion by the end of September 2012.

## STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

## FISCAL IMPACT

The New Jerusalem Airport Repaint Runway Marking project is part of the existing Capital Improvement Project 77033. This project has $22,277 available from the grant fund and the City's share is $3,889. A total of $22,277 of grant funding needs to be appropriated to complete this project.

## RECOMMENDATION

That City Council award a construction contract for the New Jerusalem Airport Repaint Runway Markings - CIP 77033D, to Pacific Striping of Whittier, California in the amount of $22,100, authorize an appropriation of Grant Funding of $22,277, and authorize the Mayor to execute the construction contract.

Prepared by: Binh Nguyen, Associate Civil Engineer

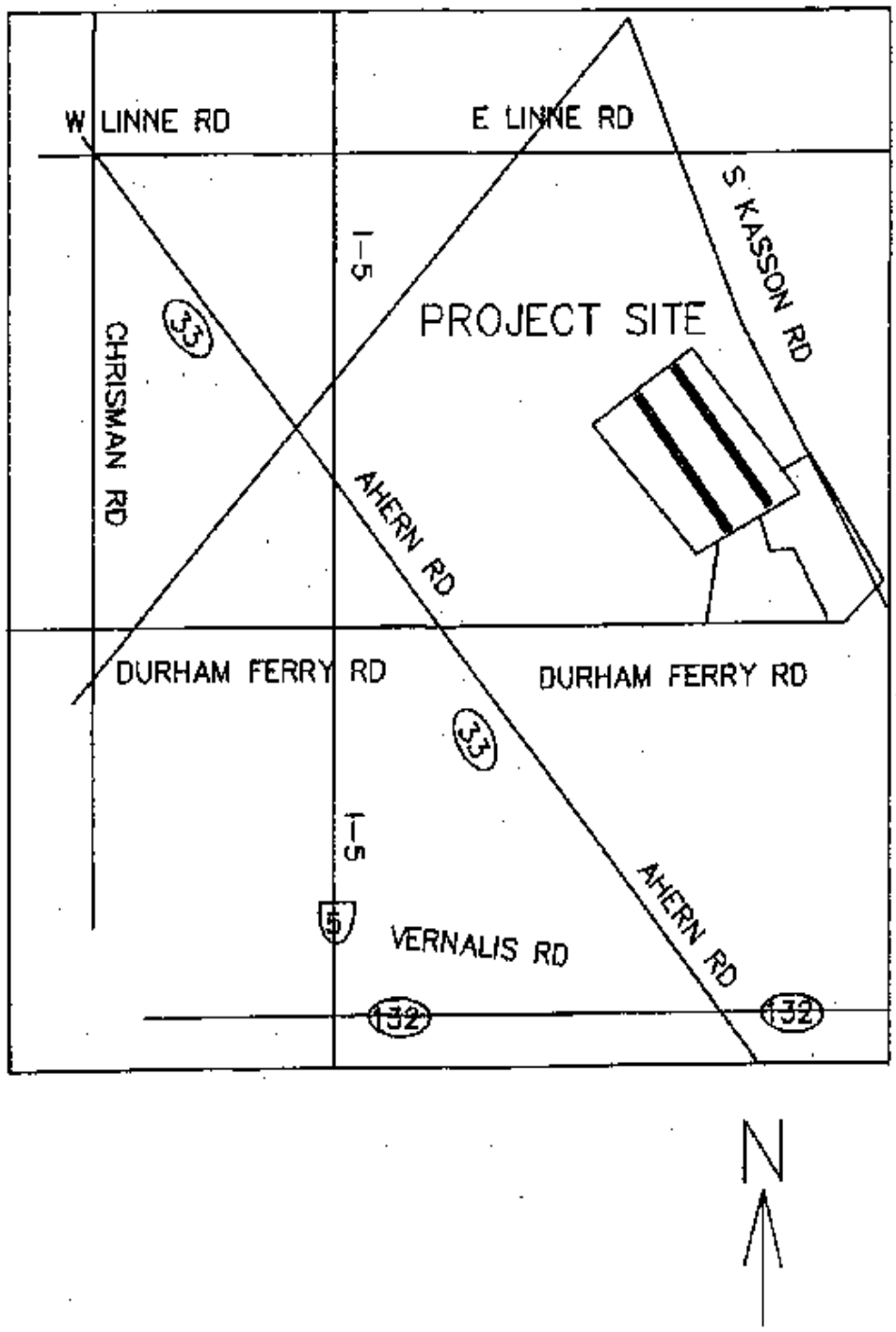
Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development Services Director
Leon Churchill, Jr., City Manager

Attachments: Vicinity map

# LOCATION MAP

City of Tracy



RESOLUTION 2012- ____

AWARDING A CONSTRUCTION CONTRACT FOR THE NEW JERUSALEM AIRPORT REPAINT RUNWAY MARKINGS - CIP 77033D (CAAP#SJ 3-08-1), TO PACIFIC STRIPING OF WHITTIER, CALIFORNIA, AUTHORIZING AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

WHEREAS, The City's New Jerusalem Airport is a public-use airport open to the public without restriction to general and commercial aviation, and

WHEREAS, The City has received a State grant for Airport Acquisition and Development (A&D) Fund to complete this project, and

WHEREAS, The contract was advertised for competitive bids on March 29 and April 5, 2012, and a total of 4 bids were received and publicly opened at 2:00 p.m., on May 2, 2012, and

WHEREAS, The bid results were sent to Caltrans for review and authorization for additional funding to complete certain additive bid items, and

WHEREAS, Following a review of the bid results, Caltrans authorized award of additive bid items 1, 2, and 4, and increased the grant funding to $22,777, and

WHEREAS, The project contract documents require that the bid be compared and awarded on the basis of the base bid amount, and

WHEREAS, The bid from Pacific Striping is the lowest monetary bidder for the base bid, and

WHEREAS, The New Jerusalem Airport Repaint Runway Marking project is part of the existing Capital Improvement Project 77033. This project has $22,277 available from the grant fund and the City's share is $3,889. A total of $22,277 of grant funding needs to be appropriated to complete this project.

NOW, THEREFORE, BE IT RESOLVED, That City Council awards a construction contract for the New Jerusalem Airport Repaint Runway Markings - CIP 77033D to Pacific Striping of Whittier, California in the amount of $22,100, authorizes an appropriation of Grant Funding of $22,277, and authorizes the Mayor to execute the construction contract.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.D

REQUEST

**AWARD A CONSTRUCTION CONTRACT FOR THE NEW JERUSALEM AIRPORT RUNWAY ASPHALT REPAIR - CIP 77033C (CAAP#SJ-3-08-2), TO GRAHAM CONTRACTORS OF SAN JOSE, CALIFORNIA, AUTHORIZE AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT**

EXECUTIVE SUMMARY

Recommend Council award a construction contract for the New Jerusalem Airport Runway Asphalt Repair - CIP 77033C to repair and slurry seal deteriorated runway.

DISCUSSION

The City's New Jerusalem Airport is a public-use airport without restriction to general and commercial aviation. The project involves the repair of deteriorated asphalt concrete and installation of slurry seal on one of the two existing runways. The City has secured grant funding toward construction from the State Grants for Airport Acquisition and Development (A&D) Fund. The grant funds 90% of the bid amount for construction and 12% of this construction amount for soft costs or project services. The remaining costs are the City's responsibility.

The grant is also subject to the following conditions:
1. No change orders will be funded
2. Each grant must be allocated to a separate construction contract

The project plans and specifications were prepared in-house by engineering staff. The project was advertised for competitive bids on March 29 and April 5, 2012. A total of 4 bids were received and publicly opened at 2:00 p.m., on May 2, 2012, with the following results:

| Contractor | Total Bid |
|---|---|
| Graham Contractors, San Jose, CA | $ 85,090 |
| American Asphalt Repair & Resurfacing, Hayward, CA | $105,010 |
| California Pavement Maintenance Co., Sacramento CA | $168,330 |
| Valley Slurry Seal Company, Sacramento, CA | $233,010 |

Graham Contractors of San Jose is the lowest bidder. Bid analysis indicates that the bid is responsive and the bidder is responsible. Graham Contractors has good references and has completed similar projects for other public agencies.

The total project cost and status of funding of the project, if awarded to the lowest bidder, is as follows:

| Project Costs | |
|---|---|
| Construction Bid | $ 85,090 |
| Design | $ 13,420 |
| Inspection and Construction Management | $ 2,231 |
| Total Project Cost | $100,741 |

Status of available funds to complete this project is as follows:

| | |
|---|---|
| Grant Participation | $ 85,770 |
| Construction – 90% of bid amount | $ 76,581 |
| Soft cost – 12% of Grant fund for construction | $ 9,189 |
| City Share | $ 14,971 |
| Total Project Cost | $100,741 |

If the project is awarded as recommended, construction of the project will commence in July 2012, with completion by the end of September 2012.

## FISCAL IMPACT

The New Jerusalem Airport Runway Asphalt Repairs is part of the Capital Improvement Project CIP 77033. This runway repair project has $85,770 from grant funding and the City's share is $14,971. A total of $85,770 of grant funding needs to be appropriated to complete this project.

## RECOMMENDATION

That City Council, by resolution, award construction contracts for the New Jerusalem Airport Runway Asphalt Repair - CIP 77033C to Graham Contractors of San Jose, California in the amount of $85,090, authorize an appropriation of Grant Fund of $85,770, and authorize the Mayor to execute the construction contract.

Prepared by: Binh Nguyen, Associate Civil Engineer

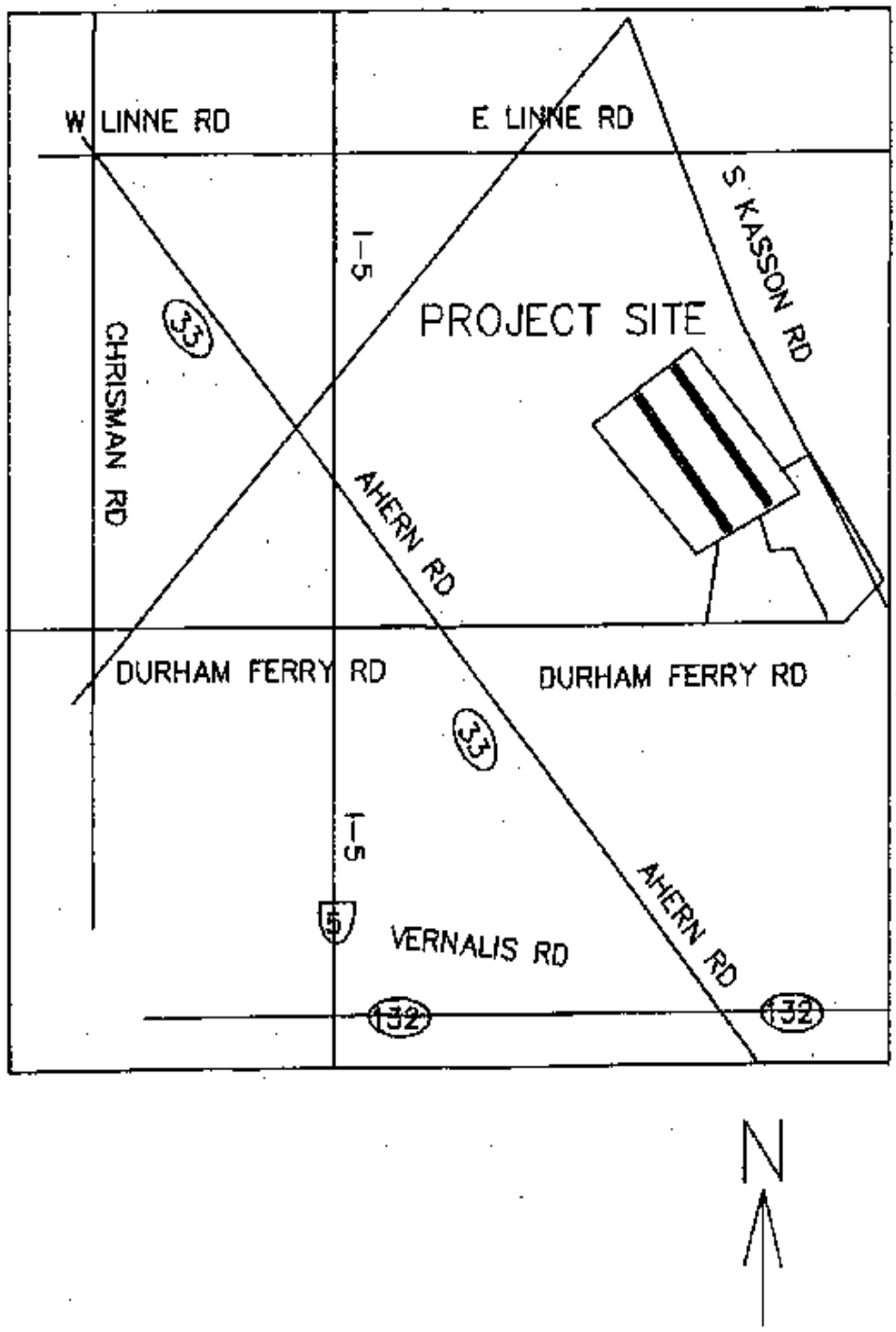
Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development Services Director
Leon Churchill, Jr., City Manager

Attachments: Vicinity Map

# LOCATION MAP

City of Tracy



RESOLUTION 2012- ____

AWARDING A CONSTRUCTION CONTRACT FOR THE NEW JERUSALEM AIRPORT RUNWAY ASPHALT REPAIR - CIP 77033C (CAAP#SJ-3-08-2), TO GRAHAM CONTRACTORS OF SAN JOSE, CALIFORNIA, AUTHORIZING AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

WHEREAS, The City's New Jerusalem Airport is a public-use airport open to the public without restriction to general and commercial aviation, and

WHEREAS, The City has secured grant funding toward construction from the State Grants for Airport Acquisition and Development (A&D) Fund, and

WHEREAS, The project was advertised for competitive bids on March 29 and April 5, 2012, and a total of 4 bids were received and publicly opened at 2:00 p.m., on May 2, 2012, and

WHEREAS, Graham Contractors of San Jose is the lowest bidder, and

WHEREAS, This runway repair project has $85,770 from grant funding and the City's share is $14,971. A total of $85,770 of grant funding needs to be appropriated to complete this project.

NOW, THEREFORE, BE IT RESOLVED, That City Council awards a construction contract for the New Jerusalem Airport Runway Asphalt Repair - CIP 77033C, to Graham Contractors of San Jose, California, in the amount of $85,090, authorizes an appropriation of Grant Funds of $85,770, and authorizes the Mayor to execute the construction contract.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.E

REQUEST

**AWARD CONSTRUCTION CONTRACTS FOR THE NEW JERUSALEM AIRPORT PERIMETER FENCING PHASES 1 AND 2 - CIP 77033A, CAAP#SJ 3-08-3 AND CIP 77033B, CAAP#SJ 3-08-4) TO ARROW FENCING OF CALPELLA, CALIFORNIA, AUTHORIZE AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACTS**

EXECUTIVE SUMMARY

Recommend City Council award two construction contracts for the New Jerusalem Airport Perimeter Fencing Phase 1 - CIP 77033A (CAAP#SJ 3-08-3) and Phase 2 - CIP 77033B (CAAP#SJ 3-08-4), to Arrow Fencing of Calpella, California for installation of a 6 foot high chain link fence and gates around the airport perimeter.

DISCUSSION

The City's New Jerusalem Airport is a public-use airport open to the public without restriction to general and commercial aviation. The airport has two runways without any structure/building or fencing around the airport. The project involves installation of approximately 3 miles of 6 foot high chain link fencing around the perimeter of two runways to prevent unauthorized uses and to improve safety to aircraft operations. The City received a State grant fund from the Airport Acquisition and Development Fund for installation of the perimeter fence in two phases as listed below:

Perimeter Fencing Phase 1 (CAAP Funds $162,000 – City Funds $18,000)
Perimeter Fencing Phase 2 (CAAP Funds $162,000 – City Funds $18,000)

The grants are subject to the following conditions:

1. Grant will pay 90% of the construction bid amount and 12% of this amount for "project services" or soft costs.
2. No change orders will be funded
3. Each grant must be allocated to a separate construction contract

The project plans and specifications were prepared in-house by engineering staff. The two contracts were advertised for competitive bids on March 29 and April 5, 2012. A total of 15 bids for each project were received and publicly opened at 2:00 p.m., on May 2, 2012, with the following results:

1. Perimeter Fencing Phase 1 - CIP 77033A (CAAP #SJ3-08-3)

| Contractor | Total Bid |
|---|---|
| T.L. Locke Construction, Mendota, CA | $ 85,090.00 |
| Arrow Fencing, Calpella, CA | $ 85,850.00 |
| Humboldt Fence, Arcata, CA | $102,256.00 |
| All Steel Fence, Lathrop, CA | $107,134.50 |
| Stockton Fence & Material Co., Stockton, CA | $112,340.00 |
| DRYCO Construction, Fremont, CA | $112,380.00 |

| | |
|---|---|
| Central Fence Company, Sacramento, CA | $114,241.00 |
| Golden Bay Fence Plus Iron Works, Inc., Stockton, CA | $114,482.00 |
| AAA Fence Company, Santa Clara, CA | $124,090.00 |
| Roebbelen Contracting, El Dorado Hills, CA | $125,543.84 |
| Frank Medina, Oroville, CA | $127,152.00 |
| FenceCorp, Sacramento, CA | $134,555.00 |
| Crusader Fence Company, Rancho Cordova, CA | $150,650.00 |
| Nick Champi Enterprises, Hanford CA | $160,704.00 |
| Harris Steel Fence Company, Los Angeles, CA | $195,840.00 |

The lowest monetary bid is from T.L. Locke Construction; however their bid is non-responsive because one bid item on the bid schedule was left blank. Arrow Fencing of Calpella, California is the second lowest bidder. Bid analysis indicates that Arrow Fencing's bid is responsive and the bidder is responsible. Arrow Fencing has good references and has completed similar projects for other public agencies.

The total project cost and status of funding for this project, if awarded to Arrow Fencing, is as follows:

| Project Cost | | |
|---|---|---|
| Construction Bid | | $ 85,850 |
| Project Design | | $ 13,540 |
| Construction Management & Inspection | | $ 2,251 |
| Total | | $101,641 |

| Funding Status | | |
|---|---|---|
| Grant Participation | | $ 86,537 |
| Construction – 90% of bid amount | $ 77,265 | |
| Soft Cost – 12% of bid amount | $ 9,275 | |
| City share | | $ 15,104 |
| Total | | $101,641 |

2. Perimeter Fencing Phase 2 - CIP 77033B

| Contractor | Total Bid |
|---|---|
| Arrow Fencing, Calpella, CA | $ 76,940.00 |
| T.L. Locke Construction, Mendota, CA | $ 86,895.00 |
| All Steel Fence, Lathrop, CA | $ 87,220.00 |
| Humboldt Fence, Arcata, CA | $ 89,180.00 |
| Frank Medina, Oroville, CA | $ 91,935.00 |
| Central Fence Company, Sacramento, CA | $ 92,108.00 |
| DRYCO Construction, Fremont, CA | $ 92,225.00 |
| Stockton Fence & Material Co., Stockton, CA | $ 95,828.00 |
| Golden Bay Fence Plus Iron Works, Inc., Stockton, CA | $101,227.00 |
| AAA Fence Company, Santa Clara, CA | $104,875.00 |
| Roebbelen Contracting, El Dorado Hills, CA | $109,165.10 |
| FenceCorp, Sacramento, CA | $110,765.00 |
| Crusader Fence Company, Rancho Cordova, CA | $115,500.00 |
| Nick Champi Enterprises, Hanford, CA | $134,495.00 |

| | |
|---|---|
| Harris Steel Fence Company, Los Angeles, CA | $174,780.00 |

Arrow Fencing is the lowest bidder. Bid analysis indicates that the bid is responsive and the bidder is responsible.

The total project cost and status of funding of this phase 2 project, if awarded to the lowest responsive bidder, is as follows:

Perimeter Fencing Phase 2 - CIP 77033B

| | | |
|---|---|---|
| Project Cost | | |
| Construction Bid | | $76,940 |
| Project Design | | $12,135 |
| Construction Management & Inspection | | $ 2,018 |
| Total | | $91,092 |
| | | |
| Funding Status | | |
| Grant Participation | | $77,555 |
| Construction Cost – 90% of bid amount | $69,246 | |
| Soft Cost – 12% of $69,800 | $ 8,309 | |
| City share | | $13,537 |
| Total | | $91,092 |

If contracts are awarded to Arrow Fencing of Calpella, California as recommended, construction of these projects will commence in July 2012, with completion by the end of September 2012.

## STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

## FISCAL IMPACT

Fencing of the New Jerusalem airport under both phases are part of the Capital Improvement Project #77033, which includes airport runway asphalt repairs and slurry seal. There is sufficient funding to pay for the City's share of all these projects. Appropriation of grant funding of $165,000 is needed to complete these two fencing projects. There will be no fiscal impact to the General Fund.

## RECOMMENDATION

That City Council, by resolution, award construction contracts for the New Jerusalem Airport Perimeter Fencing Phase 1 - CIP 77033A (CAAP #SJ-08-3), in the amount of $85,850 and Perimeter Fencing Phase 2 - CIP 77033B (CAAP #SJ-08-4), in the amount of $76,940, to Arrow Fencing of Calpella, California, authorize appropriation of Grant Funds in the amount of $165,000, and authorize the Mayor to execute the construction contracts.

Prepared by: Binh Nguyen, Associate Civil Engineer

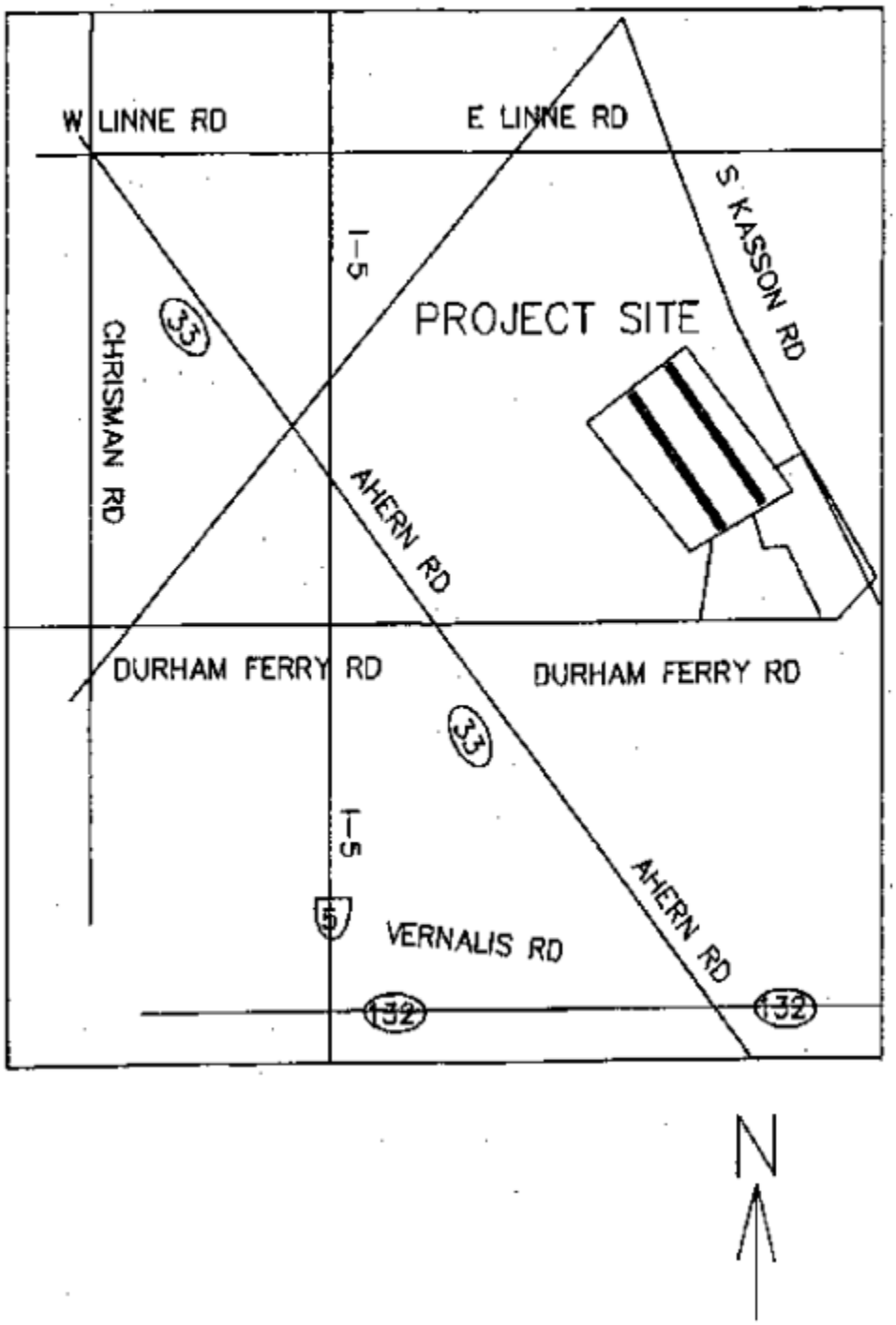
Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development and Engineering Services Director
Leon Churchill, Jr., City Manager

Attachment A: Vicinity map

Attachment B: T.L. Locke non-responsive bid

Attachment A



# BID PROPOSAL

BID TO: The Honorable Mayor and City Council Members
Attn: City Clerk
City of Tracy
333 Civic Center Plaza
Tracy, California 95376

FOR: **NEW JERUSALEM PERIMETER FENCING PHASE 1**
**CIP 77033**
**CAAP # SJ-3-08-3**

BID FROM:

| | |
|---|---|
| Bidder's Company Name: | T.L. Locke Construction |
| Contact Person: | Shawn Price |
| Business Street Address: | PO Box 98 |
| City, State, Zip Code: | Mendota, CA. 93640 |
| Phone No.: | (559) 260-4699 |
| Fax No.: | (559) 864-3189 |
| Contractor License No.: | 970533 |
| Date Bid Submitted: | 4-26-12 |

Dear Mayor and City Council Members:

I, as bidder, declare that I have satisfied myself as to the actual conditions and requirements of the work by careful examination of the location of the proposed work, by examination of the plans and specifications including the Notice to Bidders, and by other measures , and that after submission of the bid, I will not dispute, complain or assert that there was any misunderstanding in regards to the nature or amount of work to be done.

I hereby certify that only those parties interested in this proposal as principals are named in this proposal and that this bid is genuine, and not sham, collusion, or made in the interest or in behalf of any person not named. I have not directly or indirectly induced or solicited any other bidder, person, firm or corporation to put in a sham bid, or refrain from bidding, and have not in any manner sought by collusion to secure for myself an advantage over any other bidder.

I agree that if this proposal is accepted, I will contract with the City of Tracy in the form of agreement proposed, will provide all bonds and insurance certificates as required by the agreement and will furnish all equipment and materials and perform all the labor required to complete the work in accordance with the plans, specifications and other contract documents, for the unit or lump sum prices set forth in the Bid Schedule.

**NEW JERUSALEM PERIMETER FENCING PHASE 1**
**CIP 77033**
**CAAP # SJ-3-08-3**

All applicable sales taxes, state and/or federal, and any other special taxes, patent rights or royalties are included in the price quoted in the bid.

In the case of a discrepancy between the product of the "Estimated Quantity" and the "Unit Price" with the "Item Total", the product of the "Estimated Quantity" and the "Unit Price" shall prevail and the figure shown as the "Item Total" shall be adjusted accordingly. In the case of a discrepancy between the sum of the figures in the "Item Total" column (adjusted per the previous sentence, if necessary) and the amount set forth as the "Total Base Bid Amount", the sum of the figures in the "Item Total" column shall prevail and the amount shown as the "Total Base Bid Amount" shall be adjusted accordingly.

**BASE BID ITEMS ARE AS FOLLOWS:**

| Item No. | Item Description | Estimated Quantity | Unit | Unit Price | Item Total |
|---|---|---|---|---|---|
| 1. | 6' Chain Link Fencing | 8200 | LF | $ 10.15 | $ 83,230.00 |
| 2. | 28 Ft. Chain Link Gate (6' high) | 6 | EA | $ 310.00 | $ 1,860.00 |
| 3. | CL2 AB | 350 | TON | $_____ | $_____ |

Total Base Bid Amount: $ 85,090.00

Notes:

1. **The Contract will be compared and awarded on the basis of the Total Base Bid Amount.**
2. The City reserves the right to reject all bids for any reason whatsoever.
3. Issuance of the "Notice to Proceed" will constitute the beginning of the Contract.

**DESIGNATION OF SUBCONTRACTORS.**

RESOLUTION 2012- ____

AWARDING CONSTRUCTION CONTRACTS FOR THE NEW JERUSALEM AIRPORT PERIMETER FENCING PHASES 1 AND 2 - CIP 77033A, CAAP#SJ 3-08-3 AND CIP 77033B, CAAP#SJ 3-08-4) TO ARROW FENCING OF CALPELLA, CALIFORNIA, AUTHORIZING AN APPROPRIATION OF GRANT FUNDS, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACTS

WHEREAS, The City's New Jerusalem Airport is a public-use airport open to the public without restriction to general and commercial aviation, and

WHEREAS, The project involves installation of approximately 3 miles of 6 foot high chain link fencing around the perimeter of two runways to prevent unauthorized uses and to improve safety to aircraft operations, and

WHEREAS, The two contracts were advertised for competitive bids on March 29 and April 5, 2012, and 15 bids for each project were received and publicly opened on May 2, 2012, and

WHEREAS, The lowest monetary bid is from T.L. Locke Construction, however, their bid is non-responsive, and

WHEREAS, Arrow Fencing of Calpella, California is the second lowest bidder, and

WHEREAS, Fencing of the New Jerusalem airport under both phases are part of the Capital Improvement Project 77033, which includes airport runway asphalt repairs and slurry seal. There is sufficient funding to pay for the City's share of all these projects. Appropriation of grant funding of $165,000 is needed to complete these two fencing projects. There will be no fiscal impact to the General Fund.

NOW, THEREFORE, BE IT RESOLVED, That City Council awards construction contracts for the New Jerusalem Airport Perimeter Fencing Phase 1 - CIP 77033A (CAAP #SJ-08-3), in the amount of $85,850 and Perimeter Fencing Phase 2 - CIP 77033B (CAAP #SJ-08-4), in the amount of $76,940, to Arrow Fencing of Calpella, California, authorizes appropriation of Grant Funds in the amount of $165,000, and authorizes the Mayor to execute the construction contracts.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.F

REQUEST

**AUTHORIZE THE ESTABLISHMENT OF NO PARKING ZONES AT THE INTERSECTIONS OF CENTRAL AVENUE/DEERWOOD LANE AND AT BEVERLY PLACE/MAE AVENUE**

EXECUTIVE SUMMARY

The intersections of Central Avenue/Deerwood Lane and Beverly Place/Mae Avenue are adjacent to Elementary Schools. Vehicles parked on Central Avenue and Beverly Place impedes the safe stopping site distance for vehicles coming out from Deerwood Lane and Mae Avenue at these respective intersections. Establishment of No Parking Zones on Central Avenue and Beverly Place as shown on the attached Exhibits A and B will improve the existing conditions and enhance traffic circulation.

DISCUSSION

The Development and Engineering Services Department has received requests from residents to review and address sight distance related concerns at the intersections of Central Avenue/Deerwood Lane and Beverly Place/Mae Avenue.

Central Avenue is a minor north south arterial roadway with two lanes in each direction and Deerwood Lane is an east west residential street with one lane in each direction. The intersection is controlled by a two way stop sign on Deerwood Lane. The Poet Christian Elementary School is located north west of this intersection.

Beverly Place is a two lane east west residential collector and Mae Avenue is a two lane north south residential street with one lane on each side. The intersection is controlled by a two way stop sign on Mae Avenue. The Tracy Learning Center is located on the northwest corner of this intersection.

On school days and during special events there is heavy vehicular traffic along Central Avenue and Beverly Place. Vehicles parked on these streets near the intersections make it difficult for vehicles pulling out of the side streets (Deerwood Lane and Mae Avenue) to watch for oncoming traffic; thus creating stopping site distance issues.

Staff evaluated the site conditions and recommends establishing no parking zones near these intersections without impacting the driveway entrances. A total of 16 front parking spaces will be eliminated at these intersections. Staff has either coordinated elimination of the frontage parking with the residents or has informed them in writing after unsuccessful attempts to contact them within the last two months. The residents who were contacted are in support of these recommendations. Staff has received no comments from other residents. A 60 foot no parking red zone on Beverly Place is recommended as shown in Exhibits A and B. This will improve sight distance and traffic circulation at these intersections.

The Police Department has have reviewed the proposed changes and concur with the recommendation. The city sent notification to the affected residents at these intersections and did not receive any concerns from these residents

Section 3.08.440 of the Tracy Municipal Code requires City Council authorization to establish parking restrictions on city streets.

Staff recommends that City Council, by resolution, authorize a No Parking Zone as follows:

1. A 50 foot no parking zone on both sides of Central Avenue south of Deerwood Lane and on the east side of Central Avenue north of Deerwood Lane.
2. A 125 foot no parking zone on the west side of Central Avenue north of Deerwood Lane.
3. A 60 foot no parking zone on all four sides of Beverly Place at its intersection with Mae Avenue.

City crews will complete marking of no parking zones and install the necessary no parking red zone.

## FISCAL IMPACT

Funding is available in the Public Works Street Division FY 2012-13 operating budget to complete this work and there will be no impact to the General Fund.

## STRATEGIC PLAN

This agenda item supports the traffic mobility and connectivity strategic plan and specifically implements the following goals and objectives.

Goal 3: Improve Traffic Congestion Management

## RECOMMENDATION

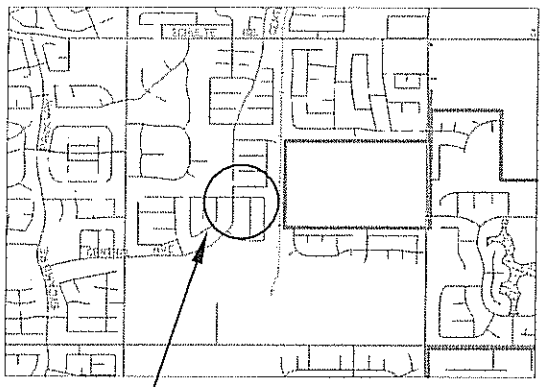
That City Council, by resolution, authorize:

1. A 50 foot no parking zone on both sides of Central Avenue south of Deerwood Lane and on the east side of Central Avenue north of Deerwood Lane.
2. A 125 foot no parking zone on the west side of Central Avenue north of Deerwood Lane.
3. A 60 foot no parking zone on Beverly Place on both sides of Mae Avenue.

Prepared by: Ripon Bhatia, Senior Civil Engineer
Reviewed by: Kuldeep Sharma, City Engineer
Kevin Tobeck, Public Works Director
Approved by: Andrew Malik, Development Services Director
Leon Churchill, Jr., City Manager

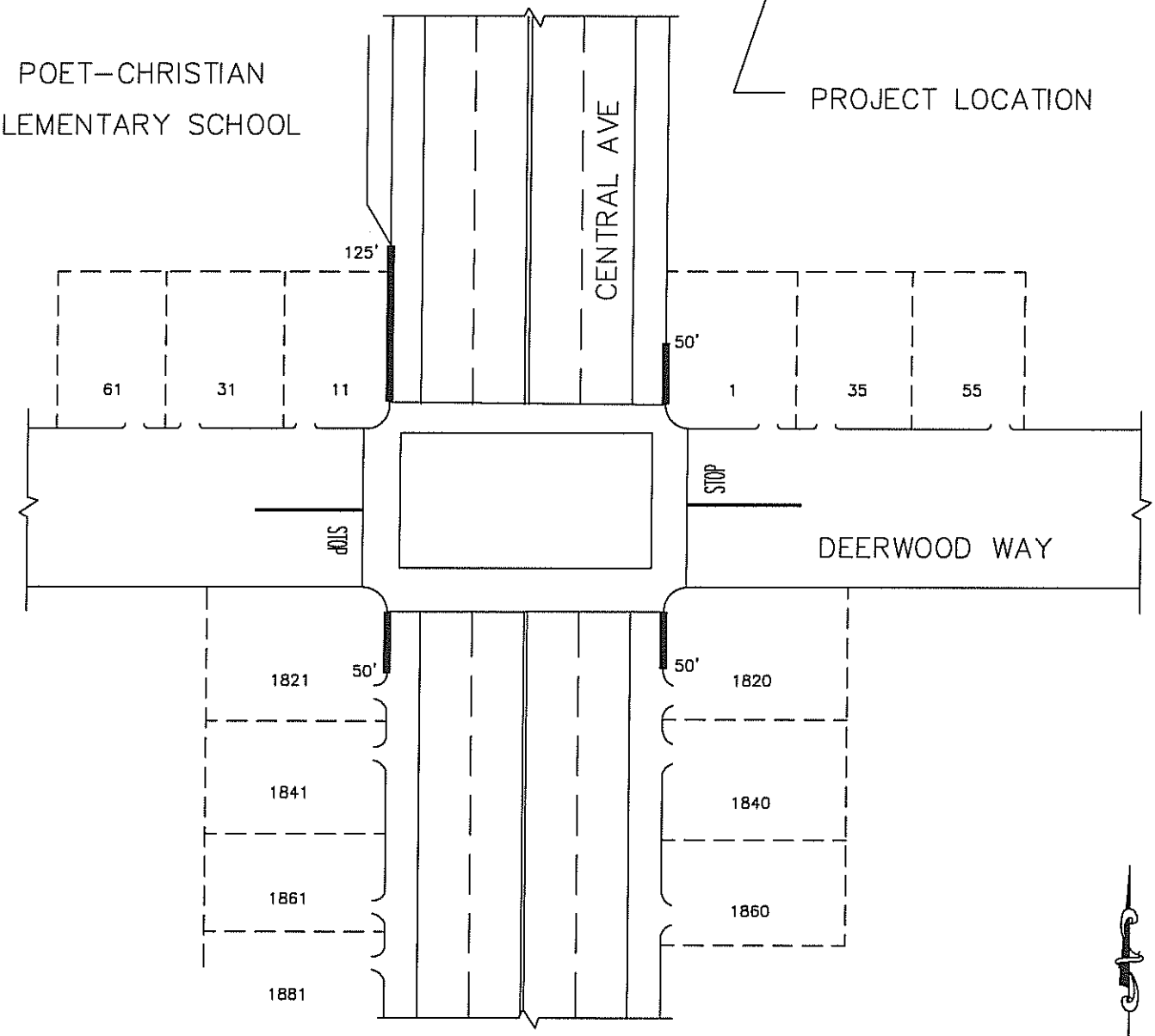
Exhibit - A – Central Avenue/Deerwood Lane
Exhibit – B – Beverly Place/Mae Avenue

# EXHIBIT "A"



PROJECT LOCATION

POET–CHRISTIAN
ELEMENTARY SCHOOL

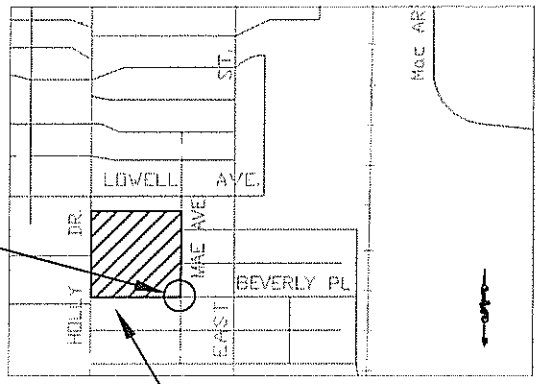



PROPOSED NO PARKING ZONE

NOT TO SCALE

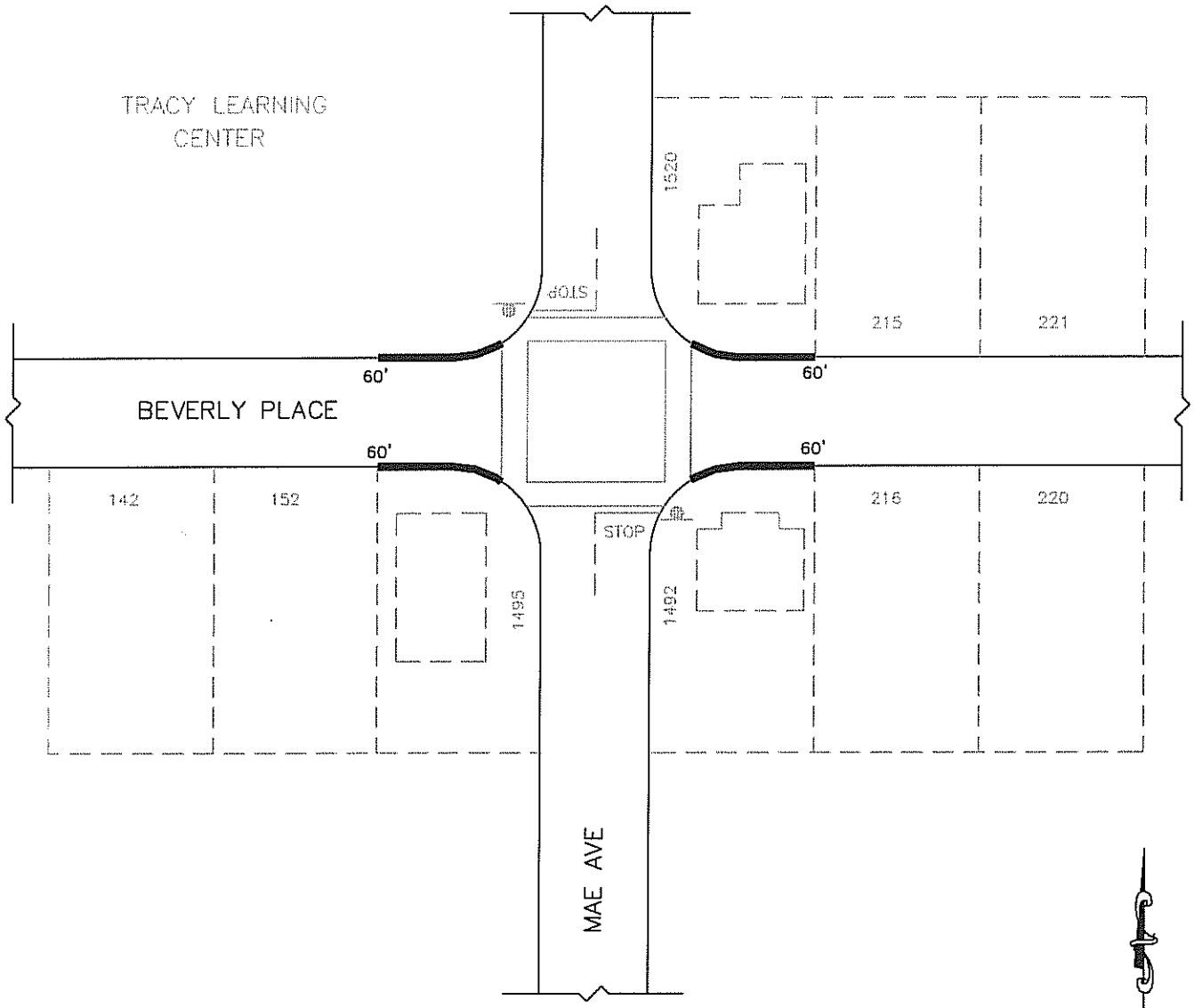
| | | | | | |
|---|---|---|---|---|---|
| NO PARKING ZONES<br>CENTRAL & DEERWOOD | DESIGNED BY DM<br>DRAWN BY DM<br>CHECKED BY RB<br>SCALE N.T.S | REVISIONS<br>SYMBOL DATE DESCRIPTION APPROVED | SHEET 1<br>OF 1 SHEETS | CITY OF TRACY<br>APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN. CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.<br>KULBOOP SHARMA CITY ENGINEER DATE | |

# EXHIBIT "B"




PROJECT LOCATION

TRACY LEARNING CENTER




PROPOSED NO PARKING ZONE

NOT TO SCALE

| | | | |
|---|---|---|---|
| BEVERLY AND MAE NO PARKING ZONES ROADWAY IMPROVEMENT | DESIGNED BY DW<br>DRAWN BY DW<br>CHECKED BY RB<br>SCALE N.T.S | REVISIONS<br>SYMBOL DATE DESCRIPTION APPROVED | SHEET 1 OF 1 SHEETS |

CITY OF TRACY

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN. CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.

KULDEEP SHARMA CITY ENGINEER DATE

RESOLUTION 2012- ____

AUTHORIZING THE ESTABLISHMENT OF NO PARKING ZONES AT THE INTERSECTIONS OF CENTRAL AVENUE/DEERWOOD LANE AND AT BEVERLY PLACE/MAE AVENUE

WHEREAS, The Development and Engineering Services Department has received requests from residents to review and address sight distance related concerns at the intersections of Central Avenue/Deerwood Lane and Beverly Place/Mae Avenue, and

WHEREAS, Vehicles parked on these streets near the intersections make it difficult for vehicles pulling out of the side streets (Deerwood Lane and Mae Avenue) to watch for oncoming traffic, creating stopping site distance issues, and

WHEREAS, Staff evaluated the site conditions and recommended establishing no parking zones near these intersections without impacting the driveway entrances, and

WHEREAS, Section 3.08.440 of the Tracy Municipal Code requires City Council authorization to establish parking restrictions on city streets, and

WHEREAS, Funding is available in the Public Works Street Division FY 2012-13 operating budget to complete this work and there will be no impact to the General Fund.

NOW, THEREFORE, BE IT RESOLVED, That City Council authorizes:

1. A 50 foot no parking zone on both sides of Central Avenue south of Deerwood Lane and on the east side of Central Avenue north of Deerwood Lane.
2. A 125 foot no parking zone on the west side of Central Avenue north of Deerwood Lane.
3. A 60 foot no parking zone on Beverly Place on both sides of Mae Avenue.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.G

REQUEST

**ACCEPTANCE OF THE FIRE STATION 96 ROOF REPAIRS - CIP 71067, COMPLETED BY BARTH ROOFING COMPANY INC. OF TRACY, CALIFORNIA, AND AUTHORIZATION FOR THE CITY CLERK TO FILE THE NOTICE OF COMPLETION**

EXECUTIVE SUMMARY

The contractor has completed the Fire Station 96 roof repairs CIP 71067 in accordance with plans, specifications, and contract documents. Project costs are within the available budget. Staff recommends Council accept the project to enable the City to release the contractor's bonds and retention.

DISCUSSION

On October 18, 2011, City Council awarded a construction contract to Barth Roofing Company of Tracy, California, in the amount of $48,595. The scope of work included removal of existing built-up roofing and installation of new SBS modified bitumen roofing membranes over the entire building. The scope of work also included, but was not limited to, removal of flashings, roof vents, and repair of roof drains.

One change order in the amount of $1,628.26 was issued which included removal of two antennas and installation of new pitch pans.

Status of budget and project costs is as follows:

| | |
|---|---|
| A. Construction Contract Amount | $48,595.00 |
| B. Change Orders | $ 1,628.26 |
| C. Design, construction management, inspection, Testing & miscellaneous expenses | $ 8,671.00 |
| D. Project Management Charges (Estimated) | $10,000.00 |
| Total Project Costs | $68,894.26 |
| Budgeted Amount | $69,530.00 |

The project has been completed within the available budget for the project, on schedule, per plans, specifications, and City of Tracy standards.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

FISCAL IMPACT

CIP 71067 is an approved Capital Improvement Project with sufficient funding and there will be no fiscal impact to the General Fund.

RECOMMENDATION

That City Council by resolution accept the Fire Station 96 Roof Repairs - CIP 71067, completed by Barth Roofing Company and authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder. The City Engineer, in accordance with the terms of the construction contract, will release the bonds and retention payment.

Prepared by: Paul Verma, Senior Civil Engineer

Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development and Engineering Services Director
Leon Churchill, Jr., City Manager

RESOLUTION 2012-____

ACCEPTING THE FIRE STATION 96 ROOF REPAIRS - CIP 71067, COMPLETED BY BARTH ROOFING COMPANY INC. OF TRACY, CALIFORNIA, AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION

WHEREAS, On October 18, 2011, City Council awarded a construction contract to Barth Roofing Company of Tracy, California, and

WHEREAS, One change order in the amount of $1,628.26 was issued, and

WHEREAS, Status of budget and project costs is as follows:

| | |
|---|---|
| Construction Contract Amount | $48,595.00 |
| Change Orders | $ 1,628.26 |
| Design, construction management, inspection, Testing & miscellaneous expenses | $ 8,671.00 |
| Project Management Charges (Estimated) | $10,000.00 |
| Total Project Costs | $68,894.26 |
| Budgeted Amount | $69,530.00 |

WHEREAS, The project has been completed within the available budget for the project, on schedule, per plans, specifications, and City of Tracy standards, and

WHEREAS, CIP 71067 is an approved Capital Improvement Project with sufficient funding and there will be no fiscal impact to the General Fund.

NOW, THEREFORE, BE IT RESOLVED, That City Council accept the Fire Station 96 Roof Repairs - CIP 71067, completed by Barth Roofing Company and authorize the City Clerk to record the Notice of Completion with the San Joaquin County Recorder. The City Engineer, in accordance with the terms of the construction contract, will release the bonds and retention payment.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2011

AGENDA ITEM 1.H

REQUEST

**AUTHORIZATION TO AWARD CHEMICAL BIDS FOR WATER AND WASTEWATER TREATMENT FOR FISCAL YEAR 2012-13**

EXECUTIVE SUMMARY

The City of Tracy requires various chemicals for daily treatment of water at the Water Treatment Plant, production wells, and Wastewater Treatment Plant.

DISCUSSION

The City of Tracy requires various chemicals for daily treatment of water at the Water Treatment Plant, production wells, and Wastewater Treatment Plant.

Bid packages were sent to chemical firms that expressed interest in furnishing water and wastewater treatment chemicals. Bids were opened at 2:00 p.m. on Thursday, June 28, 2012. Staff received bids from 8 companies.

The bids identified below are the lowest responsible bid for each chemical and comply with City specifications. Staff recommends the purchase of chemicals from these low bidders.

| Chemical | Company | Bid Price |
|---|---|---|
| Liquid Cationic Polymer | Polydyne Inc. | $0.4979/lb |
| Non-ionic Liquid Poly-Acrylamide | Polydyne Inc. | $1.0716/lb |
| Blended Liquefied Phosphate | Carus Corp. | $0.50/lb |
| Liquid Alum | General Chemical Corp. | $351.00/ton |
| Liquid Chlorine, Bulk | Sierra Chemical Co. | $489.80/ton |
| Liquid Sulfur Dioxide, Bulk | Sierra Chemical Co. | $574.89/ton |
| Aqua Ammonia | Hill Bros. Company | $0.1297/lb |
| Sodium Hypochlorite | Sierra Chemical Co. | $1.0321/gal |

STRATEGIC PLAN:

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

FISCAL IMPACT

Funding is available in the FY 2012-13 budget for the purchase of chemicals. It is anticipated that the annual cost for chemicals will be approximately $495,200.

RECOMMENDATION

That the City Council, by resolution, authorize the purchase of chemicals from the low bidders.

Prepared by: Vanessa Carrera, Management Analyst I

Reviewed by: Kevin Tobeck, Director of Public Works

Approved by: Leon Churchill, Jr., City Manager

RESOLUTION _____

AWARDING CHEMICAL BIDS FOR
WATER AND WASTEWATER TREATMENT FOR FISCAL YEAR 2012-13

WHEREAS, The following chemical companies were the low bidder for each chemical is as follows, and

| Chemical | Company | Bid Price |
|---|---|---|
| Liquid Cationic Polymer | Polydyne Inc. | $0.4979/lb. |
| Non-ionic Liquid Poly-Acrylamide | Polydyne Inc. | $1.0716/lb. |
| Blended Liquefied Phosphate | Carus Corp. | $0.50/lb. |
| Liquid Alum | General Chemical Corp. | $351.00/ton |
| Liquid Chlorine, Bulk | Sierra Chemical Co. | $489.80/ton |
| Liquid Sulfur Dioxide, Bulk | Sierra Chemical Co. | $574.89/ton |
| Aqua Ammonia | Hill Bros. Company | $0.1297/lb. |
| Sodium Hypochlorite | Sierra Chemical Co. | $1.0321/gal |

WHEREAS, The low bids identified above are responsible bids and comply with City specifications, and

WHEREAS, Funding is available in the FY 2012-13 budget for the purchase of chemicals and it is anticipated that the annual cost for chemicals will be approximately $495,200.

NOW, THEREFORE, BE IT RESOLVED That the City Council authorizes the purchase of chemicals from the low bidders.

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

The foregoing Resolution _____ was adopted by the City Council of the City of Tracy on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 1.I

REQUEST

**TO RESCIND THE ADOPTED RATE FOR ADDITIONAL RESIDENTIAL RECYCLING TOTERS**

EXECUTIVE SUMMARY

On December 6, 2011, City Council adopted new rates for solid waste collection, recycling, and disposal. Included in these rates was a newly established rate for additional residential recycling toters. Staff established this new rate for implementation in the future. Legal staff has recommended the rate be rescinded until such time as the rate would actually be implemented and charged.

DISCUSSION

On December 6, 2011, City Council adopted new rates for solid waste collection, recycling, and disposal. Included in these rates was a new rate for additional residential recycling toters. This new rate was established for implementation in the future.

The City's current residential curbside recycling program does not charge for additional recycling toters. This is done to promote recycling within the community. Furthermore, net revenue to the Solid Waste Fund from sales of recyclables in 2011 was $1,230,000. The estimated annual cost to the Solid Waste Fund for additional residential recycling toters is approximately $12,500.

Legal staff recommends this rate be rescinded until such time as the rate would actually be implemented and charged.

STRATEGIC PLAN

This agenda item supports the Livability Strategy by increased environmental awareness in the community.

FISCAL IMPACT

The fiscal impact to the Solid Waste Fund is approximately $12,500 per year, but will be offset by the recycling revenue received from the sale of recyclable materials.

RECOMMENDATION

It is recommended that the City Council rescind the current rate for additional residential recycling toters.

Prepared by: Jennifer Cariglio, Management Analyst I

Reviewed by: Kevin Tobeck, Director of Public Works
Zane Johnston, Director of Finance

Approved by: R. Leon Churchill, Jr., City Manager

RESOLUTION _____

RESCINDING THE ADOPTED RATE FOR ADDITIONAL
RESIDENTIAL RECYCLING TOTERS

WHEREAS, On December 6, 2011, City Council adopted new rates for solid waste collection, recycling, and disposal that included a new rate for additional residential recycling toters for implementation in the future, and

WHEREAS, The City's current residential curbside recycling program does not charge for additional recycling toters; this is done to promote recycling within the community, and

WHEREAS, Legal staff recommended this rate be rescinded until such time as the rate would actually be implemented and charged, and

WHEREAS, The fiscal impact to the Solid Waste Fund is approximately $12,500 per year, but will be offset by the recycling revenue received from the sale of recyclable materials.

NOW, THEREFORE, BE IT RESOLVED That City Council rescinds the current rate for additional residential recycling toters.

* * * * * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.J

REQUEST

**AWARD A CONSTRUCTION CONTRACT TO DESILVA GATES CONSTRUCTION OF DUBLIN, CALIFORNIA, FOR THE SLUDGE DRYING BEDS IMPROVEMENTS - PHASE 2 - CIP 74004, AUTHORIZE AN ALLOCATION OF $125,000 FROM THE WASTEWATER CAPITAL FUND TO CIP 74004, AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT**

EXECUTIVE SUMMARY

The project involves installing asphalt concrete paving on six existing sludge drying beds. Paving the beds with asphalt concrete is necessary to provide an impermeable surface to address Regional Water Quality Control Board concerns about impacts on groundwater.

DISCUSSION

The original existing sludge drying beds at the wastewater treatment plant are sand beds. The project is part of an on-going effort to pave the sludge drying beds in order to minimize the impact on existing groundwater. Three of the 12 sludge drying beds were paved in Phase 1 in 2010. Phase 2 involves paving 6 additional beds.

The contract documents were prepared in-house by staff. The project was advertised for competitive bids on March 29, and April 5, 2012. The City received two bids on April 24, 2012, as follows:

| Bidder | Total Bid |
|---|---|
| DeSilva Gates Construction, Dublin, CA | $897,400 |
| MCI Engineering, Stockton, CA | $1,029,000 |

Staff has reviewed the bids and completed the bid analysis. The bid submitted by DeSilva Gates Construction is the lowest monetary bid. The lowest bid is responsive and the bidder is responsible. DeSilva Gates Construction has good references and has completed similar projects for the City and other public agencies.

Project Budget

The total construction and design cost for this project, if awarded to DeSilva Gates Construction, is as follows:

| | |
|---|---|
| Construction contract | $897,400 |
| Contingency (10%) | $90,000 |
| Design | $33,000 |
| Design support during construction | $5,000 |
| Inspection and construction management | $45,000 |
| City-wide project management | $50,000 |
| Total project cost | $1,120,400 |

Due to the skyrocketing petroleum market and installation of special hydraulic asphalt concrete, the proposed cost by DeSilva Gates Construction is 13% higher than normal for asphalt concrete and an allocation of $125,000 is needed from the Wastewater Capital Fund for this project.

The project, if awarded, will be completed within six months from execution of the contract.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

FISCAL IMPACT

This is an approved Capital Improvement Project (CIP 74004) and there will be no impact to the General Fund. The Wastewater Capital Fund will pay for the cost of the project.

RECOMMENDATION:

That City Council by resolution, award a construction contract to DeSilva Gates Construction of Dublin, California, for the Wastewater Treatment Plant Sludge Drying Beds Improvements - Phase 2, CIP 74004, in the amount of $897,400, authorize an appropriation of $125,000 from the Wastewater Capital Fund to the subject CIP, and authorize the Mayor to execute the construction contract.

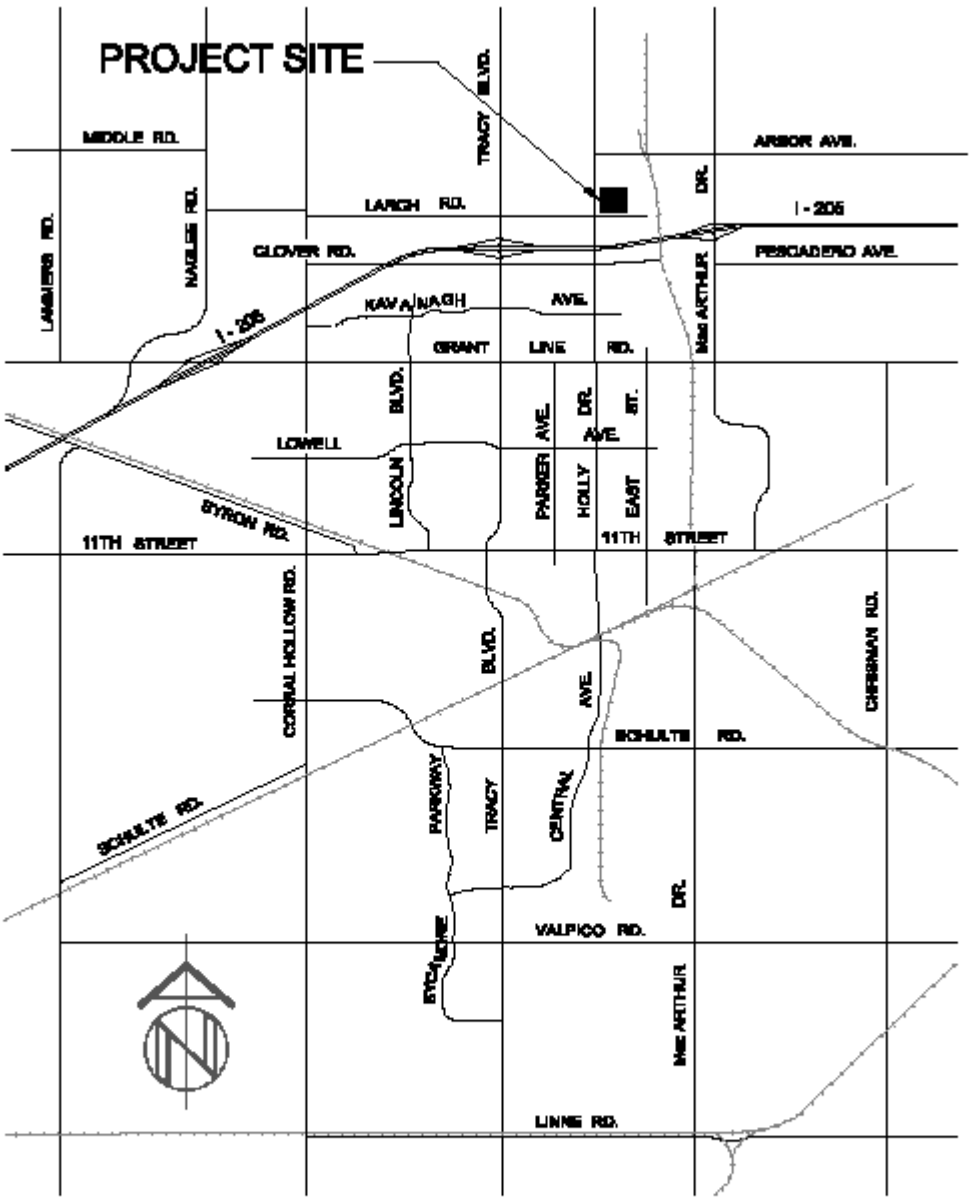
Prepared by: Zabih Zaca, Senior Civil Engineer
Binh Nguyen, Associate Civil Engineer

Reviewed by: Kuldeep Sharma, City Engineer
Steve Bailey, Deputy Director Public Works

Approved by: Andrew Malik, Development Services Director
Leon Churchill, Jr., City Manager

Attachment A: Location Map

Attachment A




LOCATION MAP

NOT TO SCALE

RESOLUTION 2012- ____

AWARDING A CONSTRUCTION CONTRACT TO DESILVA GATES CONSTRUCTION OF DUBLIN, CALIFORNIA, FOR THE SLUDGE DRYING BEDS IMPROVEMENTS - PHASE 2 - CIP 74004, AUTHORIZING AN ALLOCATION OF $125,000 FROM THE WASTEWATER CAPITAL FUND TO CIP 74004, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

WHEREAS, The project is part of an on-going effort to pave the sludge drying beds in order to minimize the impact on existing groundwater, and

WHEREAS, The project was advertised for competitive bids on March 29, and April 5, 2012, and two bids were received on April 24, 2012, and

WHEREAS, The bid submitted by DeSilva Gates Construction is the lowest monetary bid, and

WHEREAS, DeSilva Gates Construction has good references and has completed similar projects for the City and other public agencies, and

WHEREAS, The total construction and design cost for this project, if awarded to DeSilva Gates Construction, is as follows:

| | |
|---|---|
| Construction contract | $897,400 |
| Contingency (10%) | $90,000 |
| Design | $33,000 |
| Design support during construction | $5,000 |
| Inspection and construction management | $45,000 |
| City-wide project management | $50,000 |
| Total project cost | $1,120,400 |

WHEREAS, This is an approved Capital Improvement Project (CIP 74004) and there will be no impact to the General Fund. The Wastewater Capital Fund will pay for the cost of the project.

NOW, THEREFORE, BE IT RESOLVED, That City Council awards a construction contract to DeSilva Gates Construction of Dublin, California, for the Wastewater Treatment Plant Sludge Drying Beds Improvements - Phase 2, CIP 74004, in the amount of $897,400, authorizes an appropriation of $125,000 from the Wastewater Capital Fund to the subject CIP, and authorizes the Mayor to execute the construction contract.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 1.K

REQUEST

**AUTHORIZATION TO SUBMIT THE ANNUAL CLAIM TO THE STATE OF CALIFORNIA, THROUGH THE SAN JOAQUIN COUNTY COUNCIL OF GOVERNMENTS, FOR TRANSPORTATION DEVELOPMENT ACT FUNDS IN THE AMOUNT OF $2,908,733 FOR FISCAL YEAR 2011-2012, AND FOR THE FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR TO EXECUTE THE CLAIM**

EXECUTIVE SUMMARY

The City of Tracy (City) annually receives funds from the Transportation Development Act (TDA). Authorization to submit the claim is necessary for the City to continue to receive TDA funding. The amount the City will claim for FY 2011-2012 from the Local Transportation Fund (LTF) and the State Transit Assistance Fund (STA) is $2,908,733. TDA funds are used for City TRACER operations, capital, streets and roads, and pedestrian and bike paths. Staff recommends that the City Council approve the claim for TDA funds for FY 2011-2012.

DISCUSSION

Under the provisions of the Transportation Development Act (TDA), the City is required to make an annual claim for funds apportioned to the City under the Local Transportation Fund (LTF) and the State Transit Assistance Fund (STA). This claim is made to the State through the San Joaquin County Council of Governments.

The available TDA funding for FY 2011-2012 for the City of Tracy under the LTF and STA is $3,896,853. The amount the City will claim is $2,908,733.

Public Transportation:

| | | |
|---|---|---|
| Operating | Article 8, 99400 (c) | $ 726,690 |
| Capital | Article 8, 99400 (e) | $ 524,967 |
| Roads and Streets | Article 8, 99400 (a) | $ 1,546,636 |
| Pedestrians and Bicycles | Article 3, 99234 | $ 44,364 |
| TDA Administration | | $ 66,076 |
| | Total: | $ 2,908,733 |

The difference of $988,120 is the unclaimed apportionment under the Local Transportation Fund. These funds will be available to the City in future years when requested for applicable project/program reimbursement.

FISCAL IMPACT

There is no impact to the General Fund. Authorization to submit the claim is necessary for the City to continue to receive TDA funding. Such funding is already budgeted for FY 2011-2012 for the transit program and to support various street programs.

RECOMMENDATION

Staff recommends that the City Council approve, by resolution, the claim for TDA funds for FY 2011-2012 in the amount of $2,908,733 and authorize the Director of Finance and Administrative Services to execute the claim.

Prepared by: Ed Lovell, Management Analyst II

Reviewed by: Rod Buchanan, Director of Parks and Community Services
Allan J. Borwick, Budget Officer

Approved by: Leon Churchill, Jr., City Manager

RESOLUTION _____

AUTHORIZING THE SUBMISSION OF THE ANNUAL CLAIM TO THE STATE OF CALIFORNIA, THROUGH THE SAN JOAQUIN COUNCIL OF GOVERNMENTS, FOR TRANSPORTATION DEVELOPMENT ACT FUNDS IN THE AMOUNT OF $2,908,733 FOR FISCAL YEAR 2011-2012, AND AUTHORIZING THE FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR TO EXECUTE THE CLAIM

WHEREAS, Under the provisions of the Transportation Development Act (TDA), the City is required to make an annual claim to the State of California for funds apportioned to the City under the Local Transportation fund and the State Fund; and

WHEREAS, The City's FY 2011-2012 claim under the Local Transportation Fund and the State Transit Assistance Fund is $2,908,733; and

WHEREAS, Unclaimed amounts are carried forward to the next fiscal year for use in that time period.

NOW, THEREFORE, BE IT RESOLVED, That the City Council authorizes a claim for TDA Funds for FY 2011-2012 in the amount of $2,908,733 (Local Transportation Fund and State Transit Assistance Fund), to the State of California, through the San Joaquin County Council of Governments, and authorizes the Director of Finance and Administrative Services to execute the claim.

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

The foregoing Resolution_____ was adopted by the Tracy City Council on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 1.L

REQUEST

**THE CITY COUNCIL OF THE CITY OF TRACY ACTING AS THE GOVERNING BODY OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE (ROPS)**

EXECUTIVE SUMMARY

This action will approve the Recognized Obligations Payment Schedule which lists the various obligations of the former Tracy Community Development Agency which requires payment between January 1, 2013 and June 30, 2013.

DISCUSSION

The State of California through the passage of ABX1 26 dissolved redevelopment agencies effective February 1, 2012 and replaced them with successor agencies. The City of Tracy previously elected to serve as the successor agency for our former redevelopment agency. Previously the City Council approved an Enforceable Obligation Payment Schedule (EOPS) which listed the various financial obligations of the former Tracy Community Development Agency. The law now requires that a Recognized Obligations Payment Schedule (ROPS) be adopted which will list all enforceable obligations proposed for payment between January 1, 2013 and June 30, 2013. Attached is the ROPS for this period. The ROPS will also need to be approved by the Oversight Board of the Successor Agency at its August 2013 meeting. Approved ROPS for this period are due to be filed with the State by September 1, 2012.

STRATEGIC PLAN

This item is routine and not related to one of the City Council's Strategic Plans.

FISCAL IMPACT

There is no impact to the City's General Fund. Recognized obligations are paid from property tax revenue that previously were allocated to the Tracy Community Development Agency. The County Auditor will make these funds available for the obligations.

RECOMMENDATION

It is recommended the City Council adopt the attached resolution approving the Recognized Obligation Payments Schedule of the former Tracy Community Development Agency.

Prepared by: Zane Johnston, Finance & Administrative Services Director
Approved by: Leon Churchill, Jr., City Manager

ATTACHMENTS

Resolution
Attachment "A" - Form C – Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRACY, ACTING AS THE GOVERNING BOARD OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY, ADOPTING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)

WHEREAS, The California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), and

WHEREAS, On January 17, 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Tracy (the "City Council") declared that the City of Tracy, a municipal corporation (the "City"), would act as successor agency (the "Successor Agency") for the dissolved Community Development Agency of the City of Tracy (the "Former CDA") effective February 1, 2012, and

WHEREAS, On February 1, 2012, the Former CDA was dissolved pursuant to Health and Safety Code Section 34172, and

WHEREAS, The Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181, and

WHEREAS, On August 1, 2011, the Former CDA adopted its latest enforceable obligation payment schedule (the "RDA EOPS") as required pursuant to Health and Safety Code Section 34169(g), and

WHEREAS, Health and Safety Code Section 34177(a)(1) requires the Successor Agency to amend the CDA EOPS to remove specified agreements and adopt the amended EOPS (the "Amended EOPS") and make associated notifications and distributions, and

WHEREAS, Health and Safety Code Section 34177(l)(2)(A) requires the Successor Agency to prepare a draft recognized obligation payment schedule (the "ROPS") and make associated notifications and distributions, and

WHEREAS, The ROPS and Successor Agency Administrative Budget must be approved by the Oversight Board pursuant to Health and Safety Code Sections 34177(l)(2)(B) and 34177(j), respectively.

NOW, THEREFORE, BE IT RESOLVED, That the City Council, acting as the Governing Board of the Successor Agency, hereby authorizes and directs the City Manager or the City Manager's designee, acting on behalf of the Successor Agency, to organize and call the meetings of the Oversight Board, as soon as practicable after the appointment of the Oversight

Board but no later than the date required by Health and Safety Code Section 34179, to facilitate the Oversight Board's approval of the ROPS and Successor Agency Administrative Budget.

BE IT FURTHER RESOLVED, That unless and until the City Council, acting as the Governing Board of the Successor Agency, resolves otherwise, the Successor Agency shall be referred to in all its official documents, papers, reports, agreements, deeds, and other written materials, and shall carry out its duties and exercise its rights as the "City of Tracy, acting in its capacity as the Successor Agency of the Community Development Agency of the City of Tracy", or similar wording.

BE IT FURTHER RESOLVED, That the City Council, acting as the Governing Board of the Successor Agency, declares that the assets, obligations, liabilities, and activities of the Successor Agency are and shall remain separate from the assets, obligations, liabilities and activities of the City, and that all costs of, liabilities of, and claims against the Successor Agency and/or the Oversight Board shall be solely the costs and liabilities of the Successor Agency and/or the Oversight Board and shall not be costs of, liabilities of, and/or claims against the City.

BE IT FURTHER RESOLVED, That the City Council, acting as the Governing Board of the Successor Agency and in conformance with Health and Safety Code Section 34177(a)(1), hereby adopts the CDA EOPS (a copy of which is on file with the City Clerk) as the Successor Agency's Amended EOPS, conditioned on removal from the RDA EOPS of the Invalidated Agreements. As used in this Resolution, "Invalidated Agreements" means those agreements between the Redevelopment Agency and the City that remain invalidated pursuant to Health and Safety Code Section 34178 following the final outcome of (1) all pending and potential statutory amendments to Health and Safety Code Section 34178 or other applicable provisions of the Dissolution Act (including, without limitation, amendments pursuant to SB 654 and AB 1585), and (2) all pending and potential litigation regarding the validity of Health and Safety Code Section 34178 and other applicable provisions of the Dissolution Act (including, without limitation, any such litigation initiated by the City). "Invalidated Agreements" expressly do not include any agreements that are deemed valid following the final outcome of any of the events described in the preceding sentence, and expressly do not include any agreements that are described as being valid pursuant to Health and Safety Code Section 34178(b).

BE IT FURTHER RESOLVED, That the City Council, acting as the Governing Board of the Successor Agency, hereby approves the ROPS and the Successor Agency Administrative Budget, which contains the Successor Agency Administrative Cost Estimates. Copies of the ROPS Budget are also on file with the City Clerk.

BE IT FURTHER RESOLVED, That the City Council, acting as the Governing Board of the Successor Agency, hereby authorizes and directs the City Manager or the City Manager's designee, acting on behalf of the Successor Agency, to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the adoption of the Amended EOPS, approval of the ROPS, and other actions taken pursuant to this Resolution.

BE IT FURTHER RESOLVED, That nothing in this Resolution shall abrogate, waive, impair or in any other manner affect the right or ability of the City, as a municipal corporation, to initiate and prosecute any litigation with respect to any agreement or other arrangement between the City and the Former CDA, including, without limitation, any litigation contesting the purported invalidity of such agreement or arrangement pursuant to the Dissolution Act.

BE IT FURTHER RESOLVED, That this Resolution shall take immediate effect upon adoption.

ADOPTED July 17, 2012 by the City Council of the City of Tracy, acting in its capacity as the Successor Agency of the Redevelopment Agency of the City of Tracy, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Chair

ATTEST:

_____
Successor Agency Secretary

APPROVED AS TO FORM:

_____
Successor Agency Counsel

ATTACHMENT "A"

Name of Redevelopment Agency:

Project Area(s) RDA Project Area All

**FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)**

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**
**Per AB 26 - Section 34177 (*)**

| | Project Name / Debt Obligation | Payee | Description | Project Area | Total Outstanding Debt or Obligation | Total Due During Fiscal Year 2012-2013 | Funding Source ** | Payable from the Administrative Allowance Allocation **** Payments by month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Jan 2013 | Feb 2013 | Mar 2013 | Apr 2013 | May 2013 | Jun 2013 | Total |
| 1) | 2003 Tax Allocation Bonds A | BNY Mellon | Debt Principle Thru 2034 | 1.00 | 29,400,000.00 | 820,000.00 | RPTTF | | 820,000.00 | | | | | $ 820,000.00 |
| 2) | 2003 Tax Allocation Bonds A | BNY Mellon | Debt Interest Thru 2034 | 1.00 | 17,488,531.00 | 1,377,844.00 | RPTTF | | 688,922.00 | | | | | $ 688,922.00 |
| 3) | 2003 Tax Allocation Bonds B | BNY Mellon | Debt Principle Thru 2034 | 1.00 | 18,120,000.00 | 425,000.00 | RPTTF | | 425,000.00 | | | | | $ 425,000.00 |
| 4) | 2003 Tax Allocation Bonds B | BNY Mellon | Debt Interest Thru 2034 | 1.00 | 14,083,789.00 | 1,086,768.00 | RPTTF | | 544,844.00 | | | | | $ 544,844.00 |
| 5) | 2008 Lease Revenue Bonds | City of Tracy | Agency Share of City debt thru 2038 | 1.00 | 10,400,000.00 | 400,000.00 | RPTTF | | | | | | | $ - |
| 6) | Tax Administration | County of San Joaquin | Property Tax Adim fee R&T code 97.5 | 1.00 | 195,000.00 | 195,000.00 | RPTTF | | | | 195,000.00 | | | $ 195,000.00 |
| 7) | Sucessor Agency Admin Costs | City of Tracy | Sucessor Agency Administration | 1.00 | 250,000.00 | 250,000.00 | RPTTF | | | | | | 125,000.00 | $ 125,000.00 |
| 8) | 2003 Tax Alloc. Bonds A & B | BNY Mellon | Payee and trustee expenses | 1.00 | 12,000.00 | 12,000.00 | RPTTF | 12,000.00 | | | | | | $ 12,000.00 |
| 9) | | | | | | | | | | | | | | $ - |
| 10) | | | | | | | | | | | | | | $ - |
| 11) | | | | | | | | | | | | | | $ - |
| 12) | | | | | | | | | | | | | | $ - |
| 13) | | | | | | | | | | | | | | $ - |
| 14) | | | | | | | | | | | | | | $ - |
| 15) | | | | | | | | | | | | | | $ - |
| 16) | | | | | | | | | | | | | | $ - |
| 17) | | | | | | | | | | | | | | $ - |
| 18) | | | | | | | | | | | | | | $ - |
| 19) | | | | | | | | | | | | | | $ - |
| 20) | | | | | | | | | | | | | | $ - |
| 21) | | | | | | | | | | | | | | $ - |
| 22) | | | | | | | | | | | | | | $ - |
| 23) | | | | | | | | | | | | | | $ - |
| | **Totals - This Page** | | | | **$ 89,949,320.00** | **$ 4,566,612.00** | | **$12,000.00** | **$2,478,766.00** | **$ -** | **$195,000.00** | **$ -** | **$ 125,000.00** | **$2,810,766.00** |

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**

**** All total due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**

**RPTTF - Redevelopment Property Tax Trust Fund** **Bonds - Bond proceeds** **Other - reserves, rents, interest earnings, etc**

**LMIHF - Low and Moderate Income Housing Fund** **Admin - Successor Agency Administrative Allowance**

****** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.**

July 17, 2012

AGENDA ITEM 3

REQUEST

**PUBLIC HEARING TO CONSIDER (1) APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND (2) ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT; AND (3) AUTHORIZING THE BUDGET OFFICER TO MAKE NECESSARY BUDGET ADJUSTMENTS**

EXECUTIVE SUMMARY

It is recommended that the City Council approve the annual Tracy Consolidated Landscape Maintenance District (TCLMD) Engineer's Report (which received preliminary approval on June 19, 2012), and authorize the levy and collection of assessments within the TCLMD. The assessments pay for improvements within the public right-of-way such as median, small parks, and streetscape aligned with neighborhoods. Expected revenue and expenditures are $3,795,837. Revenue from the levy of assessments will be $2,645,080. The remaining District revenues will be $150,000 from the Drainage Fund, $242,734 from General Fund, $190,000 from the Gas Tax, and $568,023 from Zone reserves[1].

DISCUSSION

Since the formation of the Tracy Consolidated Landscape Maintenance District (TCLMD), the City Council has annually reviewed and approved assessments based on the Engineer's Annual Levy Reports. Most recently, the City Council preliminarily approved the annual assessments proposed in the Engineer's Report presented to Council on June 17, 2012.

The purposes of this agenda item are for the City Council to: (1) hear and consider public comments pertaining to the annual Engineer's Report, (2) approve the final Engineer's Report as presented to, or modified by, Council; and (3) order the levy and collection of assessments within the TCLMD for fiscal year 2012/2013.

ASSESSMENT LEVIES

The maximum assessment rates, summarized in the Engineer's Report, include an "assessment formula" to allow for annual adjustments to the maximum assessment rates. This formula allows the maximum rates to be increased annually by the lesser of: three percent (3%), or the percentage increase of the applicable Consumer Price Index (CPI). The percentage difference for the CPI for the San Francisco-Oakland-San Jose Area applicable for fiscal year 2010/2011 was 2.9%. Therefore, the maximum assessment rates allowed for fiscal year 2011/2012 will increase 2.9% over the prior year's maximum assessment rates.

[1] A portion of assessments is set aside each year as "reserves" for cyclical maintenance such as park renovation, streetscape revitalization, or tree pruning since the cost of these services can not reasonably be collected in a single year. Reserves may also be used to fund shortfalls within Zones—for instance, when the inflation rate for services exceeds the inflation rate of levied assessments or due to utility costs.

Because all the proposed assessment rates for fiscal year 2012/2013 are less than or equal to the maximum rates previously approved by voters, no ballot proceedings are required.

Based upon the estimated costs and expenditures to maintain the landscaping and appurtenant improvements within the TCLMD, staff recommends the approval of the assessment rates found in Section IV, Appendix A of the Engineer's Report for fiscal year 2012/2013. Of the thirty-nine assessable Zones, twenty-seven zones would be assessed the maximum assessment rates allowed for fiscal year 2012/2013, nine zones would be assessed at a level below their maximum rate due to lower operating costs, and three zones will not be assessed due to a Home Owners Association providing maintenance, adequate reserves, or no improvements.

STRATEGIC PLAN:

This agenda item is a routine operational item and does not relate to the Council's four strategic plans.

FISCAL IMPACT

If the City Council approves the recommended budgets and assessments, the total revenue from the levy of assessments will be $2,645,080. The remaining District revenues would be $150,000 from the Drainage Fund[2] to cover the costs of storm channel related improvements, $242,734 from General Fund support for improvements that are largely general benefit, $190,000 from the Gas Tax support for zones that have arterial, median and right-of-way landscaping, and $568,023 from zone reserves. The total cost to maintain the TCLMD for fiscal year 2011/2012 is estimated to be $3,795,837.

RECOMMENDATION

At the close of the Public Hearing, it is recommended that the City Council approve, by resolution, the final Engineer's Report; order the levy and collection of assessments for the TCLMD; and authorize the Budget Officer to make necessary adjustments to the City budget.

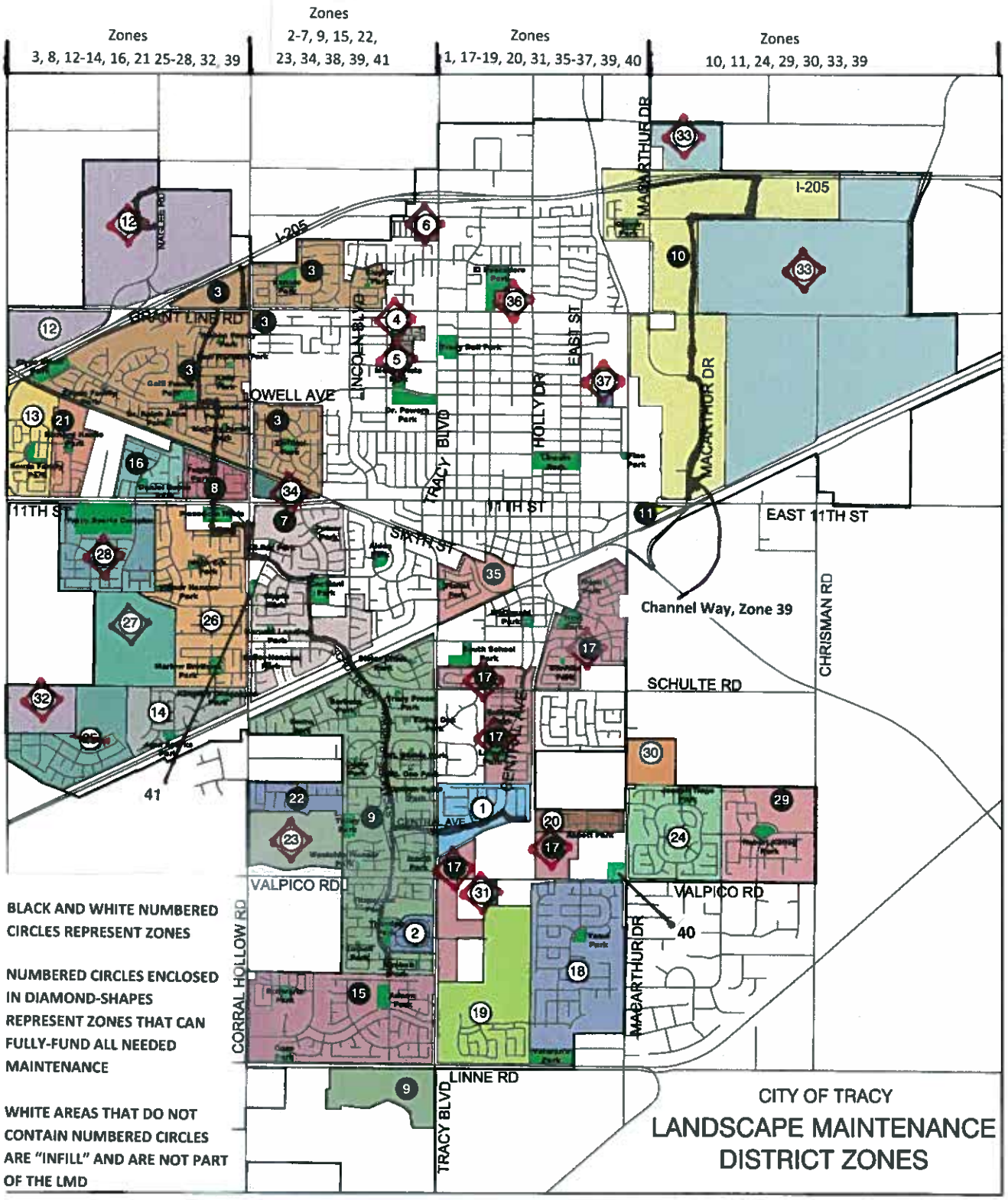
Prepared by: Anne Bell, Management Analyst II, Finance Department

Reviewed by: Kevin Tobeck, Director of Public Works Department

Approved by: R. Leon Churchill, Jr., City Manager

Attachments: LMD Map; Final Engineer's Report

[2] The $150,000 figure represents a $94,000 reduction from Storm Drainage Enterprise funds. Assessment contributions will be made toward channel way landscape maintenance by Zones that receive a specific benefit of the channel way landscape.




| District | Year Formed | Zone Numbers |
|---|---|---|
| 8501 | 1985 | 1, 2 |
| 8801 | 1987 | 3-13, 36, 37 |
| 9802 | 1998 | 14-22, 25, 26 |
| 9802 | 2000 | 23, 27-34 |
| 9802 | 2001 | 35 |
| Consolidated | 2003 | 1-38 |
| Consolidated | 2007 | 40 |
| Consolidated | 2010 | 41 |

Rate Increases: Zones 1, 18, 26, 34 in 2003; Zones 17, 30 in 2006 (6:37)

Zones that have not had rate increases in 10-15 years: 2, 3-16; 19-25; 27-33, 35-37 (32:37)

# City of Tracy

# Tracy Consolidated Landscape Maintenance District

## 2012/2013 Engineer's Report

Intent Meeting: June 19, 2012
Public Hearing: July 17, 2012

.755.6864

cial

WILLDAN Financial Services

# ANNUAL ENGINEER'S REPORT AFFIDAVIT

## Tracy Consolidated Landscape Maintenance District

## City of Tracy
## San Joaquin County, State of California

This Report describes the Consolidated District and all relevant zones therein including the improvements, budgets, parcels and proposed assessments to be levied for fiscal year 2012/2013, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the San Joaquin County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2012

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Tracy

By: _____

Marc Grijalva, Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

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# I. OVERVIEW

## A. Introduction

Since 1985 the City of Tracy (hereafter referred to as "City"), under the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (hereafter referred to as the "1972 Act") has annually conducted a public hearing and levied assessments on the County tax roll for the maintenance and operation of specific landscape improvements that benefit the properties assessed.

This Engineer's Report for the ***Tracy Consolidated Landscape Maintenance District*** (hereafter referred to as "District") has been prepared pursuant to *Section 22622, in accordance with Article 4 (commencing with Section 22565) of Chapter 1* of the 1972 Act. This report provides a description of the District, any proposed annexations or modifications to the District, any substantial changes to the improvements, and the proposed budgets and assessments for the period of July 1, 2012 through June 30, 2013. The District is currently divided into thirty-nine (39) benefit zones (hereafter referred to as "Zones"). The costs of providing the improvements within each Zone are budgeted separately and the properties within each Zone are annually assessed for their proportional special benefit.

Prior to fiscal year 2003/2004, the City levied annual assessments for landscape improvements through three separate districts identified as:

◊ *Tracy Landscape and Lighting Assessment District 8501* formed in 1985;

◊ *Tracy Landscape and Lighting Assessment District 8801* formed in 1988; and,

◊ *Tracy Landscape and Lighting Assessment District 9802* formed in 1998.

Each of these original districts was formed with various Zones to identify specific areas of improvements and properties benefiting from those improvements. By fiscal year 2002/2003, the three original districts included thirty (30) different Zones. Each Zone incorporated specific improvements that were established as part of developing the properties within the Zones or were installed for the benefit of those properties.

In fiscal year 2003/2004 the City consolidated the three existing districts into a single district pursuant to Section 22605 (d) of the 1972 Act and established the Tracy Consolidated Landscape Maintenance District. As part of the consolidation, the improvements associated with various Zones were closely evaluated and it was determined that in some areas, the special benefits to properties could be more refined by expanding the existing thirty (30) Zones to thirty-seven (37) Zones. This Zone restructuring involved splitting three large Zones into two or more smaller Zones. Neither the reorganization of the Zone structure nor the consolidation process changed the method of apportionment or the maximum assessment rates previously approved by the property owners.

In fiscal year 2007/2008, the City approved the annexation of The Rite-Aid Retail Store Project into the District as Zone No. 40. The annual assessments for each lot, parcel and subdivision of land within this Zone will be calculated utilizing the method of apportionment previously established for the District and are made pursuant to the 1972 Act and the substantive and procedural provisions of the California Constitution.

In fiscal year 2010/2011, the City approved the annexation of The Islamic Center into the District as Zone No. 41. The annual assessments for each lot, parcel and subdivision of land within this Zone will be calculated utilizing the method of apportionment previously established for the District and are made pursuant to the 1972 Act and the substantive and procedural provisions of the California Constitution.

The proposed assessments described in this Report are based on the estimated costs associated with the regular annual maintenance, operation and servicing of landscape improvements within each Zone. The total cost of these improvements are proportionately spread to only the properties within each respective Zone based on a method of apportionment that reflects the direct and proportional special benefits to each property. In addition to the regular annual maintenance of the landscape improvements, various Zone budgets include the collection of funds associated with specific long-term maintenance and rehabilitation programs identified as: Tree Maintenance Programs; Streetscape Revitalization and Rehabilitation Program; and Park Rehabilitation and Renovation Program. The funds collected for these programs are proportionally collected from only those Zones for which these programs are provided.

The word “parcel”, for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the San Joaquin County Assessor’s Office. The San Joaquin County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

At a noticed annual public hearing, the City Council will consider all public comments and written protests regarding the District. The City Council will review the Engineer’s Annual Report and may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council will order the levy and collection of assessments for fiscal year 2012/2013 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller for inclusion on the property tax roll for each parcel in fiscal year 2012/2013. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

## B. Historical Background

The District and the Zones therein have been established pursuant to the 1972 Act and the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for that fiscal year. All assessments approved by the City Council have been prepared in accordance with the 1972 Act and in compliance with the provisions of the *California Constitution Article XIIID* (hereafter referred to as the "Constitution"), which was enacted with the passage of Proposition 218 in 1996.

In fiscal year 1997/1998 the special benefit assessments necessary to maintain the improvements within district 8501 and district 8801 were presented to the property owners within these districts for approval pursuant to Article 4 of the Constitution. Upon conclusion of the public hearing on July 1, 1997, all returned property owner protest ballots were tabulated and it was determined that majority protest did not exist. The assessment approved by the property owners established an initial maximum assessment rate for each Zone and included the assessment range formula currently applied to all District Zones.

In fiscal year 1998/1999, the City initiated proceedings and conducted the required public hearing for the formation of district 9802 and concurrently balloted property owners for the proposed assessments in accordance with the Constitution. The tabulation of the ballots indicated that a majority protest did not exist and the property owners approved the imposition of the special benefit assessments (including an inflationary adjustment). The assessments approved by the property owners were confirmed and adopted by the City Council on February 3, 1998.

In fiscal year 2000/2001, the City again initiated proceedings and conducted the required public hearings and property owner protest ballot proceedings for the formation and concurrent annexation of specific territories to district 9802 (identified in this report as Zones 29, 30 and 31). The City Council confirmed and adopted the property owner approved assessments and inflationary formula on October 5, 1999. In similar but separate proceedings, additional Zones were annexed to district 9802 (identified as Zones 23, 27, 28, 32, 33 and 34). The assessments and inflationary formula approved by the property owners were confirmed by the City Council on August 1, 2000.

In fiscal year 2001/2002 the City once again initiated proceedings and conducted the required public hearing and property owner protest ballot proceedings for the establishment of a new Zone within district 9802, known as Ryland Junction (identified in this report as Zone 35). The proposed assessments and inflationary adjustment approved by the property owner balloting were confirmed by the City Council on February 6, 2001.

In fiscal year 2003/2004 the City approved the consolidation of the three previously existing districts (8501, 8801 and 9802) into the existing single consolidated District (Tracy Consolidated Landscape Maintenance District). This consolidation proceeding did not change the previously approved property owner assessments and inflationary formula, but as part of the consolidation proceedings, some existing Zones were

divided into more than one zone (re-engineered) to better reflect the special benefits each parcel receives from the District improvements and services (Thirty Zones were redefined to establish thirty-seven Zones).

In conjunction with the consolidation and re-engineering proceedings, the City also initiated and conducted a property owner protest ballot proceeding for a proposed assessment increase in nineteen Zones (Designated as Zones 1, 2, 3, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 21, 22, 26, 29, 34 and 35). Majority protest existed in all but four of the Zones. Based on the ballot tabulations the City Council approved the proposed assessment increase for Zones 1, 18, 26 and 34 that had been approved by the property owners.

In fiscal year 2006/2007, the City initiated and conducted a property owner protest ballot proceeding for a proposed assessment increase in Zones 17 and 30. No protest existed. The proposed assessments and inflationary adjustment approved by the property owner balloting for these two zones were confirmed by the City Council on August 15, 2006.

In fiscal year 2007/2008, the City approved the annexation of the Rite-Aid Retail Store Project into the District as Zone No. 40.

In fiscal year 2007/2008, the City initiated and conducted a property owner protest ballot proceeding for a proposed assessment increase in Zone 9. The proposed assessment increase was not approved by property owners; therefore, the maximum assessment rate for Zone 9 remained the same as previously approved, adjusted annually for inflation.

In fiscal year 2010/2011, the City approved the annexation of the Islamic Center into the District as Zone No. 41. The District is now comprised of thirty-nine Zones.

Although the District is currently comprised of thirty-nine (39) Zones, not all Zones are levied an assessment each year, there are some cases were the improvements for a Zone are maintained by an association (as is the case with the Redbridge development, Zone 25) or, the improvements have not been installed or dedicated to the City for maintenance. Likewise, not all the costs associated with maintaining District improvements are assessed to properties as special benefit assessments. In some Zones, portions of the improvements are considered general benefit and are funded by City General Fund contributions. Some of the landscape improvements within various zones, such as channelways, are maintained in conjunction with other City activities. The maintenance and improvements for these channelways are funded in part by specific revenue sources available to the City such as the City Drainage Fund. However, the City Drainage Fund is used primarily to support the drainage function of these facilities. The landscape improvements may be funded in part by the City Drainage Fund and Zone Assessments.

## *II. DESCRIPTION OF THE DISTRICT AND SERVICES*

The District and assessments provide for the continued maintenance, servicing, administration and operation of specific landscaped areas and associated appurtenances for each of the thirty-nine (39) Zones in the District. It has been determined that the

assessed parcels within each Zone receive special benefits from various landscape improvements that may include, but are not limited to: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, recreational equipment, hardscapes and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, parks or open space areas within each Zone. Services provided include the necessary operations, administration, and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition or is necessary or convenient for the maintenance of the improvements. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments. A listing of the improvement areas associated with each Zone is shown in Appendix B.

All assessable parcels identified as being within each Zone share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in each Zone are equitably spread among all benefiting parcels within that Zone and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District. Properties receive the following special benefits from the District landscape improvements:

- Enhanced desirability of properties through association with the improvements and the aesthetic value of green space within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Increased sense of pride in ownership of property resulting from well-maintained improvements associated with the properties.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

The proposed budgets and maintenance costs for various Zones may include long-term maintenance programs referred to as:

- Tree Maintenance Programs (Arterial and Parkway Street Tree Maintenance);
- Streetscape Revitalization and Rehabilitation Program; and,
- Park Rehabilitation and Renovation Program.

The total amount to provide these programs in each Zone where these services apply is greater than can be conveniently raised from a single annual assessment and the

estimated costs of these programs for each Zone shall be raised and collected in installments as part of the annual assessments.

The City developed these programs to fund periodic and programmed maintenance, renovation, rehabilitation, replacement and revitalization of the District improvements. The City has carefully reviewed each of the associated program costs and the corresponding collection of funds has been proportionately spread to each parcel based on special benefits received from the services to be rendered within their Zone over an extended period.

**Tree Maintenance Programs**

The Tree Maintenance program may include both routine and emergency maintenance for the District street-trees. In The Zones assessed for this program the following may apply:

1. Parkway street-tree maintenance, targets the trees associated with individual properties within the District installed by the City or developer that are located in the public right-of-way or City easement which the District is responsible for maintaining. This program addresses two specific maintenance issues:

    - Regular trimming and pruning of the street-trees. This program is designed to trim and prune all street-trees within the applicable Zones on a five-year rotation or as needed to ensure the health and growth of the trees.

    - Removal and replacement of the street-trees. The program provides for the removal and replacement of damaged or diseased trees as needed, or removal of trees whose growth has or will potentially cause damage to existing structures such as fences or sidewalks. This program may also include the replacement or repair of surrounding improvements as needed.

2. Arterial-tree maintenance, targets the trees associated with the parkways and medians on the arterial streets adjacent to or surrounding the Zones. Similar to the parkway street-tree program, this program addresses two specific maintenance issues:

    - Regular trimming and pruning of the arterial-trees, which includes trimming and pruning of the arterial-trees as needed to ensure the health and growth of the trees.

    - Removal and replacement of the arterial-trees, including the removal or replacement of damaged or diseased trees as needed, or removal of trees whose growth has or will potentially cause damage to existing landscape improvements, sidewalks or curbs. This program may include the replacement or repair of surrounding improvements as needed.

Assessments for the tree maintenance program shall be collected from only those parcels and Zones identified as receiving special benefit from each of the specific services provided. Each parcel within the District that benefits from the various tree maintenance services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the tree maintenance, which is planned every five years.

**Streetscape Revitalization and Rehabilitation Program**

The Streetscape Revitalization and Rehabilitation program includes, but is not limited to the following and may include routine or emergency maintenance.

1. Removal and replacement of existing dead/dying plant materials within the medians and parkway landscaped areas.

2. Removal of existing plant materials and replacement with new plant material or non-plant materials within the medians and parkway landscaped areas.

3. Upgrades or renovation to the irrigation or drainage systems, electrical systems or metering systems, hardscape improvements associated with the landscaping such as fencing, sidewalks and curbs, stamped concrete or soil.

Assessments for the streetscape program shall be collected from only those parcels and Zones identified as receiving special benefit from parkway and median landscaped areas. Each parcel within the District that benefits from the streetscape revitalization and rehabilitation services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the program, which is planned every ten years. This program is designed to ensure the long-term maintenance of all streetscape landscaping within the District.

**Park Rehabilitation and Renovation Program**

Clearly, there are specific costs associated the annual and regular maintenance of park improvements and facilities which are included in the annual maintenance expenses of those Zones that benefit from the parks associated with the Zone. However, the cost of periodically repairing, replacing and upgrading the landscaping and facilities within these parks cannot be reasonably collected in a single annual assessment. Therefore, the City has established a long-term park rehabilitation and renovation program that includes the design repair and reconstruction of parks within the District. The program anticipates revitalization design in the 13th year of a park's life, with the revitalization occurring in the 15th year. Each parcel within the District that benefits from the park rehabilitation and renovation services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the program, which is planned every fifteen years.

The costs of providing for the annual and regular maintenance of the landscape improvements as well as the long-term maintenance programs for the District have been identified as a special benefit to properties within the District Although the location of the improvements may be visible to properties outside the District or to the public at large, the improvements have been installed and are maintained for the benefit of properties within the District and there is no quantifiable general benefit from the improvements except for portions of the costs associated with the maintenance of the Channel-ways and the landscaped areas on Eleventh Street generally between Lammers Road and the Railroad Tracks east of Corral Hollow Road. These specific improvement areas benefit both properties within the adjacent Zones as well as properties that are not within the District and it has been determined that the City will contribute funds to the District for the maintenance of these areas.

The assessments and method of apportionment described in this Report utilizes commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Constitution. The amount of the assessments for each Zone is based only on the services and improvements associated with that Zone. All assessments are based upon a special benefit to property within each Zone and are over and above any general benefit conferred on the public at large. Any new or increased assessments will be subject to the substantive and procedural requirements of the Constitution. Property owner ballot proceedings are not required if the proposed annual assessment rate is less than or equal to the maximum assessment rate previously approved for each of the Zones.

In any given fiscal year, if the assessment revenue will not allow for full maintenance service in a particular Zone, City staff will determine the scope of work for each Zone as assessment revenues allow, and any necessary reductions in the scope of work will likely include, but not be limited to, the reduction or elimination of the long-term renovation and rehabilitation programs and some or all of the following:

Turf Areas

- Reduced frequency of mowing and edging turf areas. Full scope includes mowing and edging turf areas weekly.
- No fertilization. Full scope includes fertilization twice a year.
- Limited/elimination of weed control.
- Limited/elimination of aeration.

Ground cover/shrub areas

- Limited/elimination of emergent weed control
- No fertilization.
- Limited/elimination of mowing during winter months (for hypericum and euonymus)
- Limited/no removal of perennial flower stalks and dead leaves.
- Limited/elimination of vine trimming.

General Landscaping

- Limited/elimination of removal of tree stakes and ties.
- Limited/elimination of trash pick-up in landscaping areas.
- Limited/elimination of weed and litter control for gutters, curbs, parking lots and walks adjacent to contract areas.

# III. METHOD OF APPORTIONMENT

## A. General

Pursuant to the Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each such parcel from the improvements. The benefit formula used should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on special benefit to each parcel.

The costs of maintaining District improvements are estimated based on current City development guidelines for landscaping. The estimated annual cost to provide and maintain the improvements within each of the District Zones are budgeted separately and have been allocated to each property in proportion to special benefits received utilizing the method of apportionment described in this section. The funds collected shall be dispersed and used for only the improvements and services provided by the District.

All the assessed parcels receive direct and special benefits from the improvements and activities to be funded through the District assessments. The improvements include all necessary activities, services, operation, administration, and maintenance required to keep the improvements in satisfactory condition.

## B. Assessment Methodology

Each parcel is assigned a weighting factor known as an Equivalent Dwelling Unit (EDU) to identify the parcel's proportionate special benefit from the improvements. Each parcel's EDU is calculated based on the parcel's land use, development status and/or size as compared to other parcels that are associated with the improvements. All single-family residential properties are assigned an EDU of 1.00, and all other property types are assigned an EDU proportionate to the special benefits they receive as compared to this single-family residential property. The total EDU's in a Zone is divided into the total amount to be assessed (Balance to Levy) to establish the Levy per EDU (Rate). This Rate is then multiplied by the parcel's individual EDU to establish the parcel's levy amount.

The following formulas are used to calculate each property's assessment:

***Total Balance to Levy / Total EDUs = Levy per EDU (Rate)***
***Parcel EDU x Levy per EDU = Parcel Levy Amount***

The formula used for each Zone reflects the composition of the parcels and properties, and the services provided, to accurately proportion the costs based on estimated special benefit to each parcel. The total Levy per EDU will vary between Zones due to the different costs to maintain the improvements within each Zone and the number of EDU within the Zone.

## C. Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office and City records. To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

**Single-Family Residential Subdivided Lot —** This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EDU per lot or parcel. This is the base value that all other land use types are compared and weighted against.

**Planned-Residential Subdivision —** This land use is defined as any property not fully subdivided, but has a specific number of proposed residential lots to be developed on the parcel (approved tract map). This land use type is assessed at 1.00 EDU per planned (proposed) residential lot.

**Vacant, Undeveloped Private Property —** This land use is defined as vacant property (undeveloped) that is not a fully subdivided residential lot or planned residential subdivision. This land use is assessed at 4.00 EDU per acre. Parcels less than 0.25 acres are assigned a minimum of 1.00 EDU. In Zones 10, 11, 36 and 37 this land use is assessed at 5.0 EDU per acre. Parcels less than 0.20 acres are assigned a minimum of 1.00 EDU.

**Developed Non-Residential —** This land use is defined as property developed for non-residential use, including, but not limited to, commercial and industrial properties,

offices, churches and not-for-profit institutions and private schools. This land use type is assessed at 5.00 EDU per gross acre. Parcels less than 0.20 acres are assigned a minimum of 1.00 EDU.

**Developed Multiple Residential Units —** This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use is assessed 1.00 EDU per unit for properties that the number of units can be identified. For properties that the number of units cannot be identified the property is assessed as Developed Commercial/Industrial property at 5.00 EDU per gross acre, but a minimum of 1.00 EDU similar.

**Undeveloped, Public Property —** This land use identifies properties that are exempt and are assigned 0.00 EDU. This land use classification may include, but is not limited to lots or parcels identified as:

- Public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements such as utility right-of-ways, detention basins, channel ways, greenbelts, parkways, parks and open space areas;
- Privately owned property that cannot be developed or is associated with another property such as common areas, sliver parcels and bifurcated lots or properties that have little or no land value;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Government-owned properties commonly identified as non-taxable properties by the County Assessor's Office are not exempt from District assessments unless:

- The property has restricted development or limited land use potential and the improvements clearly provide no benefit to the property; or
- The property provides additional or substantially similar improvements being provided by the District (such is the case with parks, open space areas and common areas).

**Developed Public Property —** This land use is defined as developed property owned by a public agency such as City buildings or facilities owned by the utility companies. This land use type is assessed at 0.30 EDU per gross acre.

**Developed Regional Commercial —** This land use is defined as property that has been designated for regional commercial development (i.e. Shopping mall). This land use type is assessed at 0.36 EDU per gross acre.

**Restricted/Special Land Use —** This land use classification identifies properties that benefit from the improvements, but cannot be fairly categorized by one of the other land use designations. This land use classification may include, but is not limited to:

- Developed Commercial/Industrial properties that only a small portion of the parcel has been developed;
- Properties identified as planned residential subdivisions, but currently have development restrictions; or
- Vacant properties with development limitations or development plans that identify large portions of the property as open space areas, parklands or similar exempt land uses.

The following shows the EDU factors for each property type in the District:

| Property Type | Factor | Basis |
|---|---|---|
| Single-Family Residential Subdivided Lot | 1.00 | Parcel |
| Planned-Residential Subdivision | 1.00 | Planned Lot |
| Vacant, Undeveloped Private Property [1] | 4.00 | Acre |
| Vacant, Undeveloped Private Property (Zones 10,11, 36 and 37) [1] | 5.00 | Acre |
| Developed, Non-Residential Property | 5.00 | Acre |
| Developed Multiple Residential Units | 1.00 | Unit |
| Undeveloped, Public Property [2] | 0.00 | Acre |
| Developed, Public [3] | 0.30 | Acre |
| Developed, Regional Commercial [4] | 0.36 | Acre |

*Notes*

1. *The Undeveloped Private property factor for Zones, 10, 11, 36 and 37 (5.00 EDU/Acre) reflects the more intense use of property within these Zones when the properties are developed as compared to property development in other Zones of the District, which are assigned a weighting factor of 4.00 EDU/Acre. It is important to note that the factors shown above are used to apportion the assessment within each specific Zone, not across the entire District and therefore this distinction is an appropriate reflection of these parcels' benefit compared to other property types within the respective Zones.*
2. *It has been determined that undeveloped public properties generally do not benefit from the improvements and services provided by the District and are not assessed. These types of properties generally include easements, detention basins, parks or properties that have little or no development potential and therefore receive no special benefits from the District improvements.*
3. *Developed Public properties typically receive comparatively less benefit from the improvements and services provided by the District, since the use and enhancement of these properties has little direct benefit from aesthetics of the local environment. The factor shown was originally established based on typical proportionate cost of service and hours of use for this land use type.*
4. *Regional Commercial properties have been assigned a reduced benefit because of their size and their more distant proximity to the District improvements. Additionally, due to the nature and hours of use, the benefit received by such properties from the improvements and services is substantially less than other developed properties. The factor shown was originally established based on a calculation of the proportionate cost of service, average floor area ratios, and hours of use.*

## D. Assessment Adjustment Formula to Offset Inflation

It is recognized that the cost of maintaining the improvements increases slightly every year as a result of inflation.

New or increased assessments require certain noticing, meeting, and balloting requirements. However, Government Code Section 54954.6(a) provides that a "*new or increased assessment*" does not include "*an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed.*" This definition of an increased assessment was later confirmed by Senate Bill 919 (The Implementing Legislation for Proposition 218).

The District assessments include a formula for increasing assessments for each future fiscal year to offset increases in costs due to inflation. This assessment adjustment formula complies with the above-referenced Government Code section and was approved by the City Council and the original District property owners:

The maximum assessment amount allowed for each fiscal year shall be increased in an amount equal to the lesser of: (1) three percent (3.0%), or (2) the annual percentage increase of the Local Consumer Price Index (CPI) for "All Urban Consumers" for the San Francisco-Oakland-San Jose Area.

Each fiscal year, the City shall identify the percentage difference between the CPI for December and the CPI for the previous December (or similar time period). This percentage difference shall then establish the range of increased assessments allowed based on CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

In the event that the City Council determines that an inflation adjustment is not required for a given fiscal year or a given Zone, the City Council may authorize the assessment without applying the adjustment formula to the amount levied. If the budget and assessments for a given Zone require an increase greater than the adjustment set forth in the formula, then the proposed increase would be subject to approval by the Zone's property owners. Each fiscal year, the maximum assessment rate shall increase at the maximum amount allowable regardless if the increase is levied to the parcels within the Zone.

The percentage difference for the CPI for the San Francisco-Oakland-San Jose Area December 2010 to December 2011 was 2.9%. Therefore, the maximum assessment rates allowed for fiscal year 2012/2013 have been adjusted by 2.9% over the prior year's maximum assessment rates.

# IV. DISTRICT BUDGET

## A. Description of Budget Items

***Special Assessments*** -- This is the total amount to be levied and collected through assessments for the current fiscal year. It represents the sum of Total Expenses and Other Revenues subtracting the General Fund Support and the Drainage Fund Support.

***Other Revenue***– Represents revenue from other sources such as reserve fund contributions and homeowner association dues.

***General Fund Support*** – Represents the City's contribution to the Zones for any general benefit that the improvements within the Zones may have impact on other properties or the public at large.

***Gas Tax Support*** – Represents proceeds allocated to the City per Proposition K, Special Transportation Tax that can be utilized for maintenance expenses in zones where the City maintains the arterial, median and right-of-way landscaping.

***Field & Supervisory Personnel*** – The cost associated to the staff of the City for providing non-scheduled repairs, graffiti removal and other services, operations and maintenance of the improvements within the Zones.

***Maintenance Contract Costs*** -- Includes all regularly scheduled labor, material, e.g. fertilizer, insecticides, etc., and equipment required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems, and appurtenant facilities.

***Utilities*** – The cost of water, sewer and electrical utilities necessary to maintain improvements within the Zones.

***Engineer*** -- The costs of contracting with professionals to provide services specific to the levy administration, including preparation of the Engineer's Report, resolutions, and levy submittal to the County. These fees can also include any additional administrative, legal, or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing.

***Other Program Costs*** – Cost of maintenance, services and incidentals not included above.

***County Administration Charge*** —- The actual cost to the Consolidated District for the County to collect the assessments on the property tax bills.

***Other Landscaping*** — Other tree maintenance and waste disposal cost.

***City Indirect Costs*** — Incidental costs and expenses of the City associated with the operation and administration of the District.

***Equipment Purchases*** – This is for the purchase and replacement of improvement facilities and/or equipment used by City personnel for the maintenance and administration of the improvements. (e.g. City maintenance trucks)

***Streetscape Revitalization & Rehabilitation*** – This represents the zone's annual installment for participation in the Streetscape Revitalization and Rehabilitation program.

***Arterial Street Tree Maintenance*** – This represents the zone's annual installment for participation in the Arterial Street Tree Maintenance program.

***Street Tree Maintenance*** – This represents the zone's annual installment for participation in the Street Tree Maintenance program.

***Park Rehabilitation & Renovation*** – This represents the zone's annual installment for participation in the Park Rehabilitation and Renovation program.

***Total Parcels Levied*** – The total number of parcels within the Zones that will receive the special benefits during the current fiscal year.

***Total EDUs*** – The total Equivalent Dwelling Units within the Zones applied to the parcels described above.

***Levy per EDU*** – This amount represents the rate being applied to each parcel's individual EDU. The Levy per EDU is the result of dividing the "Special Assessment to Levy" by the Total EDUs of the Zones for the fiscal year. This rate is rounded to the nearest even pennies.

***Maximum Levy per EDU*** – This is the rate per EDU approved by property owners within the Zone, in accordance with Proposition 218, adjusted for inflation as described in the Method of Apportionment. This rate is rounded to the nearest pennies.

A variance may be seen between the Levy per EDU and the Maximum Levy per EDU. The variance occurs because the Special Assessments required to meet expenses for the current fiscal year are below the maximum level. The Maximum Levy per EDU is based upon the total expenses for all improvements both existing and those planned for the future.

# APPENDIX A – BUDGET FISCAL YEAR 2012/2013

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# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | | Zone 1 | | Zone 2 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | | $25,231.13 | | $9,701.90 |
| Zone Reserves | | 4,799.70 | | 2,443.13 |
| Gas Tax Support | | 0.00 | | 2,000.00 |
| General Fund Support | | 0.00 | | 0.00 |
| Drainage Fund Support | | 0.00 | | 0.00 |
| **Total Revenue** | **$** | **30,030.82** | **$** | **14,145.02** |
| | | | | |
| **Expenses** | | | | |
| Personnel | | $9,133.37 | | $3,427.31 |
| Grounds Maintenance Contract | | 3,389.32 | | 1,906.92 |
| Tree Maintenance Contract | | 1,028.15 | | 481.89 |
| Utilities, Water & Sewer | | 2,059.08 | | 3,200.76 |
| Utilities, Gas & Electric | | 40.27 | | 114.70 |
| Utilities, Waste | | 2.24 | | 0.84 |
| Supplies | | 721.35 | | 250.14 |
| Radio/Computer/Controllers | | 404.51 | | 151.79 |
| Equipment/Vehicles | | 1,013.34 | | 380.26 |
| Training/Licenses | | 32.65 | | 12.25 |
| LMD Administration | | 569.29 | | 213.26 |
| Internal Service Charges | | 558.57 | | 209.61 |
| Indirect Costs | | 1,063.98 | | 399.26 |
| **Sub-Total (1)** | **$** | **20,016.12** | **$** | **10,748.98** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | | 0.00 | | 0.00 |
| Tree Maintenance | | 10,014.71 | | 3,396.04 |
| Park Rehabilitation & Renovation | | 0.00 | | 0.00 |
| **Sub-Total** | **$** | **10,014.71** | **$** | **3,396.04** |
| | | | | |
| **Total Expenses** | **$** | **30,030.82** | **$** | **14,145.02** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ | 25,231.13 | $ | 9,701.90 |
| Total Parcels Levied | | 294 | | 125 |
| Total EDUs | | 485.00 | | 125.00 |
| **Total EDUs Levied** | | 485.00 | | 125.00 |
| Levy Per EDU | | $52.0229 | | $77.6152 |
| Max Rate Per EDU (2.9% Incr) | | $52.0229 | | $77.6391 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 3 | Zone 4 | Zone 5 | Zone 6 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $302,399.95 | $6,163.24 | $7,613.22 | $2,347.61 |
| Zone Reserves | 7,092.70 | 114.00 | 0.00 | 0.00 |
| Gas Tax Support | 34,710.43 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 6,643.24 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 350,846.33** | **$ 6,277.24** | **$ 7,613.22** | **$ 2,347.61** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $82,891.48 | $1,441.30 | $2,137.59 | $708.44 |
| Grounds Maintenance Contract | 95,453.43 | 0.00 | 0.00 | 0.00 |
| Tree Maintenance Contract | 46,364.22 | 255.44 | 255.44 | 255.44 |
| Utilities, Water & Sewer | 77,928.14 | 0.00 | 0.00 | 0.00 |
| Utilities, Gas & Electric | 3,736.02 | 170.66 | 0.00 | 120.02 |
| Utilities, Waste | 2,347.71 | 0.35 | 0.53 | 0.17 |
| Supplies | 9,214.93 | 207.71 | 300.53 | 102.84 |
| Radio/Computer/Controllers | 3,671.16 | 63.83 | 94.67 | 31.38 |
| Equipment/Vehicles | 9,196.71 | 159.91 | 237.16 | 78.60 |
| Training/Licenses | 296.36 | 5.15 | 7.64 | 2.53 |
| LMD Administration | 5,020.40 | 88.99 | 132.85 | 44.21 |
| Internal Service Charges | 5,069.42 | 88.15 | 130.73 | 43.33 |
| Indirect Costs | 9,656.35 | 167.90 | 249.02 | 82.53 |
| **Sub-Total (1)** | **$ 350,846.33** | **$ 2,649.40** | **$ 3,546.16** | **$ 1,469.48** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 0.00 | 3,297.41 | 2,418.59 | 287.20 |
| Tree Maintenance | 0.00 | 330.42 | 1,648.47 | 590.93 |
| Park Rehabilitation & Renovation | 0.00 | 0.00 | 0.00 | 0.00 |
| **Sub-Total** | **$ -** | **$ 3,627.84** | **$ 4,067.06** | **$ 878.13** |
| | | | | |
| **Total Expenses** | **$ 350,846.33** | **$ 6,277.24** | **$ 7,613.22** | **$ 2,347.61** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 302,399.95 | $ 6,163.24 | $ 7,613.22 | $ 2,347.61 |
| Total Parcels Levied | 2,293 | 144 | 69 | 2 |
| Total EDUs | 2,620.85 | 144.00 | 69.00 | 44.85 |
| **Total EDUs Levied** | 2,620.85 | 144.00 | 69.00 | 44.85 |
| Levy Per EDU | $115.3826 | $42.8003 | $110.3365 | $52.3435 |
| Max Rate Per EDU (2.9% Incr) | $115.3923 | $115.3923 | $115.3923 | $115.3923 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | | Zone 7 | | Zone 8 | | Zone 9 |
|---|---|---|---|---|---|---|
| **Revenues** | | | | | | |
| Special Assessments | | $182,962.73 | | $31,492.22 | | $314,754.40 |
| Zone Reserves | | 68,040.52 | | 0.00 | | 22,912.34 |
| Gas Tax Support | | 53,246.62 | | 11,743.37 | | 49,883.91 |
| General Fund Support | | 0.00 | | 0.00 | | 0.00 |
| Drainage Fund Support | | 0.00 | | 4,308.00 | | 139,048.76 |
| **Total Revenue** | **$** | **304,249.87** | **$** | **47,543.59** | **$** | **526,599.41** |
| | | | | | | |
| **Expenses** | | | | | | |
| Personnel | | $36,198.39 | | $10,768.33 | | $81,356.19 |
| Grounds Maintenance Contract | | 33,353.61 | | 19,736.48 | | 93,474.70 |
| Tree Maintenance Contract | | 3,387.01 | | 1,167.23 | | 36,374.58 |
| Utilities, Water & Sewer | | 49,201.60 | | 9,142.24 | | 157,704.85 |
| Utilities, Gas & Electric | | 4,072.66 | | 28.86 | | 7,243.70 |
| Utilities, Waste | | 1,819.05 | | 209.48 | | 5,236.18 |
| Supplies | | 4,217.58 | | 2,156.79 | | 10,582.12 |
| Radio/Computer/Controllers | | 1,603.18 | | 476.92 | | 3,605.31 |
| Equipment/Vehicles | | 4,016.17 | | 1,194.73 | | 9,026.37 |
| Training/Licenses | | 129.42 | | 38.50 | | 290.87 |
| LMD Administration | | 2,190.87 | | 637.52 | | 4,867.86 |
| Internal Service Charges | | 2,213.80 | | 658.56 | | 4,975.52 |
| Indirect Costs | | 4,216.89 | | 1,254.44 | | 9,477.49 |
| **Sub-Total (1)** | **$** | **146,620.23** | **$** | **47,470.09** | **$** | **424,215.76** |
| **Cyclical Maintenance** | | | | | | |
| Streetscape Revitalization & Rehabilitation | | 10,495.70 | | 73.50 | | 15,724.00 |
| Tree Maintenance | | 20,550.75 | | 0.00 | | 0.00 |
| Park Rehabilitation & Renovation | | 126,583.19 | | 0.00 | | 86,659.65 |
| **Sub-Total** | **$** | **157,629.64** | **$** | **73.50** | **$** | **102,383.65** |
| | | | | | | |
| **Total Expenses** | **$** | **304,249.87** | **$** | **47,543.59** | **$** | **526,599.41** |
| | | | | | | |
| **Levy Information** | | | | | | |
| Special Assessment to Levy | $ | 182,962.73 | $ | 31,492.22 | $ | 314,754.40 |
| Total Parcels Levied | | 1,171 | | 219 | | 2,368 |
| Total EDUs | | 1,272.34 | | 219.00 | | 2,441.03 |
| **Total EDUs Levied** | | 1,272.34 | | 219.00 | | 2,441.03 |
| Levy Per EDU | | $143.8001 | | $143.8001 | | $128.9432 |
| Max Rate Per EDU (2.9% Incr) | | $143.8001 | | $143.8001 | | $128.9432 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 10 | Zone 11 | Zone 12 | Zone 13 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $164,769.24 | $1,375.05 | $104,060.37 | $92,082.12 |
| Zone Reserves | 165,484.33 | 0.00 | 12,331.30 | 30,491.88 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 330,253.57** | **$ 1,375.05** | **$ 116,391.66** | **$ 122,574.00** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $41,741.63 | $472.25 | $21,197.61 | $31,774.89 |
| Grounds Maintenance Contract | 47,614.91 | 0.00 | 20,473.03 | 19,107.32 |
| Tree Maintenance Contract | 2,291.42 | 199.00 | 487.51 | 1,126.75 |
| Utilities, Water & Sewer | 33,089.39 | 0.00 | 31,007.95 | 36,194.14 |
| Utilities, Gas & Electric | 1,447.51 | 0.00 | 1,789.03 | 1,580.59 |
| Utilities, Waste | 738.95 | 0.12 | 5.21 | 2,554.73 |
| Supplies | 6,487.15 | 62.51 | 4,988.30 | 5,001.77 |
| Radio/Computer/Controllers | 1,848.69 | 20.92 | 938.82 | 1,407.27 |
| Equipment/Vehicles | 4,631.18 | 52.40 | 2,351.85 | 3,525.39 |
| Training/Licenses | 149.24 | 1.69 | 75.79 | 113.60 |
| LMD Administration | 2,581.98 | 29.53 | 1,309.04 | 1,840.72 |
| Internal Service Charges | 2,552.80 | 28.88 | 1,296.39 | 1,943.27 |
| Indirect Costs | 4,862.64 | 55.01 | 2,469.39 | 3,701.58 |
| **Sub-Total (1)** | **$ 150,037.51** | **$ 922.30** | **$ 88,389.91** | **$ 109,872.02** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 146,862.81 | 12.70 | 14,001.75 | 12,701.98 |
| Tree Maintenance | 33,353.25 | 440.05 | 14,000.00 | 0.00 |
| Park Rehabilitation & Renovation | 0.00 | 0.00 | 0.00 | 0.00 |
| **Sub-Total** | **$ 180,216.06** | **$ 452.75** | **$ 28,001.75** | **$ 12,701.98** |
| | | | | |
| **Total Expenses** | **$ 330,253.57** | **$ 1,375.05** | **$ 116,391.66** | **$ 122,574.00** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 164,769.24 | $ 1,375.05 | $ 104,060.37 | $ 92,082.12 |
| Total Parcels Levied | 258 | 1 | 98 | 358 |
| Total EDUs | 2,146.43 | 18.15 | 933.10 | 374.28 |
| **Total EDUs Levied** | 2,146.43 | 18.15 | 933.10 | 374.28 |
| Levy Per EDU | $76.7644 | $75.7601 | $111.5207 | $246.0247 |
| Max Rate Per EDU (2.9% Incr) | $76.7644 | $76.7644 | $111.5343 | $246.0369 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 14 | Zone 15 | Zone 16 | Zone 17 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $50,078.63 | $173,729.61 | $39,279.69 | $259,152.77 |
| Zone Reserves | 17,909.95 | 34,025.37 | 7,062.61 | 35,744.09 |
| Gas Tax Support | 5,423.66 | 26,304.10 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 73,412.25** | **$ 234,059.08** | **$ 46,342.30** | **$ 294,896.85** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $22,793.92 | $59,824.32 | $12,642.93 | $34,589.75 |
| Grounds Maintenance Contract | 15,362.00 | 60,961.08 | 5,503.35 | 34,408.16 |
| Tree Maintenance Contract | 873.86 | 0.00 | 535.27 | 2,919.42 |
| Utilities, Water & Sewer | 9,359.18 | 71,795.73 | 15,645.19 | 47,427.43 |
| Utilities, Gas & Electric | 286.38 | 5,125.10 | 637.28 | 2,866.55 |
| Utilities, Waste | 1,298.57 | 5,775.77 | 1,511.60 | 2,335.84 |
| Supplies | 3,080.95 | 6,990.94 | 2,420.58 | 5,277.61 |
| Radio/Computer/Controllers | 1,009.51 | 2,649.55 | 559.94 | 1,531.94 |
| Equipment/Vehicles | 2,528.96 | 6,637.44 | 1,402.72 | 3,837.69 |
| Training/Licenses | 81.49 | 213.89 | 45.20 | 123.67 |
| LMD Administration | 1,327.05 | 3,457.40 | 723.99 | 2,101.40 |
| Internal Service Charges | 1,394.01 | 3,658.69 | 773.21 | 2,115.42 |
| Indirect Costs | 2,655.35 | 6,969.16 | 1,472.82 | 4,029.49 |
| **Sub-Total (1)** | **$ 62,051.25** | **$ 234,059.08** | **$ 43,874.08** | **$ 143,564.37** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 11,361.00 | 0.00 | 2,468.22 | 40,634.20 |
| Tree Maintenance | 0.00 | 0.00 | 0.00 | 15,929.84 |
| Park Rehabilitation & Renovation | 0.00 | 0.00 | 0.00 | 94,768.44 |
| **Sub-Total** | **$ 11,361.00** | **$ -** | **$ 2,468.22** | **$ 151,332.48** |
| | | | | |
| **Total Expenses** | **$ 73,412.25** | **$ 234,059.08** | **$ 46,342.30** | **$ 294,896.85** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 50,078.63 | $ 173,729.61 | $ 39,279.69 | $ 259,152.77 |
| Total Parcels Levied | 369 | 1,188 | 252 | 1,136 |
| Total EDUs | 371.00 | 1,287.06 | 291.00 | 1,665.25 |
| **Total EDUs Levied** | 371.00 | 1,287.06 | 291.00 | 1,665.25 |
| Levy Per EDU | $134.9818 | $134.9818 | $134.9818 | $155.6243 |
| Max Rate Per EDU (2.9% Incr) | $134.9818 | $134.9818 | $134.9818 | $155.6271 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 18 | Zone 19 | Zone 20 | Zone 21 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $94,178.11 | $123,924.24 | $30,795.93 | $52,372.92 |
| Zone Reserves | 0.00 | 19,367.21 | 12,823.32 | 3,705.37 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 6,687.91 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 94,178.11** | **$ 143,291.45** | **$ 43,619.25** | **$ 62,766.20** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $19,177.77 | $29,293.44 | $11,885.38 | $18,044.02 |
| Grounds Maintenance Contract | 18,336.39 | 32,312.82 | 3,002.62 | 12,671.13 |
| Tree Maintenance Contract | 18,489.17 | 12,742.12 | 6,475.02 | 1,007.33 |
| Utilities, Water & Sewer | 27,630.69 | 23,855.38 | 6,508.26 | 19,025.55 |
| Utilities, Gas & Electric | 680.77 | 1,161.46 | 347.81 | 985.66 |
| Utilities, Waste | 4.71 | 1,089.19 | 543.92 | 545.41 |
| Supplies | 2,212.91 | 3,787.69 | 1,807.34 | 3,380.53 |
| Radio/Computer/Controllers | 849.36 | 1,297.37 | 526.39 | 799.15 |
| Equipment/Vehicles | 2,127.75 | 3,250.07 | 1,318.67 | 2,001.96 |
| Training/Licenses | 68.57 | 104.73 | 42.49 | 64.51 |
| LMD Administration | 1,193.06 | 1,769.47 | 726.18 | 1,035.40 |
| Internal Service Charges | 1,172.86 | 1,791.51 | 726.88 | 1,103.52 |
| Indirect Costs | 2,234.09 | 3,412.50 | 1,384.57 | 2,102.02 |
| **Sub-Total (1)** | **$ 94,178.11** | **$ 115,867.75** | **$ 35,295.53** | **$ 62,766.20** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 0.00 | 7,950.70 | 2,133.60 | 0.00 |
| Tree Maintenance | 0.00 | 0.00 | 4,452.98 | 0.00 |
| Park Rehabilitation & Renovation | 0.00 | 19,473.00 | 1,737.14 | 0.00 |
| **Sub-Total** | **$ -** | **$ 27,423.70** | **$ 8,323.72** | **$ -** |
| | | | | |
| **Total Expenses** | **$ 94,178.11** | **$ 143,291.45** | **$ 43,619.25** | **$ 62,766.20** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 94,178.11 | $ 123,924.24 | $ 30,795.93 | $ 52,372.92 |
| Total Parcels Levied | 970 | 429 | 168 | 388 |
| Total EDUs | 980.00 | 702.43 | 174.56 | 388.00 |
| **Total EDUs Levied** | 980.00 | 702.43 | 174.56 | 388.00 |
| Levy Per EDU | $96.1002 | $176.4234 | $176.4203 | $134.9818 |
| Max Rate Per EDU (2.9% Incr) | $96.1144 | $176.4373 | $176.4373 | $134.9818 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 22 | Zone 23 | Zone 24 | Zone 25 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $28,087.00 | $26,206.74 | $83,461.92 | $0.00 |
| Zone Reserves | 4,676.56 | 712.17 | 3,391.33 | 0.00 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 32,763.57** | **$ 26,918.91** | **$ 86,853.25** | **$ -** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $6,840.17 | $6,632.60 | $23,307.33 | $0.00 |
| Grounds Maintenance Contract | 6,251.21 | 0.00 | 9,240.17 | 0.00 |
| Tree Maintenance Contract | 387.76 | 255.44 | 255.44 | 0.00 |
| Utilities, Water & Sewer | 8,158.85 | 0.00 | 12,101.95 | 0.00 |
| Utilities, Gas & Electric | 174.85 | 127.80 | 115.80 | 0.00 |
| Utilities, Waste | 1.68 | 1.63 | 5.73 | 0.00 |
| Supplies | 811.10 | 957.44 | 4,268.27 | 0.00 |
| Radio/Computer/Controllers | 302.94 | 293.75 | 1,032.25 | 0.00 |
| Equipment/Vehicles | 758.91 | 735.88 | 2,585.92 | 0.00 |
| Training/Licenses | 24.46 | 23.71 | 83.33 | 0.00 |
| LMD Administration | 423.54 | 410.32 | 1,351.79 | 0.00 |
| Internal Service Charges | 418.33 | 405.63 | 1,425.41 | 0.00 |
| Indirect Costs | 796.84 | 772.66 | 2,715.16 | 0.00 |
| **Sub-Total (1)** | **$ 25,350.63** | **$ 10,616.86** | **$ 58,488.56** | **$ -** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 1,866.90 | 12,915.90 | 7,777.60 | 0.00 |
| Tree Maintenance | 5,546.04 | 3,386.15 | 3,537.36 | 0.00 |
| Park Rehabilitation & Renovation | 0.00 | 0.00 | 17,049.73 | 0.00 |
| **Sub-Total** | **$ 7,412.94** | **$ 16,302.05** | **$ 28,364.69** | **$ -** |
| | | | | |
| **Total Expenses** | **$ 32,763.57** | **$ 26,918.91** | **$ 86,853.25** | **$ -** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 28,087.00 | $ 26,206.74 | $ 83,461.92 | $ - |
| Total Parcels Levied | 147 | 113 | 592 | 0 |
| Total EDUs | 208.08 | 347.85 | 618.32 | 459.84 |
| **Total EDUs Levied** | 208.08 | 347.85 | 618.32 | 0.00 |
| Levy Per EDU | $134.9818 | $75.3392 | $134.9818 | $0.0000 |
| Max Rate Per EDU (2.9% Incr) | $134.9818 | $134.9818 | $134.9818 | $134.9822 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 26 | Zone 27 | Zone 28 | Zone 29 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $194,480.03 | $8,809.66 | $74,239.96 | $59,111.46 |
| Zone Reserves | 43,237.63 | 369.70 | 5,463.19 | 5,982.91 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 237,717.66** | **$ 9,179.36** | **$ 79,703.16** | **$ 65,094.37** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $57,132.83 | $1,805.25 | $23,753.70 | $21,931.70 |
| Grounds Maintenance Contract | 35,465.33 | 1,624.91 | 11,977.42 | 19,150.07 |
| Tree Maintenance Contract | 3,351.88 | 255.44 | 1,603.01 | 1,268.64 |
| Utilities, Water & Sewer | 47,641.86 | 2,213.63 | 0.00 | 2,704.05 |
| Utilities, Gas & Electric | 8,925.82 | 163.71 | 293.83 | 6,043.99 |
| Utilities, Waste | 2,178.02 | 0.44 | 5.84 | 2,728.04 |
| Supplies | 10,291.02 | 256.41 | 2,748.12 | 2,620.37 |
| Radio/Computer/Controllers | 2,530.34 | 79.95 | 1,052.02 | 971.33 |
| Equipment/Vehicles | 6,338.82 | 200.29 | 2,635.45 | 2,433.30 |
| Training/Licenses | 204.27 | 6.45 | 84.93 | 78.41 |
| LMD Administration | 3,332.70 | 111.60 | 1,476.29 | 1,268.28 |
| Internal Service Charges | 3,494.09 | 110.40 | 1,452.71 | 1,341.28 |
| Indirect Costs | 6,655.62 | 210.30 | 2,767.16 | 2,554.91 |
| **Sub-Total (1)** | **$ 187,542.59** | **$ 7,038.79** | **$ 49,850.49** | **$ 65,094.37** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 13,728.70 | 1,055.00 | 6,985.00 | 0.00 |
| Tree Maintenance | 6,424.35 | 1,085.57 | 22,867.67 | 0.00 |
| Park Rehabilitation & Renovation | 30,022.02 | 0.00 | 0.00 | 0.00 |
| **Sub-Total** | **$ 50,175.07** | **$ 2,140.57** | **$ 29,852.67** | **$ 0.00** |
| | | | | |
| **Total Expenses** | **$ 237,717.66** | **$ 9,179.36** | **$ 79,703.16** | **$ 65,094.37** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 194,480.03 | $ 8,809.66 | $ 74,239.96 | $ 59,111.46 |
| Total Parcels Levied | 1,081 | 75 | 550 | 443 |
| Total EDUs | 1,119.60 | 520.56 | 550.00 | 462.08 |
| **Total EDUs Levied** | 1,119.60 | 520.56 | 550.00 | 462.08 |
| Levy Per EDU | $173.7049 | $16.9234 | $134.9818 | $127.9247 |
| Max Rate Per EDU (2.9% Incr) | $173.7055 | $134.9818 | $134.9818 | $127.9248 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 30 | Zone 31 | Zone 32 | Zone 33 | Zone 34 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Special Assessments | $42,381.37 | $727.63 | $0.00 | $0.00 | $11,407.73 |
| Zone Reserves | 17,149.77 | 0.00 | 0.00 | 4,938.17 | 163.21 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 59,531.13** | **$ 727.63** | **$ -** | **$ 4,938.17** | **$ 11,570.94** |
| | | | | | |
| **Expenses** | | | | | |
| Personnel | $12,069.19 | $153.44 | $0.00 | $498.72 | $2,847.51 |
| Grounds Maintenance Contract | 9,918.37 | 0.00 | 0.00 | 1,015.05 | 4,885.78 |
| Tree Maintenance Contract | 389.16 | 0.00 | 0.00 | 255.44 | 255.44 |
| Utilities, Water & Sewer | 13,847.45 | 0.00 | 0.00 | 2,920.01 | 0.00 |
| Utilities, Gas & Electric | 558.97 | 0.00 | 0.00 | 0.00 | 390.40 |
| Utilities, Waste | 5.97 | 0.04 | 0.00 | 0.12 | 0.70 |
| Supplies | 1,193.34 | 13.10 | 0.00 | 50.43 | 413.59 |
| Radio/Computer/Controllers | 534.53 | 6.80 | 0.00 | 22.09 | 126.11 |
| Equipment/Vehicles | 1,339.06 | 17.02 | 0.00 | 55.33 | 315.93 |
| Training/Licenses | 43.15 | 0.55 | 0.00 | 1.78 | 10.18 |
| LMD Administration | 722.18 | 9.42 | 0.00 | 30.60 | 176.35 |
| Internal Service Charges | 738.12 | 9.38 | 0.00 | 30.50 | 174.15 |
| Indirect Costs | 1,405.99 | 17.88 | 0.00 | 58.10 | 331.72 |
| **Sub-Total (1)** | **$ 42,765.48** | **$ 227.63** | **$ -** | **$ 4,938.17** | **$ 9,927.86** |
| **Cyclical Maintenance** | | | | | |
| Streetscape Revitalization & Rehabilitation | 1,041.40 | 500.00 | 0.00 | 0.00 | 101.60 |
| Tree Maintenance | 5,333.04 | 0.00 | 0.00 | 0.00 | 1,541.48 |
| Park Rehabilitation & Renovation | 10,391.22 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Sub-Total** | **$ 16,765.66** | **$ 500.00** | **$ -** | **$ -** | **$ 1,643.08** |
| | | | | | |
| **Total Expenses** | **$ 59,531.13** | **$ 727.63** | **$ -** | **$ 4,938.17** | **$ 11,570.94** |
| | | | | | |
| **Levy Information** | | | | | |
| Special Assessment to Levy | $ 42,381.37 | $ 727.63 | $ - | $ - | $ 11,407.73 |
| Total Parcels Levied | 82 | 1 | 0 | 0 | 8 |
| Total EDUs | 160.00 | 27.75 | 3.00 | 2,347.24 | 84.10 |
| **Total EDUs Levied** | 160.00 | 27.75 | 0.00 | 0.00 | 84.10 |
| Levy Per EDU | $264.8835 | $26.2208 | $0.0000 | $0.0000 | $135.6448 |
| Max Rate Per EDU (2.9% Incr) | $264.8971 | $176.2851 | $154.2583 | $187.4047 | $203.1795 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | Zone 35 | Zone 36 | Zone 37 | Zone 40 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | $38,084.89 | $1,424.43 | $3,260.13 | $3,526.40 |
| Zone Reserves | 36,525.09 | 0.00 | 0.00 | 717.09 |
| Gas Tax Support | 0.00 | 0.00 | 0.00 | 0.00 |
| General Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| Drainage Fund Support | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **$ 74,609.99** | **$ 1,424.43** | **$ 3,260.13** | **$ 4,243.49** |
| | | | | |
| **Expenses** | | | | |
| Personnel | $11,505.88 | $460.28 | $887.26 | $1,101.04 |
| Grounds Maintenance Contract | 3,944.37 | 0.00 | 0.00 | 1,345.10 |
| Tree Maintenance Contract | 670.15 | 255.44 | 255.44 | 255.44 |
| Utilities, Water & Sewer | 19,621.24 | 0.00 | 0.00 | 251.00 |
| Utilities, Gas & Electric | 0.00 | 85.27 | 0.00 | 50.00 |
| Utilities, Waste | 1,625.81 | 0.11 | 0.22 | 0.27 |
| Supplies | 1,492.20 | 59.71 | 69.95 | 118.45 |
| Radio/Computer/Controllers | 509.58 | 20.39 | 39.30 | 48.76 |
| Equipment/Vehicles | 1,276.56 | 51.07 | 98.44 | 122.16 |
| Training/Licenses | 41.14 | 1.65 | 3.17 | 3.94 |
| LMD Administration | 655.55 | 28.78 | 55.05 | 68.09 |
| Internal Service Charges | 703.67 | 28.15 | 54.26 | 67.34 |
| Indirect Costs | 1,340.36 | 53.62 | 103.36 | 128.26 |
| **Sub-Total (1)** | **$ 43,386.52** | **$ 1,044.46** | **$ 1,566.45** | **$ 3,559.84** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | 30,982.00 | 12.70 | 1,270.50 | 0.00 |
| Tree Maintenance | 0.00 | 367.27 | 423.18 | 683.65 |
| Park Rehabilitation & Renovation | 241.47 | 0.00 | 0.00 | 0.00 |
| **Sub-Total** | **$ 31,223.47** | **$ 379.97** | **$ 1,693.68** | **$ 683.65** |
| | | | | |
| **Total Expenses** | **$ 74,609.99** | **$ 1,424.43** | **$ 3,260.13** | **$ 4,243.49** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ 38,084.89 | $ 1,424.43 | $ 3,260.13 | $ 3,526.40 |
| Total Parcels Levied | 186 | 1 | 10 | 1 |
| Total EDUs | 186.00 | 20.00 | 76.00 | 9.00 |
| **Total EDUs Levied** | 186.00 | 20.00 | 76.00 | 9.00 |
| Levy Per EDU | $204.7575 | $71.2213 | $42.8965 | $391.8225 |
| Max Rate Per EDU (2.9% Incr) | $204.7731 | $76.7644 | $76.7644 | $391.8270 |

# APPENDIX A--BUDGET FISCAL YEAR 2012/2013

| | | Zone 41 | | Zone Total |
|---|---|---|---|---|
| **Revenues** | | | | |
| Special Assessments | | $1,405.33 | | $2,645,079.74 |
| Zone Reserves | | 348.21 | | 568,022.85 |
| Gas Tax Support | | 0.00 | | 190,000.00 |
| General Fund Support | | 0.00 | | 0.00 |
| Drainage Fund Support | | 0.00 | | 150,000.00 |
| **Total Revenue** | **$** | **1,753.54** | **$** | **3,553,102.59** |
| | | | | |
| **Expenses** | | | | |
| Personnel | | $479.02 | | $702,906.23 |
| Grounds Maintenance Contract | | 438.48 | | 622,323.56 |
| Tree Maintenance Contract | | 255.44 | | 146,685.83 |
| Utilities, Water & Sewer | | 120.00 | | 730,355.62 |
| Utilities, Gas & Electric | | 12.00 | | 49,377.46 |
| Utilities, Waste | | 0.12 | | 32,575.31 |
| Supplies | | 35.68 | | 98,651.42 |
| Radio/Computer/Controllers | | 21.22 | | 31,133.00 |
| Equipment/Vehicles | | 53.15 | | 77,986.63 |
| Training/Licenses | | 1.71 | | 2,513.10 |
| LMD Administration | | 29.70 | | 42,010.70 |
| Internal Service Charges | | 29.30 | | 42,987.84 |
| Indirect Costs | | 55.80 | | 81,884.25 |
| **Sub-Total (1)** | **$** | **1,531.61** | **$** | **2,661,390.93** |
| **Cyclical Maintenance** | | | | |
| Streetscape Revitalization & Rehabilitation | | 12.70 | $ | 348,673.36 |
| Tree Maintenance | | 209.24 | | 156,112.43 |
| Park Rehabilitation & Renovation | | 0.00 | | 386,925.87 |
| **Sub-Total** | **$** | **221.94** | **$** | **891,711.66** |
| | | | | |
| **Total Expenses** | **$** | **1,753.54** | **$** | **3,553,102.59** |
| | | | | |
| **Levy Information** | | | | |
| Special Assessment to Levy | $ | 1,405.33 | $ | 2,645,079.74 |
| Total Parcels Levied | | 1 | | 15,591 |
| Total EDUs | | 4.16 | | 23,955.90 |
| **Total EDUs Levied** | | 4.16 | | 21,145.82 |
| Levy Per EDU | | $337.8193 | | |
| Max Rate Per EDU (2.9% Incr) | | $337.8329 | | |

# APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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**LANDSCAPE MAINTENANCE ZONE 1**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 1)**

| | | |
|---|---|---|
| | **Zone 1** | Sycamore Village Subdivision |
| **I.** | **Existing Arterial Landscaping** | |
| | **A. Tracy Blvd.** | |
| | | **1.** East side from end of sound wall (near WSID canal) north to 1688 Tracy Blvd. |

**LANDSCAPE MAINTENANCE ZONE 2**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 2 - Associated with the Fairhaven Subdivision, west side of Tracy Blvd.

| | | |
|---|---|---|
| | **Zone 2** | Fairhaven Subdivision |
| **II.** | **Arterial Landscaping** | |
| | **A. Tracy Blvd.** | |
| | | **1.** West side approximately 1,000' south Valpico, to Sycamore Oarkway (Fairhaven subdivision) |

**LANDSCAPE MAINTENANCE ZONE 3**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 3)**

Zone 3 - Located in the northwest section of Tracy. It is bordered on the north by I-205, on the south by Byron Road, on the west by Lammers Road, west of Corral Hollow, and on the east by Tracy Blvd.

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| **Zone 3** | | | Corral Hollow/Byron/I205 Triangle |
| **I.** | **Arterial Landscaping** | | |
| | **A. Bikepath Adjacent to Channelway** | | |
| | | **1.** | Lowell Avenue, south to Vivian between curb and bikepath |
| | **B. Corral Hollow Road** | | |
| | | **1.** | West side adjacent to Foothill Ranch Estates, Buena Vista Estates, Sterling Estates, and Pheasant Run. |
| | | **2.** | East side from RR tracks to SE corner of Corral Hollow and Lowell Avenue |
| | | **3.** | From SE corner of Corral Hollow and Grantline Road, east side of Corral Hollow, southward to end of commercial property line of APN 232-020-54 |
| | | **4.** | Median Island north of Byron Road to Grantline Road, exluding 32,872.22 SF of median from north side of Lowell Avenue to south property line of APN 232-020-54 |
| | **C. Grant Line Road** | | |
| | | **1.** | North side approximately 1100+/- linear feet east of Lincoln to Corral Hollow Road. |
| | | **2.** | South side along soundwall at Summergate. |
| | | **3.** | Median island from Corral Hollow west of Orchard Parkway. |
| | | **4.** | South side from Pombo Parkway, west to end of 2180 Grantline Road (Klemm Building) |
| | | **5.** | South side, 113' east of Joe Pombo Parkway. Turf north of sidewalk to curb, 295' east of Joe Pombo Parkway ending @ driveway. Turf south of sidewalk, 112 ft. east of Joe Pombo Parkway to moban, ending 316 feet east of Joe Pombo Parkway at shopping center mow band, 25' from curb [Sekhon Retail Center] |
| | **D. Kavanagh Avenue** | | |
| | | **1.** | From Corral Hollow Rd. channel way to Golden Springs Dr. (south side) approx. 750+/- linear ft. |
| | **E. Lowell Avenue** | | |
| | | **1.** | From Corral Hollow to 440 feet west of Regency (both sides). |
| | | **2.** | North side of soundwall approximately 460 feet (Bridle Creek). |
| | | **3.** | North side between curb & sidewalk, from Henley Parkway to the west end. |
| | | **4.** | South side of soundwall from Henley Parkway to west end of Heartland Subdivision, approximately 180 feet. |
| | | **5.** | Median strip from Corral Hollow eastward, ending at point adjacent to east property line of parcel 232-380-04. |
| | | **6.** | South side from Corral Hollow east to Promenade Circle |
| | | **7.** | North side between soundwall and curb from Bridle Creek to Joe Pombo Parkway. |
| | | **8.** | South side from east end of subdivision to end of soundwall/Joe Pombo. |
| | | **9.** | South side from Joe Pombo to Blanford Lane. |
| | | **10.** | South side from Promenade east to end of soundwall. |
| | | **11.** | North side from Henley Parkway, west to end of soundwall. |

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| **Zone 3** | | | Corral Hollow/Byron/I205 Triangle |
| | **F. Orchard Parkway** | | |
| | | **1.** | East side from Lowell Avenue to approximately 100 feet north of Joseph Damon Drive. |
| | | **2.** | median Island from Hillcrest north to Joseph Damon Drive. |
| | | **3.** | West side from Lowell Avenue north to approximately 500 feet north of Hillcrest and from Joseph Damon Drive to Grant Line Road to be weed free, between curb and fence line. |
| | | **4.** | West side landscape area between curb and fence line, approximately 500 feet south of Joseph Damon Drive. |
| | | **5.** | West side from Grantline Road south to Lowell Avenue |
| | | **6.** | Jenni Lane south to Lowell Avenue |
| | | **7.** | On Orchard Parkway from Joseph Damon 484ft north to Grantline, 4ft from street to side walk to 122 ft from Joseph Damon along sound wall. On Grantline from Orchard Pkwy. to Corral Hollow 811 ft. On Corral Hollow, from Grantline south to Alegre 561ft. [Tracy Medical Building] |
| | **G. Tracy Blvd.** | | |
| | | **1.** | Median strip in front of Arnaudo Plaza Shopping Center. |
| | **H. Henley Pkwy** | | |
| | | **1.** | East side between soundwall and curb, from Lowell Ave. to Bridle Creek Drive. |
| | | **2.** | West side from Lowell Ave north to end of Soundwall (North of Giovanni). |
| **II. Subdivision Landscaping** | | | |
| | **A. Arnaudo Village** | | |
| | | **1.** | Entryways at Lincoln and Grant Line. |
| | **B. Blossom Valley** | | |
| | | **1.** | Entryways at Travao Lane and Grant Line, which includes median. |
| | **C. Blanford Lane** | | |
| | | **1.** | Blandford Lane — East side from Lowell Drive to Ferndown Lane. |
| | **D. Foothill Ranch Estates** | | |
| | | **1.** | Entryway at Foothill Ranch Drive and Corral Hollow Road and median Island. |
| | **E. Woodfield Estates** | | |
| | | **1.** | Entryway at Fieldview which includes the north and south side soundwall and median strip entire length of Fieldview. |
| | | **2.** | Entryway at Promenade Circle which includes west side of soundwall and median Island and east side. |
| | **F. Sterling Estates** | | |
| | | **1.** | Alegre - north side (approximately 370 feet X 5 feet) and median Island. |

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| | **G. Pheasant Run** | |
| | | **1.** Entryway at Corral Hollow and Fieldview (approximately 150 feet) and median. |
| | | **2.** Annie Court adjacent to Fieldview including south side of soundwall. |
| | **H. Bridle Creek** | |
| | | **1.** Entryway at Lowell Avenue and Bridle Creek Circle (approximately 70 feet x 5 feet) and median Island on Bridle Creek. |
| | | **2.** Entryway at Bridle Creek and Joe Pombo Parkway. |
| | **I. Heartland** | |
| | | **1.** Entryways at Lowell Avenue and Oxford Way (approx. 80 feet x 5 feet) and median Island on Oxford Way. |
| | | **2.** Entryway at Hampshire Lane including median strip. |
| | **J. Laurelbrook** | |
| | | **1.** Entryway at Laurelbrook Drive and Southbrook Lane including median strip. |
| | **K. Foothill Vista** | |
| | | **1.** Entryway at Hillcrest Drive between Orchard Parkway and Isabel Virginia. |
| | **L. Countryside** | |
| | | **1.** Giovanni Lane, both sides, including median, from Henley Parkway west to Rochester Street. |
| **III. Park Maintenance** | | |
| | **A. Arnaudo Village** | |
| | | **1.** Slayter Mini Park located on Suellen Drive - 21,780 square feet. |
| | **B. Buena Vista Estates** | |
| | | **1.** Kelly Mini Park located at Tammi Court and Kelly Street - 21,780 square feet. |
| | **C. Foothill Ranch Estates** | |
| | | **1.** New Harmon Mini Park located on Hillcrest Drive - 21,780 square feet. |
| | **D. Laurelbrook** | |
| | | **1.** Dr. Ralph Allen Mini Park located at Veranda Court and Dorset Lane. |
| | **E. Sterling Estates** | |
| | | **1.** Pombo Family Park located on Joseph Damon and Mary Alice Court. |

| | | |
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| | **F. Park Atherton** | |
| | | **1.** Eagan Park located on Oxford Lane and Lowell Avenue |
| | **G. Meadwood (Thrasher Park)** | **1.** Thrasher Park loactaed at 1620 Mankuelian Lane |
| | | **2.** From southeast intersection of Lowell Avenue and Joseph Menusa, south side of Lowell Avenue, to 194' east o fJoseph Menusa; west side of Joseph menusa 338' soutward of Lowell/Joseph Menusa intersection |
| | **H. Pheasant Run** | |
| | | **1.** Mcray Family Park loacated at 2125 Fieldview Drive |
| | **I. Souza Family North Park** | **1.** On Thelma Loop |
| **IV. Weed Abatement in Non-Landscaped Areas** | | |
| | **A. Corral Hollow** | |
| | | **1.** West side, south of Grant Line Road to existing landscape 10 feet behind curb. |
| | | **2.** West side, north of Grant Line Road, 10 feet from face of curb, 2460 linear feet. |
| | **B. Grant Line** | |
| | | **1.** West of Corral Hollow, north and south side, 10 feet behind curb to I-205. |
| | **C. Orchard Parkway** | |
| | | **1.** West side, from Lowell Avenue to 200 feet north of Hillcrest and from Joseph Damon Drive to Grant Line Road between fence and curb. |
| | | **2.** Orchard Parkway median from Lowell Avenue to Hillcrest and from Joseph Damon Drive to Grant Line Road. |
| | | **3.** Orchard Parkway, east side, from soundwall to Grant Line Road 10 feet behind curb. |
| | **D. Pombo Parkway** | |
| | | **1.** East side from end of landscaping north to soundwall. |

**LANDSCAPE MAINTENANCE ZONE 7**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 7)**
Zone 7 - Located within the boundaries of 11th Street south, Corral Hollow, the SPRR tracks

| | | | |
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| **Zone 7** | | | Southeast (11th/Corral Hollow) |
| **I.** | **Arterial Landscaping** | | |
| | **A. Lauriana Lane** | | |
| | | **1.** | Lauriana Lane — west side from approx. 300 feet south of Tennis Lane north to Cypress Drive, including median strip and east side from existing south to Schulte including median. |
| | **B. Cypress Drive** | | |
| | | **1.** | North side from approx. 100 feet west of Hickory Ave. west to Lauriana Lane. |
| | | **2.** | South side and median Island from Lauriana Lane to Corral Hollow. |
| | **C. Corral Hollow Road** | | |
| | | **1.** | East side approximately 300 feet north of Tennis Lane, south to RR tracks. |
| | | **2.** | East side, south from 11th Street to Cypress Dr. shopping center frontage only to include from face of curb to face of sidewalk. |
| | | **3.** | Median strip from Byron Road south to RR tracks south of Schulte Road. |
| | **D. Schulte Road** | | |
| | | **1.** | North and south sides, including median strip from Corral Hollow east to end of south side of soundwall. ( Includes south side from Lauriana, east to end of soundwall). |
| | | **2.** | On the corner of Laurianna and Schulte |
| **II.** | **Subdivision Landscaping** | | |
| | **A. Fox Hollow** | | |
| | | **1.** | Entryways at Tennis Lane and Lauriana Lane. |
| | | **2.** | Entryways at Cypress and Fox Hollow. |
| | | **3.** | Entryways at Cypress and Hunter's Trail. |
| | | **4.** | Entryways at Tennis Lane and Corral Hollow includes median strip and two cul-de-sacs at Pheasant Run Court and Thomas Dehaven Court. |
| | **B. Harvest Country West** | | |
| | | **1.** | Entryway at Raywood Lane including median strip. |
| | **C. Quail Meadows** | | |
| | | **1.** | Entryway at Golden Leaf Lane including median strip. |
| | | **2.** | Entryway at Quail Meadows including median strip. |
| | **D. Candlewood Estates** | | |
| | | **1.** | Entryways at Alden Glen Drive and Cypress including median strip. |
| | **E. Corral Hollow Estates** | | |
| | | **1.** | Entryway at Lauriana both sides including median from Schulte south approx. 92 feet. |

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| | **Zone 7** | | Southeast (11th/Corral Hollow) |
| **III.** | **Park Maintenance** | | |
| | | **A. Fox Hollow** | |
| | | | **1.** Kit Fox Mini Park located at Foxwood Court and Fox Hollow Way - approx. 21,780 sq. ft. |
| | | | **2.** Rippin Mini Park located at Tennis and Firefly. |
| | | **B. Harvest Country West** | |
| | | | **1.** Harvest Mini Park located at Birchwood Court and Fireside Lane. |
| | | **C. Candlewood Estates** | |
| | | | **1.** Patzer Mini Park located at Alden Glen and Meadowlark. |
| | | **D. Quail Meadows** | |
| | | | **1.** Bailor-Hennan Mini Park located on Golden Leaf Lane. |
| **IV.** | **Weed Abatement in Non-Landscaped Areas** | | |
| | | **A. Schulte Road** | |
| | | | **1.** 10 ft. behind face of curb, open field area, south side, approx. 900 ft. east of Lauriana Lane to RR tracks. |

**LANDSCAPE MAINTENANCE ZONE 8**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 8)**
Zone 8 - Located within the boundaries of Corral Hollow on the west, 11th Street on the south.

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| | **Zone 8** | | Belconte |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Byron Road** | |
| | | | **1.** Arterial (south side) from Belconte Drive west to end of landscaping |
| | | | **2.** Byron Road south side from Corral Hollow Road to 729 feet west of Belconte Drive |
| | | **B. Corral Hollow** | **1.** West side from Byron Road to 11th Street. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Redington Drive** | |
| | | | **1.** Redington Drive median island east and west of Belconte Drive. |
| | | **B. Belconte Drive** | |
| | | | **1.** Belconte Drive from 11th St. to Byron Road east and west side. |
| **III.** | **Park Maintenance** | | |
| | | **A. Belconte Sub-Division** | |
| | | | **1.** Fabian Mini Park located on Redington Drive - 42,580 sq. ft. |

**LANDSCAPE MAINTENANCE ZONE 9**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 9)**
Zone 9 - Located west of Tracy Blvd. from SPRR spur line to Corral Hollow on the west, and the City limits on the south.

| **Zone 9** | Tracy Blvd. Corridor |
|---|---|
| **I. Arterial Landscaping** | |
| **A. Tracy Blvd.** | |
| | **1.** Tracy Blvd. west side and median strip at Circle B Ranch subdivision from the RR tracks south to end of shopping center. (Note: frontage is from face of curb - 50' wide). |
| | **2.** Heritage Subdivision - from Hearthstone approximately 100 ft. north of Menay to West Central Avenue |
| | **3.** From Central Avenue to approximately 600 ft. south of Sycamore Parkway. |
| **B. Corral Hollow Road** | |
| | **1.** Corral Hollow from the SPRR tracks south to Parkside Drive approx. 600 +/- linear ft. |
| **C. Sycamore Pkwy** | |
| | **1.** Sycamore Pkwy west side and medians from approx. 300 ft. north of Amberwood, south to Dove. |
| | **2.** South of Central Ave. to Tracy Blvd. |
| | **3.** West side from Schulte to approx. 300 ft. south of Sienna Park Drive. |
| **D. Schulte Road** | |
| | **1.** Median strip from Tracy Blvd. west to RR tracks. |
| | **2.** North side from Tracy Blvd. to Sycamore Parkway. |
| | **3.** South side from Tracy Blvd. to west end of shopping center. |
| | **4.** South side from Sycamore Pkwy, west to end of sound wall. |
| | **5.** South side from Sycamore Pkwy east to shopping center. |
| **E. Valpico Road** | |
| | **1.** Tracy Blvd. west to City limits (both sides), approximately 345 feet west of Cagney Way. |
| | **2.** Median islands from Tracy Blvd. west 265 feet to current City limits. |
| **F. West Central Avenue** | |
| | **1.** Median from Tracy Blvd. to Sycamore Parkway. |
| | **2.** North side of Tracy Blvd. to end of Cedrus Dr. |

## II. Subdivision Landscaping

### A. Circle B Ranch

1. Entryways at Morris Phelps and Schulte Road.
2. Entryways at Mt. Diablo Ave. and Tracy Blvd.
3. Fire Lane at Schulte and Sycamore Pkwy north side (approx. 140 ft. x 5 ft. both sides).

### B. Hearthstone

1. Entryways at Menay Drive and Tracy Blvd.
2. Entryways at Amberwood and Sycamore Parkway.
3. Cul-de-sac at Yorkshire Loop and Hampton Court.

### C. Regency Square

1. Entryways at Monument Drive, Tracy Blvd., and Sycamore Parkway.
2. Monument Dr. north and south sides, including median Islands at Monterey and Vintage Courts.
3. Cul-de-sac of Tahoe Circle: in southeast corner (approx. 5,580 sq. ft.) and northwest corner (approx. 3,636 sq. ft.).
4. Cul-de-sacs of Tahoe Circle: in northeast corner (5,400 sq. ft.) and southwest corner (3,780 sq. ft.) .
5. Court adjacent to Mt. Oso Mini Park on Henderson Court (9,044 sq. ft.).
6. Court adjacent to Mt. Diablo Mini Park on Alpine Court (10,263 sq. ft.).

### D. Muirfield

1. Entryway at Steinbeck.
2. Entryway at Petrig.
3. Cul-de-sac at Whitman Court.
4. Cul-de-sac at Longfellow Court.
5. Entryway median at Dove Lane.
6. median on Chaplin east and west side of Sycamore.
7. Entryway median at Cagney.
8. Cul-de-sac at Shaw Court.
9. Cul-de-sac at Williams Court.
10. Cul-de-sac at Bogart Court.
11. Cul-de-sac at Mansfield Court.
12. Cul-de-sac at Hepburn Court.
13. Entryway median at Allegheny.

### E. Glen Creek

1. Entryway at Glen Creek Way.

### F. Greystone Station

1. Median Island at Windham.
2. Median Island at Sudley Drive.

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| | | **G. Harvest Glen** | |
| | | | **1.** Entryway at Ray Harvey Drive. |
| | | | **2.** Entryway at Meadow Lane. |
| | | | **3.** Cul-de-sac at Cornucopia. |
| | | **H. Ironwood** | |
| | | | **1.** Entryway median at Monument Drive. |
| | | | **2.** Bike Path, west side of Egret Drive. |
| | | | **3.** Cul-de-sac at New Castle Court. |
| | | | **4.** Cul-de-sac at Clairmont Court. |
| | | | **5.** Cul-de-sac at Hampton Court. |
| | | **I. Sienna Park** | |
| | | | **1.** Entryway at Sienna Park Drive including median strip. |
| | | | **2.** Green belt at north side of Dolores Lane at Katlin Court. |
| | | **J. Heritage Subdivision** | |
| | | | **1.** Median on Cedrus. |
| | | | **2.** Entryway on Cedrus east side. |
| | | | **3.** Cul-de-sac at Iberis Court. |
| | | **K. Parkside Dr.** | |
| | | | **1.** Parkside Dr. from Corral Hollow east to Glacier (south side) (mini-park is a separate bid item) and median. |
| **III.** | **Park Maintenance** | **A. Hearthstone** | |
| | | | **1.** Valley Oak Mini Park located at Larkspur and Honeysuckle Court - approx. 21,780 sq. ft. |
| | | | **2.** Evelyn Costa Mini Park located at Claremont Dr. and Whitehaven Court. |
| | | **B. Parkside Estates** | |
| | | | **1.** Evans Mini Park located on Parkside Drive - 26,310 sq. ft. |
| | | **C. Harvest Glen** | |
| | | | **1.** Fitzpatrick Mini Park located on Savanna Drive - 19,907 sq. ft. |
| | | | **2.** Albert Emhoff Mini Park located on Jonathon Place at Moonlight Way. |
| | | **D. Regency Square** | |
| | | | **1.** Mt. Oso Mini Park at Henderson Court. |
| | | | **2.** Mt. Diablo Mini Park at Alpine Court. |
| | | **E. Muirfield** | |
| | | | **1.** Golden Spike Mini Park located on Christy Court - 21,780 sq. ft. |
| | | | **2.** Fred Icardi Mini Park located on Russell Street at Steinbeck Way. |
| | | | **3.** Westside Pioneer Park located at Cagney Drive and Hepburn Street. |

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| | **F. Circle B** | |
| | | **1.** Sister Cities Mini Park located at Morris Phelps Drive and Saddleback Court. |
| | **G. Greystone Station** | |
| | | **1.** John Kimball Mini Park located at Tom Fowler Drive and Sudley. |
| | **H. Sienna Park Tracy Press Park)** | |
| | | **1.** Tracy Press Park located at Schulte Road and Weeping Willow Lane. |
| | | **2.** Tracy Press Park Addition |
| **IV. Weed Abatement in Non-Landscaped Areas** | | |
| | **A. Corral Hollow** | |
| | | **1.** Corral Hollow - median Island just south of RR tracks. |

**LANDSCAPE MAINTENANCE ZONE 10**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 10)**
Zone 10 - Includes the MacArthur Drive Area, bounded on the north by I-205 and on the south by 11th Street.
The area runs east from MacArthur Drive to the City limits.

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| | **Zone 10** | | | MacArthur Corridor |
| **I.** | **Arterial Landscaping** | | | |
| | | **A. MacArthur Drive** | | |
| | | | **1.** | East side from Pescadero south to a point approx. 106' north of 11th St. ramp (curb to sidewalk). West side from Grant Line Road to 11th Street (approximately 35' from curb). |
| | | | **2.** | Median strip between I-205 and 11th Street. |
| | | | **3.** | West side from Pescadero south to end of California Mirage subdivision. |
| | | | **4.** | MacArthur Drive from Pescadero 165 feet north to end of landscape east side of the street. |
| | | | **5.** | Pescadero from MacArthur east 60 feet north side. |
| | | **B. 11th Street** | | |
| | | | **1.** | 11th Street (south side) at MacArthur Drive (Downtown Mini Storage frontage). |
| | | **C. Grant Line Road** | | |
| | | | **1.** | North side from MacArthur Drive east approx. 1320 feet, including median strip. |
| | | | **2.** | South side east of channelway to City limits (groundcover area only). |
| **II.** | **Subdivision Landscaping** | | | |
| | | **A. Pescadero Avenue** | | |
| | | | **1.** | Adjacent to Outlet Center, curb to sidewalk and median strip. |
| | | | **2.** | Adjacent to Yellow Freight from redwood header to back of sidewalk. |
| | | | **3.** | South side adjacent to NFI Nat'l Distribution Center from face of curb approximately 30 feet. |
| | | | **4.** | South side adjacent to California Mirage from MacArthur west to end of soundwall. |
| | | | **5.** | South side from MacArthur east to United Grocers. |
| **III.** | **Weed Abatement in Non-Landscaped Areas** | | | |
| | | **A. MacArthur Drive** | | |
| | | | **1.** | Under bridge at SPRR crossing to entrance off 11th Street. |
| | | | **2.** | East side from Pescadero, north to end of non-landscaped weed abatement zone. |
| | | **B. Pescadero Avenue** | | |
| | | | **1.** | Non landscaped area from Yellow Freight west property line, east 185' to landscaped area, on north side, at the entrance to the Prime Outlet Center. |

**LANDSCAPE MAINTENANCE ZONE 12**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 12)**

Zone 12 - Located northwest of I-205 which includes the existing arterial landscaping along the right-of-way on Naglee and Grantline Roads.

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| | **Zone 12** | | Mall |
| **I.** | **Commercial Landscaping** | | |
| | | **A. Naglee Road** | |
| | | | **1.** From Grant Line Road to City limits (median & 5 ft. strip between curb and sidewalk on east side). |
| | | | **2.** Park-n-Ride lot east side between Grant Line Rd. and I-205. |
| | | | **3.** From south end of Tracy Nissan driveway, north to Robertson drive, southside to west entrance driveway. Turf curb strip only. |
| | | | **4.** From Naglee, 504 feet north on Auto Mall Way east side. |
| | | **B. Robertson Drive** | |
| | | | **1.** North and south sides of street, from Naglee Rd. to Auto Plaza Way from curb to face of sidewalk. |
| | | | **2.** From Pavillion Parkway East to Naglee Road |
| | | **C. Grantline Road** | |
| | | | **1.** South side from Wal-Mart entry drive, east to end of City landscape. |
| | | | **2.** Grantline Road north side 127 feet west of Naglee West side of Naglee Road 246 feet south of Grantline Road.; 2785 W. Grantline Road |
| | | **D. Pavilion Parkway** | |
| | | | **1.** From Naglee Road, North and West to Power Road |
| | | **E. Auto Plaza Way** | |
| | | | **1.** From Robertson North to Auto Plaza Drive |

**LANDSCAPE MAINTENANCE ZONE 13**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 13 - Located southwest of I-205 with 11th Street bordering on the south, Lammers Road bordering on the west, and Byron Road on the north, east to Westgate.

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| | **Zone 13** | | | Westgate |
| **I.** | **Arterial Landscaping** | | | |
| | | **A. Lammers Road** | | |
| | | | **1.** | East side from Fabian Road north to end of sound wall. |
| **II.** | **Subdivision Landscaping** | | | |
| | | **A. Westgate** | | |
| | | | **1.** | Entryway at Westgate Drive which includes north and south sides, east to Antonio Loop. |
| | | | **2.** | Entryway from Feteria Way to Glazzy Lane, both sides, from Lammers Road, east to Glazzy. |
| | | | **3.** | Entryway median on Souza Way, from Theima Loop to Antonio Loop. |
| | | **B. Fabian Road** | | |
| | | | **1.** | North side from end of sound wall west to Lammers Road. |
| **III.** | **Park Maintenance** | | | |
| | | **A. Souza Park** | | |
| | | | **1.** | Souza Park - located on Antonio Loop between Souza Way and Ann Marie Way. |
| | | **B. Souza Family North Park** | | |
| | | | **1.** | Souza Family North Park - located on Thelma Loop |

**LANDSCAPE MAINTENANCE ZONE 14**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 14 - Bounded on the west by Lammers Road, and on the east by Corral Hollow Road south to Schulte Road and the Railroad tracks.

| Zone 14 | | | (Corral Hollow West, Gabriel Estates and Redbridge) |
|---|---|---|---|
| **I.** | **Arterial Landscaping** | | |
| | | **A. Corral Hollow Road** | |
| | | | **1.** West side 234 feet north of Tracey Jean Way and 208 feet south of Tracey Jean Way. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Gabriel Estates** | |
| | | | **1.** Entryway at Tracey Jean Way including median strip. |
| **III.** | **Park Maintenance** | | |
| | | **A. Gabriel Estates** | |
| | | | **1.** Chadeayne Park located at 2130 Robert Gabriel Drive located on Carol Ann Dr. |
| | | **B. Joan Sparks Park** | |
| | | | **1.** Joan Sparks Park located on Carol Ann Dr. |

**LANDSCAPE MAINTENANCE ZONE 15**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 15 - Located in the southwest section of Tracy bordered by Tracy Blvd., Linne Road, and Corral Hollow.

| Zone 15 | | | (Edgewood) |
|---|---|---|---|
| **I.** | **Arterial Landscaping** | | |
| | | **A. Tracy Blvd.** | |
| | | | **1.** West side from approx. 700' north of Whispering Wind Lane south to end of soundwall (City property Line). |
| | | **B. Corral Hollow** | |
| | | | **1.** East side from North of Peony Drive, South to UPRR. |
| | | | **2.** East side of Corral Hollow 771 feet south to Starflower Drive. |
| | | | **3.** East side of Corral Hollow from Starflower South to Kagehiro. |
| | | | **4.** Median Corral Hollow from Starflower South to Kagehiro |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Edgewood VI** | |
| | | | **1.** Entryway at Peony Drive, both sides, including median strip from Corral Hollow, East to Maison Court. |
| | | | **2.** Entryway at Middlefield Drive, both sides, including median strip from Corral Hollow, East to Whispering Wind Drive. |
| | | **B. Whispering Wind** | |
| | | | **1.** Both sides including median from Tracy Blvd. west to English Oak Lane. |
| | | **C. Applebrook Lane** | |
| | | | **1.** East and west sides including median from Whispering Wind south approx. 75 feet. |
| | | **D. English Oak Lane** | |
| | | | **1.** East side from Whispering Wind north approx. 80 feet. |
| | | **E. Windsong Drive** | |
| | | | **1.** Both sides including median from Tracy Blvd. west approx. 370 feet. |
| | | **F. Starflower Drive** | **1.** Starflower Drive south side 306 feet to Lotus Way. |
| | | | **2.** North side of Starflower from Corral Hollow east to Lotus Way |
| | | **G. Kagehiro** | **1.** South side of Kagehiro from Lotus to Corral Hollow. |
| **III.** | **Park Maintenance** | | |
| | | **A. Edgewood** | |
| | | | **1.** Cose Park located at 1780 Whirlaway Lane |
| | | **B. William Adams Park** | |
| | | | **1.** William Adams Park - located on Edgewood Terrace Drive. |
| | | **C. Schwartz Park** | |
| | | | **1.** Schwartz Park at Edgewood Sub Division. |

**LANDSCAPE MAINTENANCE ZONE 16**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 16 - Bordered on the North by Byron Rd., on the south by 11th St., on the west by Palomar Dr., and on the east by Mamie Anderson

| | Zone 16 | | (Lyons Crossroads) |
|---|---|---|---|
| I. | Subdivision Maintenance | | |
| | | A. Lyon Crossroads | |
| | | | 1. Crossroads west and east side including median. |
| II. | Park Maintenance | | |
| | | A. Lyon Crossroads | |
| | | | 1. Daniel Busch Park - located on the north east corner of Crossroads Drive and Tolbert Drive. |

**LANDSCAPE MAINTENANCE ZONE 17**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 17 - Includes all areas east of Tracy Blvd. between the SPRR tracks on the north and 100 feet north of Deerwood Lane on the south.

| **Zone 17** | | | **(Non-Contiguous Residential Areas)** |
|---|---|---|---|
| **I.** | **Arterial Landscaping** | **A. Tracy Blvd.** | **1.** East side adjacent to Schulte Road and Mt. Oso. |
| | | | **2.** 10,793 SF of shrubs: starting from the NE corner of the Valpico and Tracy Boulevard intersection, the east side of Tracy Boulevard northward to |
| | | | **3.** 4,245 SF of turf: from the NE corner of Valpico and Tracy Boulevard intersection, the east side of Tracy Boulevard, starting at 350 feet north of |
| | | | **4.** 2,298 SF of shrubs: starting from the SE corner of Valpico and Tracy Boulevard intersection, the east side of Tracy Boulevard, southward on Tracy Boulevard, to approximately 395 feet. |
| | | | **5.** 1,050 SF of turf: starting from the SE corner of Valpico and Tracy Boulevard intersection, the east side of Tracy Boulevard, southward on Tracy Boulevard, to approximately 198 feet. |
| | | **B. Central Avenue** | |
| | | | **1.** Victoria Park - west side from Schulte south to Ferdinand Street, east side from 1/8 mile south of Schulte Road to 100 ft. north of Deerwood Lane |
| | | | **2.** West side from Schulte Road to approx. 50 feet north of Country Court including ground cover in front of fence on Mt. Oso. |
| | | **C. Schulte Road** | **1.** North side from Tracy Blvd. east to Cemetery. |
| | | | **2.** medians from east of Tracy Blvd. to Gianelli. |
| | | | **3.** South side from Central Avenue to 300 feet east of Independence Drive. |
| | | **D. MacArthur Drive** | **1.** MacArthur Blvd. - west side from the RR tracks south to the Cemetery. |
| | | **E. Valpico** | **1.** 1,096 SF shrubs, starting from the SE corner of Valpico and Tracy Boulevard intersection, the south side of Valpico and eastward on Valpico, ending approximately 590 feet east of the aforementioned intersection. |
| | | | **2.** 2,348 SF of turf, starting at the SE corner of Valpico and Tracy Boulevard intersection, the south side of Valpico and eastward on Valpico, ending approximately 590 feet east of the aforementioned intersection, the parcel's southeastern most boundary. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Meadow Glen** | |
| | | | **1.** Entryways at Edenvale and Schulte Road (est. 2900 sq. ft.). |
| | | | **2.** Parkway from Cedar Mountain Drive to San Simeon Way. |
| | | **B. Victoria Park I** | |
| | | | **1.** Entryway at Gianelli and median. |
| | | | **2.** Cul-de-sacs at Elizabeth Ct., Henry Ct., and Edward Ct. |
| | | **C. Victoria Park II (American Classics)** | |
| | | | **1.** Cul-de-sacs at James Court and Mary Court. |
| | | **D. Victoria Park III (Traditions)** | |
| | | | **1.** Cul-de-sacs at Elysan, Lavender, and Primrose Courts, and entrance at Junior Harrington north side 100 feet east. |

| | | | |
|---|---|---|---|
| | E. California Collections | | |
| | | 1. | Entryways at MacArthur Drive and Wagtail. |
| | | 2. | Cul-de-sac at Krider Court. |
| | F. California Renaissance | | |
| | | 1. | Entryway median Island at Third Street. |
| | | 2. | Entryway at Hotchkiss Street and median. |
| | | 3. | Cul-de-sac at Sir Lancelot. |
| | G. California Cameo | | |
| | | 1. | Entryway median at Leamon. |
| | | 2. | Cul-de-sac at Versailles Court. |
| | | 3. | Leamon Street - Parkway on south side from MacArthur west to Third and Jaeger. |
| | | 4. | Cul-de-sac @ Czerny Street. |
| | H. Third Street | | |
| | | 1. | Third Street - north side from Jaeger to Tudor. |
| | I. Mt. Diablo | | |
| | | 1. | Mt. Diablo - south side (estimate 1000 sq. ft.) and median Island from MacArthur Drive west to Third Street. |
| III. Park Maintenance | | | |
| | A. Meadow Glen | | |
| | | 1. | Florence Stevens Mini Park located at Tassajero Court - 20,778 sq. ft. |
| | B. Victoria Park | | |
| | | 1. | Sullivan Mini Park located on Victoria Street - 21,780 sq. ft. |
| | C. California Collections | | |
| | | 1. | Huck Mini Park located on Wagtail Drive - 21,736 sq. ft. |
| IV. Weed Abatement in Non-Landscaped Areas | | | |
| | A. Schulte Road | | |
| | | 1. | Schulte Road - from Central Avenue east to RR track. Weed abatement only. |
| | B. Mt. Diablo | | |
| | | 1. | Mt. Diablo - from Third St. west to Louis Bohn School, from fence to sidewalk, 328 feet east of Third Street |
| | C. Central Avenue | | |
| | | 1. | Central Avenue - east side from Amelia Way, north to Schulte, from curb to fence |
| | D. Third Street | | |
| | | 1. | Third Street - from Evans to Jaeger, north side. |

**LANDSCAPE MAINTENANCE ZONE 18**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 18 — (Glenbriar Estates) is bounded on the north by Valpico Road, on the east by MacArthur, and on the south by Linne.

| Zone 18 | | | (Glenbriar Estates) |
|---|---|---|---|
| **I. Existing Arterial Landscaping** | | | |
| | **A. MacArthur Drive** | | |
| | | **1.** | From MacArthur and Glenn Brook Drive Intersection, maintain 237' south of Glenbrook Dr.; west side of MacArthur to N. of Glenbrook Drive |
| | | **2.** | West side from Valpico south to end of landscape, approximately 290 feet south of Fairoaks Road. |
| | **B. Glenbrook Drive** | | |
| | | **1.** | On Glenbrook Drive, west of MacArthur, both sides and median |
| | **C. Valpico** | | |
| | | **1.** | Valpico Road - South side from MacArthur west to end of soundwall. [Glen Briar Estates] |
| | | **2.** | South side from Pebblebrook Drive west to end of soundwall (approx. 600') (Pebblebrook Estates). |
| **II. Subdivision Landscaping** | **A. Glenbriar Drive** | | |
| | | **1.** | Glenbriar Dr. from Valpico south to Glenbriar Cir., both sides, including median. |
| | **B. Glenbrook** | **1.** | From Glenbrook and MacArthur intersection to 151' west on Glenbrook, maintain north and south sides. |
| | **C. Pebblebrook** | | |
| | | **1.** | Cul-de-sac at Pebblebrook Court. |
| | | **2.** | Entry way at Pebblebrook Drive including median. |

**LANDSCAPE MAINTENANCE ZONE 19**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 19 - Located north of the UPRR tracks, south of Valpico Road, east of Tracy Blvd, and West of Glenbriar Estates.

| | Zone 19 | | | (Property known as the B of A Property) |
|---|---|---|---|---|
| I. | Arterial Landscaping | | | |
| | | A. Tracy Blvd | | |
| | | | 1. | East side Tracy Blvd. including median from Valpico, south to UPRR tracks, Whispering Winds, Regency and Brookview. |
| II. | Park Maintenance | | | |
| | | A. William Kendal Lowes | | |
| | | | 1. | Entryway at Montgomery - both sides including median from Fabian, north to Kingloop. |
| III. | Subdivision Landscaping | | | |
| | | A. Regis | | |
| | | | 1. | Southwest side from Whispering Wind along soundway to Dietrick and northwest side to 215' north of Whispering Wind. |
| | | | 2. | Regis Drive, west side, from Whisipering Winds Drive to Arezzo Way. Arrezzo Way, from Regis Drive, north side to end of landscape. |
| | | B. Brookview | | |
| | | | 1. | Brookview Drive, north side, from Glenhaven Dirve to Perennial Place |
| | | | 2. | [Brookview Drive], from Regis eastward, to 418' east of Reids |

**LANDSCAPE MAINTENANCE ZONE 20**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 20 - (Larkspur Estates) located generally south of Montclair Lane, west of MacArthur Drive, north of Valpico Road

| | Zone 20 | | | (Larkspur Estates) |
|---|---|---|---|---|
| I. | Arterial Landscaping | | | |
| | | A. MacArthur Blvd | | |
| | | | 1. | Westside of MacArthur Blvd. |
| II. | Park Maintenance | | | |
| | | A. Clyde Abbott Park | | |
| | | | 1. | Located on Stalsberg Dr |

**LANDSCAPE MAINTENANCE ZONE 21**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 21 — (Huntington Park) located south of Byron Road, east of Lammers Road and Zone 13, west of Berg Avenue and north of Eleventh Street

| | Zone 21 | | (Huntington Park) |
|---|---|---|---|
| **I.** | **Arterial Landscaping** | | |
| | | **A. Byron Road** | |
| | | | **1.** Byron Road form Lankershire Drive east 578 feet. |
| | | | **2.** Byron Road from Lankershire Drive west 268 feet. |
| | | | **3.** Byron Road, south side, from 2430 Byron Road east 353 feet. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Byron Road** | |
| | | | **1.** Entryway at Byron Road, 100 feet south to Ogden Sannazor Drive, east and west of pathway. |
| | | **A. Huntington Park** | |
| | | | **1.** Entryway at Montgomery - both sides including median from Fabian, north to King loop. |
| | | **B. Lankershire Drive** | |
| | | | **1.** Lankershire entryway east side. |
| | | | **2.** Lankershire entryway west side. |
| | | | **3.** Lankershire median. |
| | | | **4.** Lankershire courtyard. |
| **III.** | **Park Maintenance** | | |
| | | **A. Richard Hastie Park** | |
| | | | **1.** Richard Hastie Park located on Huntington Park Drive |

**LANDSCAPE MAINTENANCE ZONE 22**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 22 - Corral Hollow Road east to west of Talley Park, north to Persimmon

| Zone 22 | | | (Kagehiro) |
|---|---|---|---|
| **I.** | **Arterial Landscaping** | | |
| | | **A. Corral Hollow** | |
| | | | **1.** East side from Starflower Drive, north to end of sound wall. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Parkview (Muirfield 7)** | |
| | | | **1.** Persimmon Way - north side along sound wall from Geranium, west to Corral Hollow. |
| | | | **2.** Lotus Way - west side along sound wall from Starflower, north to Petunia. |
| | | | **3.** Starflower - north side along sound wall from Corral Hollow, east to Lotus Way (including median). |

**LANDSCAPE MAINTENANCE ZONE 24**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 24 - (Eastlake) located south of 26102 S. MacArthur Drive, north of Valpico Road and East of MacArthur Drive.

| Zone 24 | | | (Eastlake) |
|---|---|---|---|
| **I.** | **Park Maintenance** | | |
| | | **A. Tiago Park** | |
| | | | **1.** Tiago Park at Hidden Lake |

**LANDSCAPE MAINTENANCE ZONE 26**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
**(See Zone 39 for description of channelways within Zone being maintained by Zone 26)**
Zone 26 - Located generally west of Corral Hollow Road, east of Lammers Road, north of Zone 14 and south of West Eleventh Street.

| | | | |
|---|---|---|---|
| | **Zone 26** | | **(West Tracy; Sterling Park, Alden Meadows, Lourence/Boncore, and Zocchi/Johnson)** |
| **I.** | **Arterial Maintenance** | | |
| | | **A. Corral Hollow** | |
| | | | **1.** 60' north of Cypress to end of sound wall south (approx. 240'). |
| | | | **2.** North side 31 feet north of Cypress. |
| | | | **3.** From San Marcos subdivision at Tennis Lane 290 feet north to Sterling Park Subdivision. |
| **II.** | **Subdivision Maintenance** | | |
| | | **A. Tennis Lane** | |
| | | | **1.** Tennis Lane west of Corral Hollow center median and south side. |
| | | **B. Krohn Road** | |
| | | | **1.** South side from Corral Hollow west to end of landscape. |
| | | | **2.** West side curb strip from Krohn Road south to Cypress. |
| | | **C. Cypress** | |
| | | | **1.** Cypress (whole length of street) - north and south side including median. |
| | | **D. Banff** | |
| | | | **1.** Banff( Entrance Only) - east and west side including median. |
| | | **E. Schulte** | |
| | | | **1.** Schulte - north and south side including median. |
| | | | A. Babcock entryway and median. |
| | | | B. Cabana entryway and median. |
| | | **F. Corral Hollow** | **1.** From Schulte north 922 feet to Tennis Lane. |
| | | | **2.** From Schulte south to Golden Leaf. |
| **III.** | **Park Maintenance** | | |
| | | **A. Verner Hansen** | |
| | | | **1.** Verner Hansen - Jill Drive and Brittany, approx. 3.5 acres. |
| | | **B. Marlow Brothers** | |
| | | | **1.** Barcelona , Adaire and Goldenleaf Approx. 3.5 acres. |
| | | **C. John Erb Park** | |
| | | | **1.** Approx. 1.9 acres |

**LANDSCAPE MAINTENANCE ZONE 28**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 28 - Generally located south of West 11th Street, west of Zone 26, north of Zone 27 and east of Lammers Road.

| | | | |
|---|---|---|---|
| | **Zone 28** | | **(Presidio)** |
| **I.** | **Subdivision Landscaping** | | |
| | | **A. Crossroads** | |
| | | | **1.** Located at subdivision entries Paul, Garrett & Chambers |
| | | | **2.** Crossroads at Cranston Court (Gate off Crossroads) |
| | | | **3.** Crossroads at Wyman Court (Gate of Crossroads) |
| | | | **4.** Crossroads at Bennet Court (Gate of Crossroads) |
| | | | **5.** From 11th Street south to end of crossroads. |
| | | **B. Jefferson** | |
| | | | **1.** From 11th Street south to Safford. |

**LANDSCAPE MAINTENANCE ZONE 29**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 29 - Generally located north of Valpico Road, east of Zone 24, west of Chrisman Road.

| | | | |
|---|---|---|---|
| | **Zone 29** | | **(Elissaggaray Ranch)** |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Valpico Road** | |
| | | | **1.** Valpico Road from Eastlake Subdivision Entrance of Ellissagary Subdivision. |
| | | | **2.** Valpico from Chrisman Road, west to Elissagaray Dr. |
| | | **B. Chrisman** | |
| | | | **1.** Chrisman Road from Elissagaray Dr., north to end of south wall |
| | | | **2.** Chrisman Road from Elissagaray Dr. south to Valpico |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Mt. Pellier** | |
| | | | **1.** From 120 feet south of Montaubon Court to 270 feet north of Dominique Drive |
| | | **B. Basque** | |
| | | | **1.** East and west side of Basque, south of Dominique Drive |
| | | **C. Amatchi Drive** | |
| | | | **1.** Amatchi Drive entrance, east and west sides shrub bed |
| | | **D. Elissagaray** | **1.** North and south sides (shrub bed) between Amatchi and Chrisman |
| | | **E. Dominique Drive** | |
| | | | **1.** Dominique Dr. west from Elissagaray Dr. to end of sound wall, north and south sides, shrub bed |
| **III.** | **Park Maintenance** | | |
| | | **A. Robert Kellogg Park** | |
| | | | **1.** Located on Elissagary St. |

**LANDSCAPE MAINTENANCE ZONE 30**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 30-Generally located south of Schulte Road, north of Valpico, west of Chrisman Road and east of MacArthur Drive

| | | | |
|---|---|---|---|
| | **Zone 30** | | **(Yosemite Vista)** |
| **I.** | **Arterial Landscaping** | | |
| | | **A. MacArthur Drive** | |
| | | | **1.** From MacArthur and Yosemite Drive intersection, east side of MacArthur northward 221'. |
| | | | **2.** From MacArthur and Yosemite Drive intersection, east side of MacArthur southward ending 104' south of Dardanelle. |
| | | | **3.** MacArthur Drive from 530 feet north of Eastlake eastside to north of subdivision 1,259 feet. |
| **II.** | **Park Maintenance** | | |
| | | **A. Jim Raymond Park** | |
| | | | **1.** Jim Raymond Park located at Country Vista Sentinal Drive & Yosemite Drive. |
| **III.** | **Subdivision Landscaping** | | |
| | | **A. Yosemite Drive** | |
| | | | **1.** Median island on Yosemite Drive, east of MacArthur |

**LANDSCAPE MAINTENANCE ZONE 33**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 33 - Generally located south of I-205, north of the Southern Pacific Railroad tracks and east of Chrisman Road
and is planned for industrial development

| | | | |
|---|---|---|---|
| | **Zone 33** | | **(Northeast Industrial)** |
| **I.** | **Commercial Landscaping** | | |
| | | **A. Chabot Court** | |
| | | | **1.** South of Grantline Road,, North of Union Pacific Railroad and West of Banta Road |

**LANDSCAPE MAINTENANCE ZONE 34**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 34 - The triangle area located south of the Southern Pacific Railroad tracks, north of West 11th Street and east of Corral Hollow Road.

| | | | |
|---|---|---|---|
| | **Zone 34** | | **Northeast Corner of Corral Hollow and Eleventh** |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Corral Hollow** | |
| | | | **1.** East side Corral Hollow from 11th Street, north to RR tracks at Byron Rd. |

**LANDSCAPE MAINTENANCE ZONE 35**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 35 — (Ryland Junction) is generally located east of Tracy Boulevard, south of 6th Street and north of 4th Street and incorporates properties within Tract 2384.

| | | | |
|---|---|---|---|
| | **Zone 35** | | **(Ryland Junction)** |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Tracy Blvd.** | |
| | | | **1.** Ryland Junction and City Annex - from RR track to SPRR track, in front of The Annex and Ryland Junction, including median. |
| **II.** | **Subdivision Landscaping** | | |
| | | **A. Ryland Junction** | |
| | | | **1.** Entryway at Tracy Blvd and Tennis Lane including median. |
| | | | **2.** Entryway at Tracy Blvd and Center Court including median. |
| | | | **3.** Rockingham Court cul-de-sacs. |
| **III.** | **Park Maintenance** | | |
| | | **A. Ryland Junction** | |
| | | | **1.** Fisher Park - located on the northeast corner of Centre Court Drive and Tracy Blvd. |

**LANDSCAPE MAINTENANCE 11th STREET**

**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

11th Street, Alden Glen Drive, East to Railroad Tracks and West to Lammers Road

| | | |
|---|---|---|
| | **Zone 38** | **(11th Street)** |
| **I.** | **Arterial Landscaping** | |
| | **A. 11th Street** | |
| | | **1.** North side streetscape, Alden Glen Dr., east to RR Tracks and west to Lammers Rd. |
| | | **2.** South side streetscape, Alden Glen Dr., east to RR Tracks and west to Lammers Road |
| | | **3.** Medians from Alden Glen Dr., east to RR Tracks and west to Lammers Rd. |
| | | **4.** Firestation from Pombo Real Estate property east to RR tracks on north side of 11th Street |
| | | **5.** Lammers Median north side of 11th Street |

**LANDSCAPE MAINTENANCE CHANNELWAYS**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**
Incorporates all Zones

| Zone 39 | | (11th Street) |
|---|---|---|
| **I. Channelway Landscaping** | | |
| | **A. Zone 1** | |
| | | **1.** Central Ave from Silkwood Lane west to Tracy Blvd. (in front of Sycamore Village Apartments) |
| | **B. Zone 3** | |
| | | **1.** Corral Hollow Road: Arterial/Channelway (East Side) from Grantline Road North to I205 Freeway Right of Way, approximately +/-1600' linear feet |
| | | **2.** Weed abatement from Grantline Road South to 11th Street |
| | | **3.** Orchard Pky. (west side) from Grantline Road south to Lowell Ave. |
| | | **4.** Vivian Lane south from Lowell Ave (west side) to end of channelway |
| | | **5.** North side of Lowell from Orchard east to Manuellen Lane (New name is Joesph Menusa) |
| | **C. Zone 7** | |
| | | **1.** Cypress Drive north side from Corral Hollow to Lauriana Lane |
| | | **2.** Lauriana Lane east side from Cypress Drive to Schulte Road |
| | | **3.** Shulte Road north side from Lauriana Lane east to RR tracks |
| | **D. Zone 8** | |
| | | **1.** Belconte Lane from Byron Road south the 11th Street (east side). |
| | | **2.** Landscaping along channelway from 11th street to Byron Road. |
| | | **3.** Fertilization from 11th Street to Byron Road |
| | **E. Zone 9** | |
| | | **1.** Schulte Road north side: Channelway from RR tracks to Sycamore Parkway. |
| | | **2.** Sycamore Parkway east side: Channelway from Schulte Road south to Windham Drive |
| | | **3.** Central Ave south side, channelway from Tracy Blvd. To Sycamore parkway |
| | | **4.** Windham Drive: Channelway on east side, south from Sycamore Parkway to Tom Fowler |
| | **F. Zone 10** | |
| | | **1.** MacArthur Drive: Landscape channelway east side from 11th Street overpass north to driveway at 2020 MacArthur Drive including landscaping to bike path |
| | | **2.** MacArthur Drive: Non landscape channel area east side from driveway at 2020 Mac Arthur Drive to Grantline Road north to Pescadero Road |
| | | **3.** MacArthur Drive: at Pescadero Road, east 1/4 mile then north to I-5 |
| | | **4.** MacArthur Drive: I205 west to RR tracks west of MacArthur |
| | **G. Zone 12** | **1.** Naglee Dentention Basin around fenceline and inside of fenceline to bottom of berm. |
| | **H. Zone 26** | **1.** Corral Hollow Road west side from Cypress Drive north to Krohn Road |
| | | **2.** End of channelway from Krohn Road 300 Feet west to DB-V (5) Dentenion Basin |

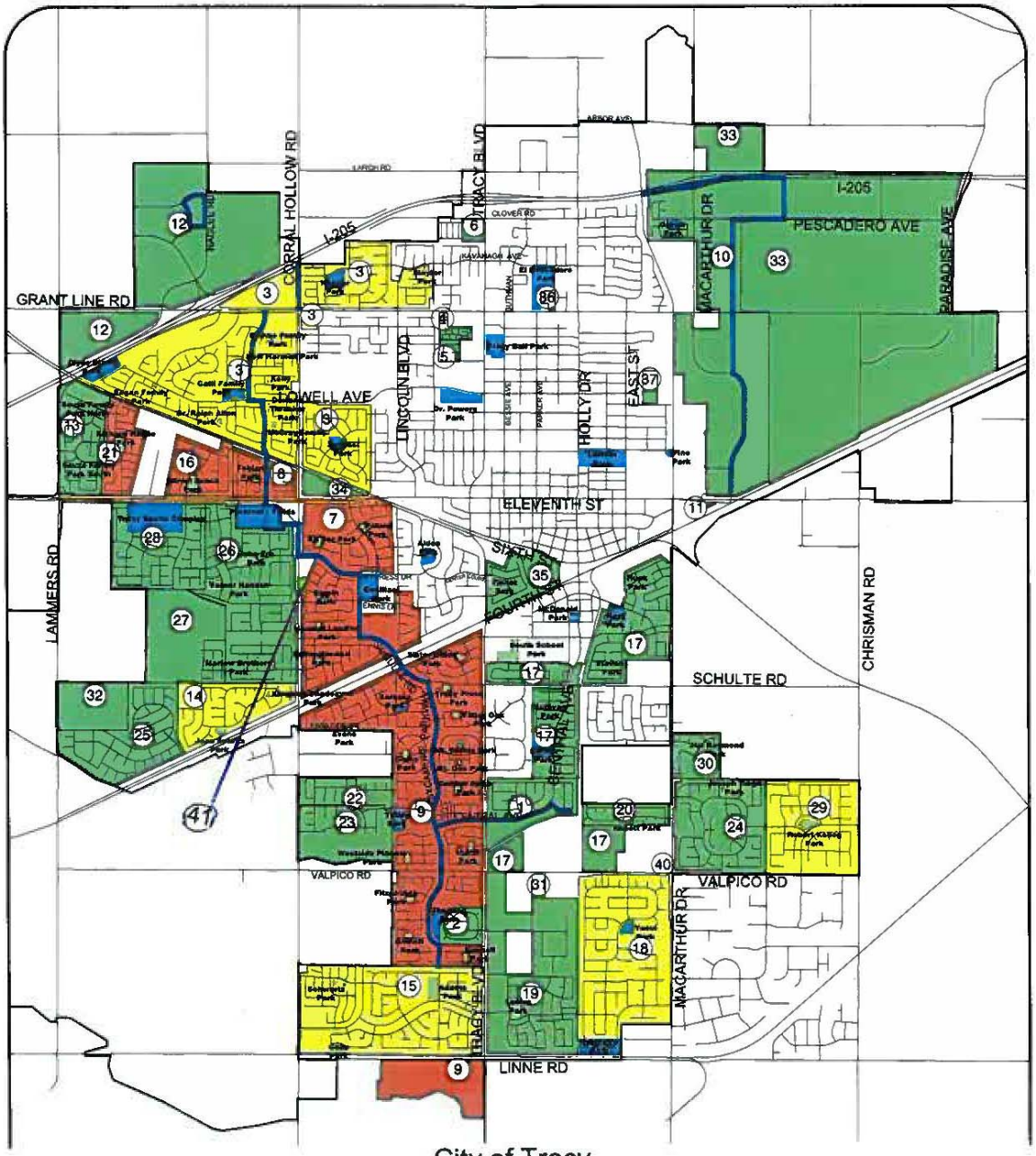
**LANDSCAPE MAINTENANCE ZONE 40**
**TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT**

Zone 40 — (Rite-Aid Retail Store Project) covers approximately two acres (1.803 acres) at the northwest corner of Valpico Road and S. MacArthur Drive.

| | | | |
|---|---|---|---|
| | **Zone 40** | | **(Rite-Aid Retail Store Project)** |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Valpico Road** | |
| | | | **1.** Public right-of-way immediately adjacent, east and south of 599 E. Valpico Road |
| **II.** | **Commercial Landscaping** | | |
| | | **A. Rite-Aid Store** | |
| | | | **1.** Public right-of-way landscaping immediately adjacent to Parcel 246-140-15 property boundaries along west side of MacArthur Drive and north side of Valipico Road. |
| | **Zone 41** | | |
| **I.** | **Arterial Landscaping** | | |
| | | **A. Corral Hollow Road** | |
| | | | **1.** Public right-of-way immediately adjacent, to APN 234-210-29 along east side of Corral Hollow Road, south of Cypress Avenue; north of Tennis Lane |

**There are four programs that are not identified in the above charts that directly Benefit many of the Zones in the Consolidated District. The Streetscape Revitalization & Rehabilitation Program - benefits Zones 1-23, 26-37, 40-41 the Arterial Street Tree Maintenance Program - benefits Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 22, 23, 24, 26, 27-30, 33-37 and 40, the Street Tree Maintenance Program - benefits Zones 6, 7, 8, 9, 10, 13, 16, 17, 18, 19, 20, 22, 26, 28, 29, 30, 35, 36 and 40, and the Park Rehabilitation & Renovation Program - benefits Zones 7, 8, 9, 13, 16, 17, 19, 20, 24, 26, 28-30 & 35.**

# APPENDIX C – ZONE DESIGNATIONS




City of Tracy
Consolidated Landscape Maintenance District

| District | Year Formed | Zones |
|---|---|---|
| 8501 | 1985 | 1, 2 |
| 8801 | 1988 | 3-13, 36, 37 |
| 9802 | 1998 | 14-35 |
| Consolidated | 2003 | All Zones Above |
| Consolidated | 2007 | 40 |
| Consolidated | 2010 | 41 |

# APPENDIX D – 2012/2013 ASSESSMENT ROLL

The proposed assessment amounts for fiscal year 2012/2013 for the District are sent under separate cover and hereby referenced to this report. Parcel identification, for each lot or parcel identification for each lot or parcel within the District shall be the Assessor Parcel Numbers as shown on the San Joaquin County Assessor's map for the year in which this Report is prepared.

The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in fiscal year 2012/2013.

If any parcel submitted for assessment is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 212-040-45-0000 | 12 | 111.52 | 212-050-22-0000 | 12 | 148.94 | 212-050-23-0000 | 12 | 325.58 |
| 212-050-31-0000 | 12 | 396.24 | 212-050-33-0000 | 12 | 254.26 | 212-050-35-0000 | 12 | 187.88 |
| 212-050-36-0000 | 12 | 87.10 | 212-050-37-0000 | 12 | 77.88 | 212-050-38-0000 | 12 | 40.14 |
| 212-050-39-0000 | 12 | 40.14 | 212-050-40-0000 | 12 | 40.14 | 212-050-41-0000 | 12 | 40.14 |
| 212-050-42-0000 | 12 | 83.10 | 212-050-43-0000 | 12 | 959.06 | 212-050-44-0000 | 12 | 724.88 |
| 212-050-45-0000 | 12 | 52.18 | 212-050-46-0000 | 12 | 836.40 | 212-050-47-0000 | 12 | 864.28 |
| 212-050-52-0000 | 12 | 1,689.80 | 212-050-53-0000 | 12 | 287.44 | 212-050-60-0000 | 12 | 4,438.52 |
| 212-050-61-0000 | 12 | 4,505.42 | 212-050-62-0000 | 12 | 57.00 | 212-050-63-0000 | 12 | 56.60 |
| 212-240-10-0000 | 10 | 1,961.32 | 212-240-11-0000 | 10 | 1,750.22 | 212-270-02-0000 | 12 | 2,481.32 |
| 212-270-03-0000 | 12 | 1,734.14 | 212-270-08-0000 | 12 | 1,561.28 | 212-270-11-0000 | 12 | 2,799.16 |
| 212-270-14-0000 | 12 | 1,115.20 | 212-270-15-0000 | 12 | 669.12 | 212-270-18-0000 | 12 | 1,103.48 |
| 212-270-19-0000 | 12 | 2,280.58 | 212-270-20-0000 | 12 | 892.16 | 212-270-21-0000 | 12 | 744.50 |
| 212-270-22-0000 | 12 | 1,254.60 | 212-280-02-0000 | 12 | 1,833.40 | 212-280-03-0000 | 12 | 1,343.82 |
| 212-280-04-0000 | 12 | 2,414.42 | 212-280-10-0000 | 12 | 1,405.16 | 212-280-11-0000 | 12 | 1,382.84 |
| 212-280-15-0000 | 12 | 2,984.28 | 212-280-18-0000 | 12 | 5,408.74 | 212-290-04-0000 | 12 | 2,459.02 |
| 212-290-05-0000 | 12 | 323.40 | 212-290-07-0000 | 12 | 557.60 | 212-290-08-0000 | 12 | 1,009.26 |
| 212-290-10-0000 | 12 | 6,217.26 | 212-290-17-0000 | 12 | 1,394.00 | 212-290-18-0000 | 12 | 440.50 |
| 212-290-19-0000 | 12 | 429.34 | 212-290-20-0000 | 12 | 908.88 | 212-290-21-0000 | 12 | 1,315.94 |
| 212-290-25-0000 | 12 | 652.38 | 212-290-26-0000 | 12 | 892.16 | 212-290-27-0000 | 12 | 1,394.00 |
| 212-290-30-0000 | 12 | 669.12 | 212-290-31-0000 | 12 | 697.00 | 212-290-33-0000 | 12 | 1,990.64 |
| 212-290-35-0000 | 12 | 360.20 | 212-290-37-0000 | 12 | 708.14 | 212-290-38-0000 | 12 | 541.98 |
| 212-290-43-0000 | 12 | 686.40 | 212-290-45-0000 | 12 | 2,882.80 | 212-290-46-0000 | 12 | 602.20 |
| 212-290-47-0000 | 12 | 1,544.56 | 212-300-01-0000 | 12 | 111.52 | 212-300-02-0000 | 12 | 111.52 |
| 212-300-03-0000 | 12 | 111.52 | 212-300-04-0000 | 12 | 111.52 | 212-300-05-0000 | 12 | 111.52 |
| 212-300-06-0000 | 12 | 111.52 | 212-300-07-0000 | 12 | 111.52 | 212-300-08-0000 | 12 | 111.52 |
| 212-300-09-0000 | 12 | 144.96 | 212-300-10-0000 | 12 | 111.52 | 212-300-11-0000 | 12 | 111.52 |
| 212-300-12-0000 | 12 | 111.52 | 212-320-01-0000 | 10 | 76.76 | 212-320-02-0000 | 10 | 76.76 |
| 212-320-03-0000 | 10 | 76.76 | 212-320-04-0000 | 10 | 76.76 | 212-320-05-0000 | 10 | 76.76 |
| 212-320-06-0000 | 10 | 76.76 | 212-320-07-0000 | 10 | 76.76 | 212-320-08-0000 | 10 | 76.76 |
| 212-320-09-0000 | 10 | 76.76 | 212-320-10-0000 | 10 | 76.76 | 212-320-11-0000 | 10 | 76.76 |
| 212-320-12-0000 | 10 | 76.76 | 212-320-13-0000 | 10 | 76.76 | 212-320-14-0000 | 10 | 76.76 |
| 212-320-15-0000 | 10 | 76.76 | 212-320-16-0000 | 10 | 76.76 | 212-320-17-0000 | 10 | 76.76 |
| 213-060-16-0000 | 10 | 713.90 | 213-060-20-0000 | 10 | 5,388.86 | 213-060-26-0000 | 10 | 23,743.22 |
| 213-060-37-0000 | 10 | 406.84 | 213-060-38-0000 | 10 | 314.72 | 213-060-39-0000 | 10 | 310.88 |
| 213-060-40-0000 | 10 | 565.12 | 213-060-43-0000 | 10 | 6,920.30 | 213-070-36-0000 | 10 | 2,828.76 |
| 213-070-61-0000 | 10 | 10,367.02 | 213-070-62-0000 | 10 | 1,819.30 | 213-070-63-0000 | 10 | 2,421.90 |
| 213-070-65-0000 | 10 | 4,863.02 | 213-070-66-0000 | 10 | 2,824.92 | 213-070-67-0000 | 10 | 5,043.42 |
| 213-350-01-0000 | 10 | 76.76 | 213-350-02-0000 | 10 | 76.76 | 213-350-03-0000 | 10 | 76.76 |
| 213-350-04-0000 | 10 | 76.76 | 213-350-05-0000 | 10 | 76.76 | 213-350-06-0000 | 10 | 76.76 |
| 213-350-07-0000 | 10 | 76.76 | 213-350-08-0000 | 10 | 76.76 | 213-350-09-0000 | 10 | 76.76 |
| 213-350-10-0000 | 10 | 76.76 | 213-350-11-0000 | 10 | 76.76 | 213-350-12-0000 | 10 | 76.76 |
| 213-350-13-0000 | 10 | 76.76 | 213-350-14-0000 | 10 | 76.76 | 213-350-15-0000 | 10 | 76.76 |
| 213-350-16-0000 | 10 | 76.76 | 213-350-17-0000 | 10 | 76.76 | 213-350-18-0000 | 10 | 76.76 |
| 213-350-19-0000 | 10 | 76.76 | 213-350-20-0000 | 10 | 76.76 | 213-350-21-0000 | 10 | 76.76 |
| 213-350-22-0000 | 10 | 76.76 | 213-350-23-0000 | 10 | 76.76 | 213-350-24-0000 | 10 | 76.76 |
| 213-350-25-0000 | 10 | 76.76 | 213-350-26-0000 | 10 | 76.76 | 213-350-27-0000 | 10 | 76.76 |
| 213-350-28-0000 | 10 | 76.76 | 213-350-29-0000 | 10 | 76.76 | 213-350-30-0000 | 10 | 76.76 |
| 213-350-31-0000 | 10 | 76.76 | 213-350-32-0000 | 10 | 76.76 | 213-350-33-0000 | 10 | 76.76 |
| 213-350-34-0000 | 10 | 76.76 | 213-350-35-0000 | 10 | 76.76 | 213-350-36-0000 | 10 | 76.76 |
| 213-350-37-0000 | 10 | 76.76 | 213-350-38-0000 | 10 | 76.76 | 213-350-39-0000 | 10 | 76.76 |
| 213-350-40-0000 | 10 | 76.76 | 213-350-41-0000 | 10 | 76.76 | 213-350-42-0000 | 10 | 76.76 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 213-350-43-0000 | 10 | 76.76 | 213-350-44-0000 | 10 | 76.76 | 213-350-45-0000 | 10 | 76.76 |
| 213-350-46-0000 | 10 | 76.76 | 213-350-47-0000 | 10 | 76.76 | 213-350-48-0000 | 10 | 76.76 |
| 213-350-49-0000 | 10 | 76.76 | 213-350-50-0000 | 10 | 76.76 | 213-350-51-0000 | 10 | 76.76 |
| 213-350-52-0000 | 10 | 76.76 | 213-350-53-0000 | 10 | 76.76 | 213-350-54-0000 | 10 | 76.76 |
| 213-350-55-0000 | 10 | 76.76 | 213-350-56-0000 | 10 | 76.76 | 213-350-57-0000 | 10 | 76.76 |
| 213-350-58-0000 | 10 | 76.76 | 213-350-59-0000 | 10 | 76.76 | 213-350-61-0000 | 10 | 3,615.60 |
| 213-361-01-0000 | 10 | 76.76 | 213-361-02-0000 | 10 | 76.76 | 213-361-03-0000 | 10 | 76.76 |
| 213-361-04-0000 | 10 | 76.76 | 213-361-05-0000 | 10 | 76.76 | 213-361-06-0000 | 10 | 76.76 |
| 213-361-07-0000 | 10 | 76.76 | 213-361-08-0000 | 10 | 76.76 | 213-361-09-0000 | 10 | 76.76 |
| 213-361-10-0000 | 10 | 76.76 | 213-361-11-0000 | 10 | 76.76 | 213-361-12-0000 | 10 | 76.76 |
| 213-361-13-0000 | 10 | 76.76 | 213-361-14-0000 | 10 | 76.76 | 213-361-15-0000 | 10 | 76.76 |
| 213-361-16-0000 | 10 | 76.76 | 213-361-17-0000 | 10 | 76.76 | 213-361-18-0000 | 10 | 76.76 |
| 213-361-19-0000 | 10 | 76.76 | 213-361-20-0000 | 10 | 76.76 | 213-361-21-0000 | 10 | 76.76 |
| 213-361-22-0000 | 10 | 76.76 | 213-361-23-0000 | 10 | 76.76 | 213-361-24-0000 | 10 | 76.76 |
| 213-361-25-0000 | 10 | 76.76 | 213-361-26-0000 | 10 | 76.76 | 213-361-27-0000 | 10 | 76.76 |
| 213-361-28-0000 | 10 | 76.76 | 213-361-29-0000 | 10 | 76.76 | 213-361-30-0000 | 10 | 76.76 |
| 213-361-31-0000 | 10 | 76.76 | 213-361-32-0000 | 10 | 76.76 | 213-361-33-0000 | 10 | 76.76 |
| 213-361-34-0000 | 10 | 76.76 | 213-361-35-0000 | 10 | 76.76 | 213-361-36-0000 | 10 | 76.76 |
| 213-361-37-0000 | 10 | 76.76 | 213-361-38-0000 | 10 | 76.76 | 213-361-39-0000 | 10 | 76.76 |
| 213-361-40-0000 | 10 | 76.76 | 213-361-41-0000 | 10 | 76.76 | 213-361-42-0000 | 10 | 76.76 |
| 213-361-43-0000 | 10 | 76.76 | 213-361-44-0000 | 10 | 76.76 | 213-361-45-0000 | 10 | 76.76 |
| 213-361-46-0000 | 10 | 76.76 | 213-361-47-0000 | 10 | 76.76 | 213-361-48-0000 | 10 | 76.76 |
| 213-361-49-0000 | 10 | 76.76 | 213-361-50-0000 | 10 | 76.76 | 213-361-51-0000 | 10 | 76.76 |
| 213-361-52-0000 | 10 | 76.76 | 213-361-53-0000 | 10 | 76.76 | 213-362-01-0000 | 10 | 76.76 |
| 213-362-02-0000 | 10 | 76.76 | 213-362-03-0000 | 10 | 76.76 | 213-362-04-0000 | 10 | 76.76 |
| 213-362-05-0000 | 10 | 76.76 | 213-362-06-0000 | 10 | 76.76 | 213-362-07-0000 | 10 | 76.76 |
| 213-362-08-0000 | 10 | 76.76 | 213-362-09-0000 | 10 | 76.76 | 213-362-10-0000 | 10 | 76.76 |
| 213-362-11-0000 | 10 | 76.76 | 213-362-12-0000 | 10 | 76.76 | 213-362-13-0000 | 10 | 76.76 |
| 213-362-14-0000 | 10 | 76.76 | 213-362-15-0000 | 10 | 76.76 | 213-362-16-0000 | 10 | 76.76 |
| 213-362-17-0000 | 10 | 76.76 | 213-362-18-0000 | 10 | 76.76 | 213-362-19-0000 | 10 | 76.76 |
| 213-362-20-0000 | 10 | 76.76 | 213-362-21-0000 | 10 | 76.76 | 213-362-22-0000 | 10 | 76.76 |
| 213-362-23-0000 | 10 | 76.76 | 213-362-24-0000 | 10 | 76.76 | 213-362-25-0000 | 10 | 76.76 |
| 213-362-26-0000 | 10 | 76.76 | 213-362-27-0000 | 10 | 76.76 | 213-362-28-0000 | 10 | 76.76 |
| 213-362-29-0000 | 10 | 76.76 | 213-362-30-0000 | 10 | 76.76 | 213-362-31-0000 | 10 | 76.76 |
| 213-362-32-0000 | 10 | 76.76 | 213-362-33-0000 | 10 | 76.76 | 213-362-34-0000 | 10 | 76.76 |
| 213-362-35-0000 | 10 | 76.76 | 213-362-36-0000 | 10 | 76.76 | 213-362-37-0000 | 10 | 76.76 |
| 213-362-38-0000 | 10 | 76.76 | 213-362-39-0000 | 10 | 76.76 | 213-362-40-0000 | 10 | 76.76 |
| 213-362-41-0000 | 10 | 76.76 | 213-362-42-0000 | 10 | 76.76 | 213-363-02-0000 | 10 | 76.76 |
| 213-363-03-0000 | 10 | 76.76 | 213-363-04-0000 | 10 | 76.76 | 213-363-05-0000 | 10 | 76.76 |
| 213-363-06-0000 | 10 | 76.76 | 213-363-07-0000 | 10 | 76.76 | 213-363-08-0000 | 10 | 76.76 |
| 213-363-09-0000 | 10 | 76.76 | 213-363-10-0000 | 10 | 76.76 | 213-363-11-0000 | 10 | 76.76 |
| 213-363-12-0000 | 10 | 76.76 | 213-363-13-0000 | 10 | 76.76 | 213-363-14-0000 | 10 | 76.76 |
| 213-363-15-0000 | 10 | 76.76 | 213-363-16-0000 | 10 | 76.76 | 213-363-17-0000 | 10 | 76.76 |
| 214-020-01-0000 | 3 | 115.38 | 214-020-02-0000 | 3 | 461.52 | 214-020-05-0000 | 3 | 115.38 |
| 214-020-06-0000 | 3 | 115.38 | 214-020-07-0000 | 3 | 461.52 | 214-020-08-0000 | 3 | 461.52 |
| 214-020-09-0000 | 3 | 461.52 | 214-020-17-0000 | 3 | 946.12 | 214-020-20-0000 | 3 | 524.98 |
| 214-020-25-0000 | 3 | 611.52 | 214-020-29-0000 | 3 | 5,192.20 | 214-020-32-0000 | 3 | 1,771.12 |
| 214-020-33-0000 | 3 | 1,476.88 | 214-020-34-0000 | 3 | 633.20 | 214-020-35-0000 | 3 | 549.68 |
| 214-020-36-0000 | 3 | 115.38 | 214-030-01-0000 | 3 | 115.38 | 214-030-02-0000 | 3 | 115.38 |
| 214-030-03-0000 | 3 | 115.38 | 214-030-04-0000 | 3 | 115.38 | 214-030-05-0000 | 3 | 115.38 |
| 214-030-06-0000 | 3 | 115.38 | 214-030-07-0000 | 3 | 115.38 | 214-030-08-0000 | 3 | 115.38 |
| 214-030-09-0000 | 3 | 115.38 | 214-030-10-0000 | 3 | 115.38 | 214-030-11-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 214-030-12-0000 | 3 | 115.38 | 214-030-13-0000 | 3 | 115.38 | 214-030-14-0000 | 3 | 115.38 |
| 214-030-15-0000 | 3 | 115.38 | 214-030-16-0000 | 3 | 115.38 | 214-030-17-0000 | 3 | 115.38 |
| 214-030-18-0000 | 3 | 115.38 | 214-030-19-0000 | 3 | 115.38 | 214-030-20-0000 | 3 | 115.38 |
| 214-030-21-0000 | 3 | 115.38 | 214-030-22-0000 | 3 | 115.38 | 214-030-23-0000 | 3 | 115.38 |
| 214-030-24-0000 | 3 | 115.38 | 214-030-25-0000 | 3 | 115.38 | 214-030-26-0000 | 3 | 115.38 |
| 214-030-27-0000 | 3 | 115.38 | 214-030-28-0000 | 3 | 115.38 | 214-030-29-0000 | 3 | 115.38 |
| 214-030-30-0000 | 3 | 115.38 | 214-030-31-0000 | 3 | 115.38 | 214-030-32-0000 | 3 | 115.38 |
| 214-030-33-0000 | 3 | 115.38 | 214-030-34-0000 | 3 | 115.38 | 214-030-35-0000 | 3 | 115.38 |
| 214-030-36-0000 | 3 | 115.38 | 214-030-37-0000 | 3 | 115.38 | 214-030-38-0000 | 3 | 115.38 |
| 214-030-39-0000 | 3 | 115.38 | 214-030-40-0000 | 3 | 115.38 | 214-030-41-0000 | 3 | 115.38 |
| 214-030-42-0000 | 3 | 115.38 | 214-030-43-0000 | 3 | 115.38 | 214-030-44-0000 | 3 | 115.38 |
| 214-030-45-0000 | 3 | 115.38 | 214-030-46-0000 | 3 | 115.38 | 214-030-47-0000 | 3 | 115.38 |
| 214-030-48-0000 | 3 | 115.38 | 214-030-49-0000 | 3 | 115.38 | 214-030-50-0000 | 3 | 115.38 |
| 214-030-51-0000 | 3 | 115.38 | 214-030-52-0000 | 3 | 115.38 | 214-030-53-0000 | 3 | 115.38 |
| 214-030-54-0000 | 3 | 115.38 | 214-030-55-0000 | 3 | 115.38 | 214-030-56-0000 | 3 | 115.38 |
| 214-030-57-0000 | 3 | 115.38 | 214-030-58-0000 | 3 | 115.38 | 214-030-59-0000 | 3 | 115.38 |
| 214-030-60-0000 | 3 | 115.38 | 214-030-61-0000 | 3 | 115.38 | 214-030-62-0000 | 3 | 115.38 |
| 214-030-63-0000 | 3 | 115.38 | 214-030-64-0000 | 3 | 115.38 | 214-030-65-0000 | 3 | 115.38 |
| 214-030-66-0000 | 3 | 115.38 | 214-030-67-0000 | 3 | 115.38 | 214-030-68-0000 | 3 | 115.38 |
| 214-030-69-0000 | 3 | 115.38 | 214-030-70-0000 | 3 | 115.38 | 214-030-71-0000 | 3 | 115.38 |
| 214-030-72-0000 | 3 | 115.38 | 214-030-73-0000 | 3 | 115.38 | 214-030-74-0000 | 3 | 115.38 |
| 214-030-75-0000 | 3 | 115.38 | 214-030-76-0000 | 3 | 115.38 | 214-030-77-0000 | 3 | 115.38 |
| 214-030-78-0000 | 3 | 115.38 | 214-030-79-0000 | 3 | 115.38 | 214-030-80-0000 | 3 | 115.38 |
| 214-030-81-0000 | 3 | 115.38 | 214-030-82-0000 | 3 | 115.38 | 214-030-83-0000 | 3 | 115.38 |
| 214-030-84-0000 | 3 | 115.38 | 214-030-85-0000 | 3 | 115.38 | 214-030-86-0000 | 3 | 115.38 |
| 214-030-87-0000 | 3 | 115.38 | 214-030-88-0000 | 3 | 115.38 | 214-030-89-0000 | 3 | 115.38 |
| 214-030-90-0000 | 3 | 115.38 | 214-030-91-0000 | 3 | 115.38 | 214-030-92-0000 | 3 | 115.38 |
| 214-040-01-0000 | 3 | 115.38 | 214-040-02-0000 | 3 | 115.38 | 214-040-03-0000 | 3 | 115.38 |
| 214-040-04-0000 | 3 | 115.38 | 214-040-05-0000 | 3 | 115.38 | 214-040-06-0000 | 3 | 115.38 |
| 214-040-07-0000 | 3 | 115.38 | 214-040-08-0000 | 3 | 115.38 | 214-040-09-0000 | 3 | 115.38 |
| 214-040-10-0000 | 3 | 115.38 | 214-040-11-0000 | 3 | 115.38 | 214-040-12-0000 | 3 | 115.38 |
| 214-040-13-0000 | 3 | 115.38 | 214-040-14-0000 | 3 | 115.38 | 214-040-15-0000 | 3 | 115.38 |
| 214-040-16-0000 | 3 | 115.38 | 214-040-17-0000 | 3 | 115.38 | 214-040-18-0000 | 3 | 115.38 |
| 214-040-19-0000 | 3 | 115.38 | 214-040-20-0000 | 3 | 115.38 | 214-040-21-0000 | 3 | 115.38 |
| 214-040-22-0000 | 3 | 115.38 | 214-040-23-0000 | 3 | 115.38 | 214-040-24-0000 | 3 | 115.38 |
| 214-040-25-0000 | 3 | 115.38 | 214-040-26-0000 | 3 | 115.38 | 214-040-27-0000 | 3 | 115.38 |
| 214-040-28-0000 | 3 | 115.38 | 214-040-29-0000 | 3 | 115.38 | 214-040-30-0000 | 3 | 115.38 |
| 214-040-31-0000 | 3 | 115.38 | 214-040-32-0000 | 3 | 115.38 | 214-040-33-0000 | 3 | 115.38 |
| 214-040-34-0000 | 3 | 115.38 | 214-040-35-0000 | 3 | 115.38 | 214-040-36-0000 | 3 | 115.38 |
| 214-040-37-0000 | 3 | 115.38 | 214-040-38-0000 | 3 | 115.38 | 214-040-39-0000 | 3 | 115.38 |
| 214-040-40-0000 | 3 | 115.38 | 214-040-41-0000 | 3 | 115.38 | 214-040-42-0000 | 3 | 115.38 |
| 214-040-43-0000 | 3 | 115.38 | 214-040-44-0000 | 3 | 115.38 | 214-040-45-0000 | 3 | 115.38 |
| 214-040-46-0000 | 3 | 115.38 | 214-040-47-0000 | 3 | 115.38 | 214-040-48-0000 | 3 | 115.38 |
| 214-040-49-0000 | 3 | 115.38 | 214-040-50-0000 | 3 | 115.38 | 214-040-51-0000 | 3 | 115.38 |
| 214-060-01-0000 | 3 | 115.38 | 214-060-02-0000 | 3 | 115.38 | 214-060-03-0000 | 3 | 115.38 |
| 214-060-04-0000 | 3 | 115.38 | 214-060-05-0000 | 3 | 115.38 | 214-060-06-0000 | 3 | 115.38 |
| 214-060-07-0000 | 3 | 115.38 | 214-060-08-0000 | 3 | 115.38 | 214-060-09-0000 | 3 | 115.38 |
| 214-060-10-0000 | 3 | 115.38 | 214-060-11-0000 | 3 | 115.38 | 214-060-12-0000 | 3 | 115.38 |
| 214-060-13-0000 | 3 | 115.38 | 214-060-14-0000 | 3 | 115.38 | 214-060-15-0000 | 3 | 115.38 |
| 214-060-16-0000 | 3 | 115.38 | 214-060-17-0000 | 3 | 115.38 | 214-060-18-0000 | 3 | 115.38 |
| 214-060-19-0000 | 3 | 115.38 | 214-060-20-0000 | 3 | 115.38 | 214-060-21-0000 | 3 | 115.38 |
| 214-060-22-0000 | 3 | 115.38 | 214-060-23-0000 | 3 | 115.38 | 214-060-24-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 214-060-25-0000 | 3 | 115.38 | 214-060-26-0000 | 3 | 115.38 | 214-060-27-0000 | 3 | 115.38 |
| 214-060-28-0000 | 3 | 115.38 | 214-060-29-0000 | 3 | 115.38 | 214-060-30-0000 | 3 | 115.38 |
| 214-060-31-0000 | 3 | 115.38 | 214-060-32-0000 | 3 | 115.38 | 214-060-33-0000 | 3 | 115.38 |
| 214-060-34-0000 | 3 | 115.38 | 214-060-35-0000 | 3 | 115.38 | 214-060-36-0000 | 3 | 115.38 |
| 214-060-37-0000 | 3 | 115.38 | 214-060-38-0000 | 3 | 115.38 | 214-060-39-0000 | 3 | 115.38 |
| 214-060-40-0000 | 3 | 115.38 | 214-060-41-0000 | 3 | 115.38 | 214-060-42-0000 | 3 | 115.38 |
| 214-070-02-0000 | 3 | 311.52 | 214-070-03-0000 | 3 | 4.38 | 214-080-01-0000 | 3 | 115.38 |
| 214-080-02-0000 | 3 | 115.38 | 214-080-03-0000 | 3 | 115.38 | 214-080-04-0000 | 3 | 115.38 |
| 214-080-05-0000 | 3 | 115.38 | 214-080-06-0000 | 3 | 115.38 | 214-080-07-0000 | 3 | 115.38 |
| 214-080-08-0000 | 3 | 115.38 | 214-080-09-0000 | 3 | 115.38 | 214-080-10-0000 | 3 | 115.38 |
| 214-080-11-0000 | 3 | 115.38 | 214-080-12-0000 | 3 | 115.38 | 214-080-13-0000 | 3 | 115.38 |
| 214-080-14-0000 | 3 | 115.38 | 214-080-15-0000 | 3 | 115.38 | 214-080-16-0000 | 3 | 115.38 |
| 214-080-17-0000 | 3 | 115.38 | 214-080-18-0000 | 3 | 115.38 | 214-080-19-0000 | 3 | 115.38 |
| 214-080-20-0000 | 3 | 115.38 | 214-080-21-0000 | 3 | 115.38 | 214-080-22-0000 | 3 | 115.38 |
| 214-080-23-0000 | 3 | 115.38 | 214-080-24-0000 | 3 | 115.38 | 214-080-25-0000 | 3 | 115.38 |
| 214-080-26-0000 | 3 | 115.38 | 214-080-27-0000 | 3 | 115.38 | 214-080-28-0000 | 3 | 115.38 |
| 214-080-29-0000 | 3 | 115.38 | 214-080-30-0000 | 3 | 115.38 | 214-080-31-0000 | 3 | 115.38 |
| 214-080-32-0000 | 3 | 115.38 | 214-080-33-0000 | 3 | 115.38 | 214-080-34-0000 | 3 | 115.38 |
| 214-080-35-0000 | 3 | 115.38 | 214-080-36-0000 | 3 | 115.38 | 214-080-37-0000 | 3 | 115.38 |
| 214-080-38-0000 | 3 | 115.38 | 214-080-39-0000 | 3 | 115.38 | 214-080-40-0000 | 3 | 115.38 |
| 214-080-42-0000 | 3 | 461.52 | 214-090-01-0000 | 3 | 115.38 | 214-090-02-0000 | 3 | 115.38 |
| 214-090-03-0000 | 3 | 115.38 | 214-090-04-0000 | 3 | 115.38 | 214-090-05-0000 | 3 | 115.38 |
| 214-090-06-0000 | 3 | 115.38 | 214-090-07-0000 | 3 | 115.38 | 214-090-08-0000 | 3 | 115.38 |
| 214-090-09-0000 | 3 | 115.38 | 214-090-10-0000 | 3 | 115.38 | 214-090-11-0000 | 3 | 115.38 |
| 214-090-12-0000 | 3 | 115.38 | 214-090-13-0000 | 3 | 115.38 | 214-090-14-0000 | 3 | 115.38 |
| 214-090-15-0000 | 3 | 115.38 | 214-090-16-0000 | 3 | 115.38 | 214-090-17-0000 | 3 | 115.38 |
| 214-090-18-0000 | 3 | 115.38 | 214-090-19-0000 | 3 | 115.38 | 214-090-20-0000 | 3 | 115.38 |
| 214-090-21-0000 | 3 | 115.38 | 214-090-22-0000 | 3 | 115.38 | 214-090-23-0000 | 3 | 115.38 |
| 214-090-24-0000 | 3 | 115.38 | 214-090-25-0000 | 3 | 115.38 | 214-090-26-0000 | 3 | 115.38 |
| 214-090-27-0000 | 3 | 115.38 | 214-090-28-0000 | 3 | 115.38 | 214-090-29-0000 | 3 | 115.38 |
| 214-090-30-0000 | 3 | 115.38 | 214-090-31-0000 | 3 | 115.38 | 214-090-32-0000 | 3 | 115.38 |
| 214-090-33-0000 | 3 | 115.38 | 214-090-34-0000 | 3 | 115.38 | 214-090-35-0000 | 3 | 115.38 |
| 214-090-36-0000 | 3 | 115.38 | 214-090-37-0000 | 3 | 115.38 | 214-090-38-0000 | 3 | 115.38 |
| 214-090-39-0000 | 3 | 115.38 | 214-090-40-0000 | 3 | 115.38 | 214-090-41-0000 | 3 | 115.38 |
| 214-090-42-0000 | 3 | 115.38 | 214-090-43-0000 | 3 | 115.38 | 214-110-11-0000 | 3 | 115.38 |
| 214-110-12-0000 | 3 | 115.38 | 214-110-13-0000 | 3 | 115.38 | 214-110-14-0000 | 3 | 115.38 |
| 214-110-15-0000 | 3 | 115.38 | 214-110-16-0000 | 3 | 115.38 | 214-110-17-0000 | 3 | 115.38 |
| 214-110-18-0000 | 3 | 115.38 | 214-110-19-0000 | 3 | 115.38 | 214-110-20-0000 | 3 | 115.38 |
| 214-110-21-0000 | 3 | 115.38 | 214-110-22-0000 | 3 | 115.38 | 214-110-23-0000 | 3 | 115.38 |
| 214-110-24-0000 | 3 | 115.38 | 214-110-25-0000 | 3 | 115.38 | 214-110-26-0000 | 3 | 115.38 |
| 214-110-27-0000 | 3 | 115.38 | 214-110-28-0000 | 3 | 115.38 | 214-110-29-0000 | 3 | 115.38 |
| 214-110-30-0000 | 3 | 115.38 | 214-140-01-0000 | 3 | 115.38 | 214-140-02-0000 | 3 | 115.38 |
| 214-140-03-0000 | 3 | 115.38 | 214-140-04-0000 | 3 | 115.38 | 214-140-05-0000 | 3 | 115.38 |
| 214-140-06-0000 | 3 | 115.38 | 214-140-07-0000 | 3 | 115.38 | 214-140-08-0000 | 3 | 115.38 |
| 214-140-09-0000 | 3 | 115.38 | 214-140-10-0000 | 3 | 115.38 | 214-140-11-0000 | 3 | 115.38 |
| 214-140-12-0000 | 3 | 115.38 | 214-140-13-0000 | 3 | 115.38 | 214-140-14-0000 | 3 | 115.38 |
| 214-140-15-0000 | 3 | 115.38 | 214-140-16-0000 | 3 | 115.38 | 214-140-17-0000 | 3 | 115.38 |
| 214-140-18-0000 | 3 | 115.38 | 214-140-19-0000 | 3 | 115.38 | 214-140-20-0000 | 3 | 115.38 |
| 214-140-22-0000 | 3 | 115.38 | 214-140-23-0000 | 3 | 115.38 | 214-140-24-0000 | 3 | 115.38 |
| 214-140-25-0000 | 3 | 115.38 | 214-140-26-0000 | 3 | 115.38 | 214-140-27-0000 | 3 | 115.38 |
| 214-140-28-0000 | 3 | 115.38 | 214-140-29-0000 | 3 | 115.38 | 214-140-30-0000 | 3 | 115.38 |
| 214-140-31-0000 | 3 | 115.38 | 214-140-32-0000 | 3 | 115.38 | 214-140-33-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 214-140-34-0000 | 3 | 115.38 | 214-140-35-0000 | 3 | 115.38 | 214-140-36-0000 | 3 | 115.38 |
| 214-140-37-0000 | 3 | 115.38 | 214-140-38-0000 | 3 | 115.38 | 214-140-39-0000 | 3 | 115.38 |
| 214-140-40-0000 | 3 | 115.38 | 214-140-41-0000 | 3 | 115.38 | 214-140-42-0000 | 3 | 115.38 |
| 214-140-43-0000 | 3 | 115.38 | 214-140-44-0000 | 3 | 115.38 | 214-140-45-0000 | 3 | 115.38 |
| 214-140-46-0000 | 3 | 115.38 | 214-140-47-0000 | 3 | 115.38 | 214-140-48-0000 | 3 | 115.38 |
| 214-140-49-0000 | 3 | 115.38 | 214-140-50-0000 | 3 | 115.38 | 214-140-51-0000 | 3 | 115.38 |
| 214-140-52-0000 | 3 | 115.38 | 214-140-53-0000 | 3 | 115.38 | 214-150-01-0000 | 3 | 115.38 |
| 214-150-02-0000 | 3 | 115.38 | 214-150-03-0000 | 3 | 115.38 | 214-150-04-0000 | 3 | 115.38 |
| 214-150-05-0000 | 3 | 115.38 | 214-150-06-0000 | 3 | 115.38 | 214-150-07-0000 | 3 | 115.38 |
| 214-150-08-0000 | 3 | 115.38 | 214-150-09-0000 | 3 | 115.38 | 214-150-10-0000 | 3 | 115.38 |
| 214-150-11-0000 | 3 | 115.38 | 214-150-12-0000 | 3 | 115.38 | 214-150-13-0000 | 3 | 115.38 |
| 214-150-14-0000 | 3 | 115.38 | 214-150-15-0000 | 3 | 115.38 | 214-150-16-0000 | 3 | 115.38 |
| 214-150-17-0000 | 3 | 115.38 | 214-150-18-0000 | 3 | 115.38 | 214-150-19-0000 | 3 | 115.38 |
| 214-150-20-0000 | 3 | 115.38 | 214-150-21-0000 | 3 | 115.38 | 214-150-22-0000 | 3 | 115.38 |
| 214-150-23-0000 | 3 | 115.38 | 214-150-24-0000 | 3 | 115.38 | 214-150-25-0000 | 3 | 115.38 |
| 214-150-26-0000 | 3 | 115.38 | 214-150-27-0000 | 3 | 115.38 | 214-150-28-0000 | 3 | 115.38 |
| 214-150-29-0000 | 3 | 115.38 | 214-150-30-0000 | 3 | 115.38 | 214-150-31-0000 | 3 | 115.38 |
| 214-150-32-0000 | 3 | 115.38 | 214-150-33-0000 | 3 | 115.38 | 214-150-34-0000 | 3 | 115.38 |
| 214-150-35-0000 | 3 | 115.38 | 214-150-36-0000 | 3 | 115.38 | 214-150-37-0000 | 3 | 115.38 |
| 214-150-38-0000 | 3 | 115.38 | 214-150-39-0000 | 3 | 115.38 | 214-150-40-0000 | 3 | 115.38 |
| 214-150-41-0000 | 3 | 115.38 | 214-150-42-0000 | 3 | 115.38 | 214-150-43-0000 | 3 | 115.38 |
| 214-150-44-0000 | 3 | 115.38 | 214-150-45-0000 | 3 | 115.38 | 214-150-46-0000 | 3 | 115.38 |
| 214-150-47-0000 | 3 | 115.38 | 214-150-48-0000 | 3 | 115.38 | 214-150-49-0000 | 3 | 115.38 |
| 214-150-50-0000 | 3 | 115.38 | 214-150-51-0000 | 3 | 115.38 | 214-150-52-0000 | 3 | 115.38 |
| 214-150-53-0000 | 3 | 115.38 | 214-150-54-0000 | 3 | 115.38 | 214-150-55-0000 | 3 | 115.38 |
| 214-150-56-0000 | 3 | 115.38 | 214-150-57-0000 | 3 | 115.38 | 214-150-58-0000 | 3 | 115.38 |
| 214-150-59-0000 | 3 | 115.38 | 214-150-60-0000 | 3 | 115.38 | 214-150-61-0000 | 3 | 115.38 |
| 214-150-62-0000 | 3 | 115.38 | 214-150-63-0000 | 3 | 115.38 | 214-150-64-0000 | 3 | 115.38 |
| 214-150-65-0000 | 3 | 115.38 | 214-150-66-0000 | 3 | 115.38 | 214-150-67-0000 | 3 | 115.38 |
| 214-150-68-0000 | 3 | 115.38 | 214-150-69-0000 | 3 | 115.38 | 214-150-70-0000 | 3 | 115.38 |
| 214-150-71-0000 | 3 | 115.38 | 214-150-72-0000 | 3 | 115.38 | 214-180-21-0000 | 6 | 175.34 |
| 214-180-41-0000 | 6 | 2,172.24 | 214-500-06-0000 | 36 | 1,424.42 | 214-530-01-0000 | 3 | 115.38 |
| 214-530-02-0000 | 3 | 115.38 | 214-530-03-0000 | 3 | 115.38 | 214-530-04-0000 | 3 | 115.38 |
| 214-530-05-0000 | 3 | 115.38 | 214-530-06-0000 | 3 | 115.38 | 214-530-07-0000 | 3 | 115.38 |
| 214-530-08-0000 | 3 | 115.38 | 214-530-09-0000 | 3 | 115.38 | 214-530-10-0000 | 3 | 115.38 |
| 214-530-11-0000 | 3 | 115.38 | 214-530-12-0000 | 3 | 115.38 | 214-530-13-0000 | 3 | 115.38 |
| 214-530-14-0000 | 3 | 115.38 | 214-530-15-0000 | 3 | 115.38 | 214-530-16-0000 | 3 | 115.38 |
| 214-530-17-0000 | 3 | 115.38 | 214-530-18-0000 | 3 | 115.38 | 214-530-19-0000 | 3 | 115.38 |
| 214-530-20-0000 | 3 | 115.38 | 214-530-21-0000 | 3 | 115.38 | 214-530-22-0000 | 3 | 115.38 |
| 214-530-23-0000 | 3 | 115.38 | 214-530-24-0000 | 3 | 115.38 | 214-530-25-0000 | 3 | 115.38 |
| 214-540-01-0000 | 3 | 115.38 | 214-540-02-0000 | 3 | 115.38 | 214-540-03-0000 | 3 | 115.38 |
| 214-540-04-0000 | 3 | 115.38 | 214-540-05-0000 | 3 | 115.38 | 214-540-06-0000 | 3 | 115.38 |
| 214-540-07-0000 | 3 | 115.38 | 214-540-08-0000 | 3 | 115.38 | 214-540-09-0000 | 3 | 115.38 |
| 214-540-10-0000 | 3 | 115.38 | 214-540-13-0000 | 3 | 115.38 | 214-540-14-0000 | 3 | 115.38 |
| 214-540-15-0000 | 3 | 115.38 | 214-540-16-0000 | 3 | 115.38 | 214-540-17-0000 | 3 | 115.38 |
| 214-540-18-0000 | 3 | 115.38 | 214-540-19-0000 | 3 | 115.38 | 214-540-20-0000 | 3 | 115.38 |
| 214-540-21-0000 | 3 | 115.38 | 214-540-22-0000 | 3 | 115.38 | 214-540-23-0000 | 3 | 115.38 |
| 214-540-24-0000 | 3 | 115.38 | 214-540-25-0000 | 3 | 115.38 | 214-540-26-0000 | 3 | 115.38 |
| 214-540-27-0000 | 3 | 115.38 | 214-540-28-0000 | 3 | 115.38 | 214-540-29-0000 | 3 | 115.38 |
| 214-540-30-0000 | 3 | 115.38 | 214-540-31-0000 | 3 | 115.38 | 214-540-32-0000 | 3 | 115.38 |
| 214-540-33-0000 | 3 | 115.38 | 214-540-34-0000 | 3 | 115.38 | 214-550-01-0000 | 3 | 115.38 |
| 214-550-02-0000 | 3 | 115.38 | 214-550-03-0000 | 3 | 115.38 | 214-550-04-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 214-550-05-0000 | 3 | 115.38 | 214-550-06-0000 | 3 | 115.38 | 214-550-07-0000 | 3 | 115.38 |
| 214-550-08-0000 | 3 | 115.38 | 214-550-09-0000 | 3 | 115.38 | 214-550-10-0000 | 3 | 115.38 |
| 214-550-11-0000 | 3 | 115.38 | 214-550-12-0000 | 3 | 115.38 | 214-550-13-0000 | 3 | 115.38 |
| 214-550-14-0000 | 3 | 115.38 | 214-550-15-0000 | 3 | 115.38 | 214-550-16-0000 | 3 | 115.38 |
| 214-550-17-0000 | 3 | 115.38 | 214-550-18-0000 | 3 | 115.38 | 214-550-19-0000 | 3 | 115.38 |
| 214-550-20-0000 | 3 | 115.38 | 214-550-21-0000 | 3 | 115.38 | 214-550-22-0000 | 3 | 115.38 |
| 214-550-23-0000 | 3 | 115.38 | 214-550-24-0000 | 3 | 115.38 | 214-550-25-0000 | 3 | 115.38 |
| 214-550-26-0000 | 3 | 115.38 | 214-550-27-0000 | 3 | 115.38 | 214-550-28-0000 | 3 | 115.38 |
| 214-550-29-0000 | 3 | 115.38 | 214-550-30-0000 | 3 | 115.38 | 214-550-31-0000 | 3 | 115.38 |
| 214-550-32-0000 | 3 | 115.38 | 214-550-33-0000 | 3 | 115.38 | 214-550-34-0000 | 3 | 115.38 |
| 214-550-35-0000 | 3 | 115.38 | 214-550-36-0000 | 3 | 115.38 | 214-550-37-0000 | 3 | 115.38 |
| 214-550-38-0000 | 3 | 115.38 | 214-550-39-0000 | 3 | 115.38 | 214-550-40-0000 | 3 | 115.38 |
| 214-550-41-0000 | 3 | 115.38 | 214-550-42-0000 | 3 | 115.38 | 214-550-43-0000 | 3 | 115.38 |
| 214-550-44-0000 | 3 | 115.38 | 214-550-45-0000 | 3 | 115.38 | 214-550-46-0000 | 3 | 115.38 |
| 214-550-47-0000 | 3 | 115.38 | 214-550-48-0000 | 3 | 115.38 | 214-550-49-0000 | 3 | 115.38 |
| 214-550-50-0000 | 3 | 115.38 | 214-550-51-0000 | 3 | 115.38 | 214-550-52-0000 | 3 | 115.38 |
| 214-550-53-0000 | 3 | 115.38 | 214-550-54-0000 | 3 | 115.38 | 214-550-55-0000 | 3 | 115.38 |
| 214-550-56-0000 | 3 | 115.38 | 214-550-57-0000 | 3 | 115.38 | 214-550-58-0000 | 3 | 115.38 |
| 214-550-59-0000 | 3 | 115.38 | 214-550-60-0000 | 3 | 115.38 | 214-550-61-0000 | 3 | 115.38 |
| 214-550-62-0000 | 3 | 115.38 | 214-550-63-0000 | 3 | 115.38 | 214-550-64-0000 | 3 | 115.38 |
| 214-550-65-0000 | 3 | 115.38 | 214-550-66-0000 | 3 | 115.38 | 214-550-67-0000 | 3 | 115.38 |
| 214-550-68-0000 | 3 | 115.38 | 214-550-69-0000 | 3 | 115.38 | 214-550-70-0000 | 3 | 115.38 |
| 214-550-71-0000 | 3 | 115.38 | 214-550-72-0000 | 3 | 115.38 | 214-550-73-0000 | 3 | 115.38 |
| 214-550-74-0000 | 3 | 115.38 | 214-550-75-0000 | 3 | 115.38 | 214-550-76-0000 | 3 | 115.38 |
| 214-550-77-0000 | 3 | 115.38 | 214-550-78-0000 | 3 | 115.38 | 214-550-81-0000 | 3 | 115.38 |
| 214-550-82-0000 | 3 | 115.38 | 214-550-83-0000 | 3 | 115.38 | 214-550-84-0000 | 3 | 115.38 |
| 214-550-85-0000 | 3 | 115.38 | 214-550-86-0000 | 3 | 115.38 | 214-550-87-0000 | 3 | 115.38 |
| 214-560-01-0000 | 3 | 576.90 | 214-560-02-0000 | 3 | 576.90 | 214-560-03-0000 | 3 | 576.90 |
| 232-020-53-0000 | 3 | 1,321.12 | 232-020-54-0000 | 3 | 871.12 | 232-020-55-0000 | 3 | 350.76 |
| 232-020-56-0000 | 3 | 144.22 | 232-050-01-0000 | 4 | 42.80 | 232-050-02-0000 | 4 | 42.80 |
| 232-050-03-0000 | 4 | 42.80 | 232-050-04-0000 | 4 | 42.80 | 232-050-05-0000 | 4 | 42.80 |
| 232-050-06-0000 | 4 | 42.80 | 232-050-07-0000 | 4 | 42.80 | 232-050-08-0000 | 4 | 42.80 |
| 232-050-09-0000 | 4 | 42.80 | 232-050-10-0000 | 4 | 42.80 | 232-050-11-0000 | 4 | 42.80 |
| 232-050-12-0000 | 4 | 42.80 | 232-050-13-0000 | 4 | 42.80 | 232-050-14-0000 | 4 | 42.80 |
| 232-050-15-0000 | 4 | 42.80 | 232-050-16-0000 | 4 | 42.80 | 232-050-17-0000 | 4 | 42.80 |
| 232-050-18-0000 | 4 | 42.80 | 232-050-19-0000 | 4 | 42.80 | 232-050-20-0000 | 4 | 42.80 |
| 232-050-21-0000 | 4 | 42.80 | 232-050-22-0000 | 4 | 42.80 | 232-050-23-0000 | 4 | 42.80 |
| 232-050-24-0000 | 4 | 42.80 | 232-050-25-0000 | 4 | 42.80 | 232-050-26-0000 | 4 | 42.80 |
| 232-050-27-0000 | 4 | 42.80 | 232-050-28-0000 | 4 | 42.80 | 232-050-29-0000 | 4 | 42.80 |
| 232-050-30-0000 | 4 | 42.80 | 232-050-31-0000 | 4 | 42.80 | 232-050-35-0000 | 4 | 42.80 |
| 232-050-36-0000 | 4 | 42.80 | 232-050-37-0000 | 4 | 42.80 | 232-050-38-0000 | 4 | 42.80 |
| 232-050-39-0000 | 4 | 42.80 | 232-050-40-0000 | 4 | 42.80 | 232-050-41-0000 | 4 | 42.80 |
| 232-050-42-0000 | 4 | 42.80 | 232-050-43-0000 | 4 | 42.80 | 232-050-44-0000 | 4 | 42.80 |
| 232-050-45-0000 | 4 | 42.80 | 232-050-46-0000 | 4 | 42.80 | 232-050-47-0000 | 4 | 42.80 |
| 232-050-48-0000 | 4 | 42.80 | 232-050-49-0000 | 4 | 42.80 | 232-120-01-0000 | 5 | 110.32 |
| 232-120-02-0000 | 5 | 110.32 | 232-120-03-0000 | 5 | 110.32 | 232-120-04-0000 | 5 | 110.32 |
| 232-120-05-0000 | 5 | 110.32 | 232-120-06-0000 | 5 | 110.32 | 232-120-07-0000 | 5 | 110.32 |
| 232-120-08-0000 | 5 | 110.32 | 232-120-09-0000 | 5 | 110.32 | 232-120-10-0000 | 5 | 110.32 |
| 232-120-11-0000 | 5 | 110.32 | 232-120-12-0000 | 5 | 110.32 | 232-120-13-0000 | 5 | 110.32 |
| 232-120-14-0000 | 5 | 110.32 | 232-120-15-0000 | 5 | 110.32 | 232-120-16-0000 | 5 | 110.32 |
| 232-120-17-0000 | 5 | 110.32 | 232-120-18-0000 | 5 | 110.32 | 232-120-19-0000 | 5 | 110.32 |
| 232-120-20-0000 | 5 | 110.32 | 232-120-21-0000 | 5 | 110.32 | 232-120-22-0000 | 5 | 110.32 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 232-120-23-0000 | 5 | 110.32 | 232-120-24-0000 | 5 | 110.32 | 232-120-25-0000 | 5 | 110.32 |
| 232-120-26-0000 | 5 | 110.32 | 232-120-27-0000 | 5 | 110.32 | 232-120-28-0000 | 5 | 110.32 |
| 232-120-29-0000 | 5 | 110.32 | 232-120-30-0000 | 5 | 110.32 | 232-120-31-0000 | 5 | 110.32 |
| 232-120-32-0000 | 5 | 110.32 | 232-120-33-0000 | 5 | 110.32 | 232-120-34-0000 | 5 | 110.32 |
| 232-120-35-0000 | 5 | 110.32 | 232-120-36-0000 | 5 | 110.32 | 232-120-37-0000 | 5 | 110.32 |
| 232-120-38-0000 | 5 | 110.32 | 232-120-39-0000 | 5 | 110.32 | 232-120-40-0000 | 5 | 110.32 |
| 232-120-41-0000 | 5 | 110.32 | 232-120-42-0000 | 5 | 110.32 | 232-120-43-0000 | 5 | 110.32 |
| 232-120-44-0000 | 5 | 110.32 | 232-120-45-0000 | 5 | 110.32 | 232-120-46-0000 | 5 | 110.32 |
| 232-120-47-0000 | 5 | 110.32 | 232-120-48-0000 | 5 | 110.32 | 232-120-49-0000 | 5 | 110.32 |
| 232-120-50-0000 | 5 | 110.32 | 232-120-51-0000 | 5 | 110.32 | 232-120-52-0000 | 5 | 110.32 |
| 232-120-53-0000 | 5 | 110.32 | 232-120-54-0000 | 5 | 110.32 | 232-120-55-0000 | 5 | 110.32 |
| 232-120-56-0000 | 5 | 110.32 | 232-120-57-0000 | 5 | 110.32 | 232-120-58-0000 | 5 | 110.32 |
| 232-120-59-0000 | 5 | 110.32 | 232-120-60-0000 | 5 | 110.32 | 232-120-61-0000 | 5 | 110.32 |
| 232-120-62-0000 | 5 | 110.32 | 232-120-63-0000 | 5 | 110.32 | 232-120-64-0000 | 5 | 110.32 |
| 232-120-65-0000 | 5 | 110.32 | 232-120-66-0000 | 5 | 110.32 | 232-120-67-0000 | 5 | 110.32 |
| 232-120-68-0000 | 5 | 110.32 | 232-120-69-0000 | 5 | 110.32 | 232-170-17-0000 | 34 | 149.20 |
| 232-170-20-0000 | 34 | 1,512.42 | 232-170-21-0000 | 34 | 2,780.70 | 232-170-22-0000 | 34 | 1,329.30 |
| 232-170-23-0000 | 34 | 1,207.22 | 232-170-24-0000 | 34 | 3,397.90 | 232-170-25-0000 | 34 | 488.32 |
| 232-170-26-0000 | 34 | 542.56 | 232-270-19-0000 | 3 | 2,376.88 | 232-300-01-0000 | 3 | 1,073.04 |
| 232-300-02-0000 | 3 | 115.38 | 232-300-03-0000 | 3 | 115.38 | 232-300-04-0000 | 3 | 115.38 |
| 232-300-05-0000 | 3 | 115.38 | 232-300-06-0000 | 3 | 115.38 | 232-300-07-0000 | 3 | 115.38 |
| 232-300-08-0000 | 3 | 115.38 | 232-300-09-0000 | 3 | 115.38 | 232-300-10-0000 | 3 | 115.38 |
| 232-300-11-0000 | 3 | 115.38 | 232-300-12-0000 | 3 | 115.38 | 232-300-13-0000 | 3 | 115.38 |
| 232-300-14-0000 | 3 | 115.38 | 232-300-15-0000 | 3 | 115.38 | 232-300-16-0000 | 3 | 115.38 |
| 232-300-17-0000 | 3 | 115.38 | 232-300-18-0000 | 3 | 115.38 | 232-300-19-0000 | 3 | 115.38 |
| 232-300-20-0000 | 3 | 115.38 | 232-300-21-0000 | 3 | 115.38 | 232-300-22-0000 | 3 | 115.38 |
| 232-300-23-0000 | 3 | 115.38 | 232-300-24-0000 | 3 | 115.38 | 232-300-25-0000 | 3 | 115.38 |
| 232-300-26-0000 | 3 | 115.38 | 232-300-27-0000 | 3 | 115.38 | 232-300-28-0000 | 3 | 115.38 |
| 232-300-29-0000 | 3 | 115.38 | 232-300-30-0000 | 3 | 115.38 | 232-300-31-0000 | 3 | 115.38 |
| 232-300-32-0000 | 3 | 115.38 | 232-300-33-0000 | 3 | 115.38 | 232-300-34-0000 | 3 | 115.38 |
| 232-300-35-0000 | 3 | 115.38 | 232-300-36-0000 | 3 | 115.38 | 232-300-37-0000 | 3 | 115.38 |
| 232-300-38-0000 | 3 | 115.38 | 232-300-39-0000 | 3 | 115.38 | 232-300-40-0000 | 3 | 115.38 |
| 232-300-41-0000 | 3 | 115.38 | 232-300-42-0000 | 3 | 115.38 | 232-300-43-0000 | 3 | 115.38 |
| 232-300-44-0000 | 3 | 115.38 | 232-300-45-0000 | 3 | 115.38 | 232-300-46-0000 | 3 | 115.38 |
| 232-300-47-0000 | 3 | 115.38 | 232-300-48-0000 | 3 | 115.38 | 232-300-49-0000 | 3 | 115.38 |
| 232-300-50-0000 | 3 | 115.38 | 232-300-51-0000 | 3 | 115.38 | 232-300-52-0000 | 3 | 115.38 |
| 232-300-53-0000 | 3 | 115.38 | 232-300-54-0000 | 3 | 115.38 | 232-300-55-0000 | 3 | 115.38 |
| 232-300-56-0000 | 3 | 115.38 | 232-300-57-0000 | 3 | 115.38 | 232-300-58-0000 | 3 | 115.38 |
| 232-300-59-0000 | 3 | 115.38 | 232-300-60-0000 | 3 | 115.38 | 232-300-61-0000 | 3 | 115.38 |
| 232-300-62-0000 | 3 | 115.38 | 232-300-63-0000 | 3 | 115.38 | 232-300-64-0000 | 3 | 115.38 |
| 232-300-65-0000 | 3 | 115.38 | 232-300-66-0000 | 3 | 115.38 | 232-300-67-0000 | 3 | 115.38 |
| 232-300-68-0000 | 3 | 115.38 | 232-300-69-0000 | 3 | 115.38 | 232-300-70-0000 | 3 | 115.38 |
| 232-300-71-0000 | 3 | 115.38 | 232-300-72-0000 | 3 | 115.38 | 232-300-73-0000 | 3 | 115.38 |
| 232-300-74-0000 | 3 | 115.38 | 232-300-75-0000 | 3 | 115.38 | 232-300-76-0000 | 3 | 115.38 |
| 232-300-77-0000 | 3 | 115.38 | 232-300-78-0000 | 3 | 115.38 | 232-300-79-0000 | 3 | 115.38 |
| 232-300-80-0000 | 3 | 115.38 | 232-300-81-0000 | 3 | 115.38 | 232-300-82-0000 | 3 | 115.38 |
| 232-300-83-0000 | 3 | 115.38 | 232-300-84-0000 | 3 | 115.38 | 232-300-85-0000 | 3 | 115.38 |
| 232-300-86-0000 | 3 | 115.38 | 232-300-87-0000 | 3 | 115.38 | 232-300-88-0000 | 3 | 115.38 |
| 232-300-89-0000 | 3 | 115.38 | 232-300-90-0000 | 3 | 115.38 | 232-310-01-0000 | 3 | 115.38 |
| 232-310-02-0000 | 3 | 115.38 | 232-310-03-0000 | 3 | 115.38 | 232-310-04-0000 | 3 | 115.38 |
| 232-310-05-0000 | 3 | 115.38 | 232-310-06-0000 | 3 | 115.38 | 232-310-07-0000 | 3 | 115.38 |
| 232-310-08-0000 | 3 | 115.38 | 232-310-09-0000 | 3 | 115.38 | 232-310-10-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 232-310-11-0000 | 3 | 115.38 | 232-310-12-0000 | 3 | 115.38 | 232-310-13-0000 | 3 | 115.38 |
| 232-310-14-0000 | 3 | 115.38 | 232-310-15-0000 | 3 | 115.38 | 232-310-16-0000 | 3 | 115.38 |
| 232-310-17-0000 | 3 | 115.38 | 232-310-18-0000 | 3 | 115.38 | 232-310-19-0000 | 3 | 115.38 |
| 232-310-20-0000 | 3 | 115.38 | 232-310-21-0000 | 3 | 115.38 | 232-310-22-0000 | 3 | 115.38 |
| 232-310-23-0000 | 3 | 115.38 | 232-310-24-0000 | 3 | 115.38 | 232-310-25-0000 | 3 | 115.38 |
| 232-310-26-0000 | 3 | 115.38 | 232-310-27-0000 | 3 | 115.38 | 232-310-28-0000 | 3 | 115.38 |
| 232-310-29-0000 | 3 | 115.38 | 232-310-30-0000 | 3 | 115.38 | 232-310-31-0000 | 3 | 115.38 |
| 232-310-32-0000 | 3 | 115.38 | 232-310-33-0000 | 3 | 115.38 | 232-310-34-0000 | 3 | 115.38 |
| 232-310-35-0000 | 3 | 115.38 | 232-310-36-0000 | 3 | 115.38 | 232-310-37-0000 | 3 | 115.38 |
| 232-310-38-0000 | 3 | 115.38 | 232-310-39-0000 | 3 | 115.38 | 232-310-40-0000 | 3 | 115.38 |
| 232-310-41-0000 | 3 | 115.38 | 232-310-42-0000 | 3 | 115.38 | 232-310-43-0000 | 3 | 115.38 |
| 232-310-44-0000 | 3 | 115.38 | 232-310-45-0000 | 3 | 115.38 | 232-310-46-0000 | 3 | 115.38 |
| 232-310-47-0000 | 3 | 115.38 | 232-320-01-0000 | 3 | 115.38 | 232-320-02-0000 | 3 | 115.38 |
| 232-320-03-0000 | 3 | 115.38 | 232-320-04-0000 | 3 | 115.38 | 232-320-05-0000 | 3 | 115.38 |
| 232-320-06-0000 | 3 | 115.38 | 232-320-07-0000 | 3 | 115.38 | 232-320-08-0000 | 3 | 115.38 |
| 232-320-09-0000 | 3 | 115.38 | 232-320-10-0000 | 3 | 115.38 | 232-320-11-0000 | 3 | 115.38 |
| 232-320-12-0000 | 3 | 115.38 | 232-320-13-0000 | 3 | 115.38 | 232-320-14-0000 | 3 | 115.38 |
| 232-320-15-0000 | 3 | 115.38 | 232-320-16-0000 | 3 | 115.38 | 232-320-17-0000 | 3 | 115.38 |
| 232-320-18-0000 | 3 | 115.38 | 232-320-19-0000 | 3 | 115.38 | 232-320-20-0000 | 3 | 115.38 |
| 232-320-21-0000 | 3 | 115.38 | 232-320-22-0000 | 3 | 115.38 | 232-320-23-0000 | 3 | 115.38 |
| 232-320-24-0000 | 3 | 115.38 | 232-320-25-0000 | 3 | 115.38 | 232-320-26-0000 | 3 | 115.38 |
| 232-320-27-0000 | 3 | 115.38 | 232-320-28-0000 | 3 | 115.38 | 232-320-29-0000 | 3 | 115.38 |
| 232-320-30-0000 | 3 | 115.38 | 232-320-31-0000 | 3 | 115.38 | 232-320-32-0000 | 3 | 115.38 |
| 232-320-33-0000 | 3 | 115.38 | 232-320-34-0000 | 3 | 115.38 | 232-320-35-0000 | 3 | 115.38 |
| 232-320-36-0000 | 3 | 115.38 | 232-320-37-0000 | 3 | 115.38 | 232-320-38-0000 | 3 | 115.38 |
| 232-320-39-0000 | 3 | 115.38 | 232-320-40-0000 | 3 | 115.38 | 232-320-41-0000 | 3 | 115.38 |
| 232-320-42-0000 | 3 | 115.38 | 232-320-43-0000 | 3 | 115.38 | 232-320-44-0000 | 3 | 115.38 |
| 232-320-45-0000 | 3 | 115.38 | 232-320-46-0000 | 3 | 115.38 | 232-320-47-0000 | 3 | 115.38 |
| 232-320-48-0000 | 3 | 115.38 | 232-320-49-0000 | 3 | 115.38 | 232-320-50-0000 | 3 | 115.38 |
| 232-330-02-0000 | 3 | 115.38 | 232-330-03-0000 | 3 | 115.38 | 232-330-04-0000 | 3 | 115.38 |
| 232-330-05-0000 | 3 | 115.38 | 232-330-06-0000 | 3 | 115.38 | 232-330-07-0000 | 3 | 115.38 |
| 232-330-08-0000 | 3 | 115.38 | 232-330-09-0000 | 3 | 115.38 | 232-330-10-0000 | 3 | 115.38 |
| 232-330-11-0000 | 3 | 115.38 | 232-330-12-0000 | 3 | 115.38 | 232-330-13-0000 | 3 | 115.38 |
| 232-330-14-0000 | 3 | 115.38 | 232-330-15-0000 | 3 | 115.38 | 232-330-16-0000 | 3 | 115.38 |
| 232-330-17-0000 | 3 | 115.38 | 232-330-18-0000 | 3 | 115.38 | 232-330-19-0000 | 3 | 115.38 |
| 232-330-20-0000 | 3 | 115.38 | 232-330-21-0000 | 3 | 115.38 | 232-330-22-0000 | 3 | 115.38 |
| 232-330-23-0000 | 3 | 115.38 | 232-330-24-0000 | 3 | 115.38 | 232-330-25-0000 | 3 | 115.38 |
| 232-330-26-0000 | 3 | 115.38 | 232-330-27-0000 | 3 | 115.38 | 232-330-28-0000 | 3 | 115.38 |
| 232-330-29-0000 | 3 | 115.38 | 232-330-30-0000 | 3 | 115.38 | 232-330-31-0000 | 3 | 115.38 |
| 232-330-32-0000 | 3 | 115.38 | 232-330-33-0000 | 3 | 115.38 | 232-330-34-0000 | 3 | 115.38 |
| 232-330-35-0000 | 3 | 115.38 | 232-330-36-0000 | 3 | 115.38 | 232-330-37-0000 | 3 | 115.38 |
| 232-330-38-0000 | 3 | 115.38 | 232-330-39-0000 | 3 | 115.38 | 232-330-40-0000 | 3 | 115.38 |
| 232-330-41-0000 | 3 | 115.38 | 232-330-42-0000 | 3 | 115.38 | 232-330-43-0000 | 3 | 115.38 |
| 232-330-44-0000 | 3 | 115.38 | 232-330-45-0000 | 3 | 115.38 | 232-330-46-0000 | 3 | 115.38 |
| 232-330-47-0000 | 3 | 115.38 | 232-330-48-0000 | 3 | 115.38 | 232-330-49-0000 | 3 | 115.38 |
| 232-330-50-0000 | 3 | 115.38 | 232-330-51-0000 | 3 | 115.38 | 232-330-52-0000 | 3 | 115.38 |
| 232-330-53-0000 | 3 | 115.38 | 232-330-54-0000 | 3 | 115.38 | 232-330-55-0000 | 3 | 115.38 |
| 232-330-56-0000 | 3 | 115.38 | 232-330-57-0000 | 3 | 115.38 | 232-330-58-0000 | 3 | 115.38 |
| 232-330-59-0000 | 3 | 115.38 | 232-330-60-0000 | 3 | 115.38 | 232-330-61-0000 | 3 | 115.38 |
| 232-330-62-0000 | 3 | 115.38 | 232-330-63-0000 | 3 | 115.38 | 232-330-64-0000 | 3 | 115.38 |
| 232-330-65-0000 | 3 | 115.38 | 232-330-66-0000 | 3 | 115.38 | 232-330-67-0000 | 3 | 115.38 |
| 232-330-68-0000 | 3 | 115.38 | 232-330-69-0000 | 3 | 115.38 | 232-330-70-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 232-330-71-0000 | 3 | 115.38 | 232-330-72-0000 | 3 | 115.38 | 232-330-73-0000 | 3 | 115.38 |
| 232-330-74-0000 | 3 | 115.38 | 232-330-75-0000 | 3 | 115.38 | 232-330-76-0000 | 3 | 115.38 |
| 232-330-77-0000 | 3 | 115.38 | 232-330-78-0000 | 3 | 115.38 | 232-330-79-0000 | 3 | 115.38 |
| 232-330-80-0000 | 3 | 115.38 | 232-330-81-0000 | 3 | 115.38 | 232-330-82-0000 | 3 | 115.38 |
| 232-330-83-0000 | 3 | 115.38 | 232-330-84-0000 | 3 | 115.38 | 232-330-85-0000 | 3 | 115.38 |
| 232-330-86-0000 | 3 | 115.38 | 232-330-87-0000 | 3 | 115.38 | 232-330-88-0000 | 3 | 115.38 |
| 232-330-89-0000 | 3 | 115.38 | 232-330-90-0000 | 3 | 115.38 | 232-330-91-0000 | 3 | 115.38 |
| 232-330-92-0000 | 3 | 115.38 | 232-330-93-0000 | 3 | 115.38 | 232-330-94-0000 | 3 | 115.38 |
| 232-330-95-0000 | 3 | 115.38 | 232-330-96-0000 | 3 | 115.38 | 232-330-97-0000 | 3 | 115.38 |
| 232-330-98-0000 | 3 | 115.38 | 232-330-99-0000 | 3 | 115.38 | 232-340-01-0000 | 3 | 115.38 |
| 232-340-02-0000 | 3 | 115.38 | 232-340-03-0000 | 3 | 115.38 | 232-340-04-0000 | 3 | 115.38 |
| 232-340-05-0000 | 3 | 115.38 | 232-340-06-0000 | 3 | 115.38 | 232-340-07-0000 | 3 | 115.38 |
| 232-340-08-0000 | 3 | 115.38 | 232-340-09-0000 | 3 | 115.38 | 232-340-10-0000 | 3 | 115.38 |
| 232-340-11-0000 | 3 | 115.38 | 232-340-12-0000 | 3 | 115.38 | 232-340-13-0000 | 3 | 115.38 |
| 232-340-14-0000 | 3 | 115.38 | 232-340-15-0000 | 3 | 115.38 | 232-340-16-0000 | 3 | 115.38 |
| 232-340-17-0000 | 3 | 115.38 | 232-340-18-0000 | 3 | 115.38 | 232-340-19-0000 | 3 | 115.38 |
| 232-340-20-0000 | 3 | 115.38 | 232-340-21-0000 | 3 | 115.38 | 232-340-22-0000 | 3 | 115.38 |
| 232-340-23-0000 | 3 | 115.38 | 232-340-24-0000 | 3 | 115.38 | 232-340-25-0000 | 3 | 115.38 |
| 232-340-26-0000 | 3 | 115.38 | 232-340-27-0000 | 3 | 115.38 | 232-340-28-0000 | 3 | 115.38 |
| 232-340-29-0000 | 3 | 115.38 | 232-340-30-0000 | 3 | 115.38 | 232-340-31-0000 | 3 | 115.38 |
| 232-340-34-0000 | 3 | 115.38 | 232-340-35-0000 | 3 | 115.38 | 232-340-36-0000 | 3 | 115.38 |
| 232-340-37-0000 | 3 | 115.38 | 232-340-38-0000 | 3 | 115.38 | 232-340-39-0000 | 3 | 115.38 |
| 232-340-40-0000 | 3 | 115.38 | 232-340-41-0000 | 3 | 115.38 | 232-340-42-0000 | 3 | 115.38 |
| 232-340-43-0000 | 3 | 115.38 | 232-340-44-0000 | 3 | 115.38 | 232-340-45-0000 | 3 | 115.38 |
| 232-340-46-0000 | 3 | 115.38 | 232-340-47-0000 | 3 | 115.38 | 232-340-48-0000 | 3 | 115.38 |
| 232-340-49-0000 | 3 | 115.38 | 232-340-50-0000 | 3 | 115.38 | 232-340-51-0000 | 3 | 115.38 |
| 232-340-52-0000 | 3 | 115.38 | 232-340-53-0000 | 3 | 115.38 | 232-340-54-0000 | 3 | 115.38 |
| 232-340-55-0000 | 3 | 115.38 | 232-340-56-0000 | 3 | 115.38 | 232-340-57-0000 | 3 | 115.38 |
| 232-340-58-0000 | 3 | 115.38 | 232-340-60-0000 | 3 | 115.38 | 232-340-61-0000 | 3 | 115.38 |
| 232-340-63-0000 | 3 | 115.38 | 232-340-64-0000 | 3 | 115.38 | 232-340-65-0000 | 3 | 115.38 |
| 232-340-66-0000 | 3 | 115.38 | 232-340-67-0000 | 3 | 115.38 | 232-340-68-0000 | 3 | 115.38 |
| 232-340-69-0000 | 3 | 115.38 | 232-340-70-0000 | 3 | 115.38 | 232-340-71-0000 | 3 | 115.38 |
| 232-340-72-0000 | 3 | 115.38 | 232-340-73-0000 | 3 | 115.38 | 232-340-74-0000 | 3 | 115.38 |
| 232-340-75-0000 | 3 | 115.38 | 232-340-76-0000 | 3 | 115.38 | 232-340-77-0000 | 3 | 115.38 |
| 232-340-78-0000 | 3 | 115.38 | 232-340-79-0000 | 3 | 115.38 | 232-340-80-0000 | 3 | 115.38 |
| 232-340-81-0000 | 3 | 115.38 | 232-340-82-0000 | 3 | 115.38 | 232-340-83-0000 | 3 | 115.38 |
| 232-340-84-0000 | 3 | 115.38 | 232-340-85-0000 | 3 | 115.38 | 232-340-86-0000 | 3 | 115.38 |
| 232-340-87-0000 | 3 | 115.38 | 232-340-88-0000 | 3 | 115.38 | 232-340-89-0000 | 3 | 115.38 |
| 232-340-90-0000 | 3 | 115.38 | 232-340-91-0000 | 3 | 115.38 | 232-340-92-0000 | 3 | 115.38 |
| 232-340-93-0000 | 3 | 115.38 | 232-340-94-0000 | 3 | 115.38 | 232-340-95-0000 | 3 | 115.38 |
| 232-340-96-0000 | 3 | 115.38 | 232-350-01-0000 | 3 | 115.38 | 232-350-02-0000 | 3 | 115.38 |
| 232-350-03-0000 | 3 | 115.38 | 232-350-04-0000 | 3 | 115.38 | 232-350-05-0000 | 3 | 115.38 |
| 232-350-06-0000 | 3 | 115.38 | 232-350-07-0000 | 3 | 115.38 | 232-350-08-0000 | 3 | 115.38 |
| 232-350-09-0000 | 3 | 115.38 | 232-350-10-0000 | 3 | 115.38 | 232-350-11-0000 | 3 | 115.38 |
| 232-350-12-0000 | 3 | 115.38 | 232-350-13-0000 | 3 | 115.38 | 232-350-14-0000 | 3 | 115.38 |
| 232-350-15-0000 | 3 | 115.38 | 232-350-16-0000 | 3 | 115.38 | 232-350-17-0000 | 3 | 115.38 |
| 232-350-18-0000 | 3 | 115.38 | 232-350-19-0000 | 3 | 115.38 | 232-350-20-0000 | 3 | 115.38 |
| 232-350-21-0000 | 3 | 115.38 | 232-350-22-0000 | 3 | 115.38 | 232-350-23-0000 | 3 | 115.38 |
| 232-350-24-0000 | 3 | 115.38 | 232-350-25-0000 | 3 | 115.38 | 232-350-26-0000 | 3 | 115.38 |
| 232-350-27-0000 | 3 | 115.38 | 232-350-28-0000 | 3 | 115.38 | 232-350-29-0000 | 3 | 115.38 |
| 232-350-30-0000 | 3 | 115.38 | 232-350-31-0000 | 3 | 115.38 | 232-350-32-0000 | 3 | 115.38 |
| 232-350-33-0000 | 3 | 115.38 | 232-350-34-0000 | 3 | 115.38 | 232-350-35-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 232-350-36-0000 | 3 | 115.38 | 232-350-37-0000 | 3 | 115.38 | 232-350-38-0000 | 3 | 115.38 |
| 232-350-39-0000 | 3 | 115.38 | 232-350-40-0000 | 3 | 115.38 | 232-350-41-0000 | 3 | 115.38 |
| 232-360-01-0000 | 4 | 42.80 | 232-360-02-0000 | 4 | 42.80 | 232-360-03-0000 | 4 | 42.80 |
| 232-360-04-0000 | 4 | 42.80 | 232-360-05-0000 | 4 | 42.80 | 232-360-06-0000 | 4 | 42.80 |
| 232-360-07-0000 | 4 | 42.80 | 232-360-08-0000 | 4 | 42.80 | 232-360-09-0000 | 4 | 42.80 |
| 232-360-10-0000 | 4 | 42.80 | 232-360-11-0000 | 4 | 42.80 | 232-360-12-0000 | 4 | 42.80 |
| 232-360-13-0000 | 4 | 42.80 | 232-360-14-0000 | 4 | 42.80 | 232-360-15-0000 | 4 | 42.80 |
| 232-360-16-0000 | 4 | 42.80 | 232-360-17-0000 | 4 | 42.80 | 232-360-18-0000 | 4 | 42.80 |
| 232-360-19-0000 | 4 | 42.80 | 232-360-20-0000 | 4 | 42.80 | 232-360-21-0000 | 4 | 42.80 |
| 232-360-22-0000 | 4 | 42.80 | 232-360-23-0000 | 4 | 42.80 | 232-360-24-0000 | 4 | 42.80 |
| 232-360-25-0000 | 4 | 42.80 | 232-360-26-0000 | 4 | 42.80 | 232-360-27-0000 | 4 | 42.80 |
| 232-360-28-0000 | 4 | 42.80 | 232-360-29-0000 | 4 | 42.80 | 232-360-30-0000 | 4 | 42.80 |
| 232-360-31-0000 | 4 | 42.80 | 232-360-32-0000 | 4 | 42.80 | 232-360-33-0000 | 4 | 42.80 |
| 232-360-34-0000 | 4 | 42.80 | 232-360-35-0000 | 4 | 42.80 | 232-370-01-0000 | 4 | 42.80 |
| 232-370-02-0000 | 4 | 42.80 | 232-370-03-0000 | 4 | 42.80 | 232-370-04-0000 | 4 | 42.80 |
| 232-370-05-0000 | 4 | 42.80 | 232-370-06-0000 | 4 | 42.80 | 232-370-07-0000 | 4 | 42.80 |
| 232-370-08-0000 | 4 | 42.80 | 232-370-09-0000 | 4 | 42.80 | 232-370-10-0000 | 4 | 42.80 |
| 232-370-11-0000 | 4 | 42.80 | 232-370-12-0000 | 4 | 42.80 | 232-370-13-0000 | 4 | 42.80 |
| 232-370-14-0000 | 4 | 42.80 | 232-370-15-0000 | 4 | 42.80 | 232-370-16-0000 | 4 | 42.80 |
| 232-370-17-0000 | 4 | 42.80 | 232-370-18-0000 | 4 | 42.80 | 232-370-19-0000 | 4 | 42.80 |
| 232-370-20-0000 | 4 | 42.80 | 232-370-21-0000 | 4 | 42.80 | 232-370-22-0000 | 4 | 42.80 |
| 232-370-23-0000 | 4 | 42.80 | 232-370-24-0000 | 4 | 42.80 | 232-370-25-0000 | 4 | 42.80 |
| 232-370-26-0000 | 4 | 42.80 | 232-370-27-0000 | 4 | 42.80 | 232-370-28-0000 | 4 | 42.80 |
| 232-370-29-0000 | 4 | 42.80 | 232-370-30-0000 | 4 | 42.80 | 232-370-31-0000 | 4 | 42.80 |
| 232-370-32-0000 | 4 | 42.80 | 232-370-33-0000 | 4 | 42.80 | 232-370-34-0000 | 4 | 42.80 |
| 232-370-35-0000 | 4 | 42.80 | 232-370-36-0000 | 4 | 42.80 | 232-370-37-0000 | 4 | 42.80 |
| 232-370-38-0000 | 4 | 42.80 | 232-370-39-0000 | 4 | 42.80 | 232-370-40-0000 | 4 | 42.80 |
| 232-370-41-0000 | 4 | 42.80 | 232-370-42-0000 | 4 | 42.80 | 232-370-43-0000 | 4 | 42.80 |
| 232-370-44-0000 | 4 | 42.80 | 232-370-45-0000 | 4 | 42.80 | 232-370-46-0000 | 4 | 42.80 |
| 232-370-47-0000 | 4 | 42.80 | 232-370-48-0000 | 4 | 42.80 | 232-370-49-0000 | 4 | 42.80 |
| 232-370-50-0000 | 4 | 42.80 | 232-370-51-0000 | 4 | 42.80 | 232-370-52-0000 | 4 | 42.80 |
| 232-370-53-0000 | 4 | 42.80 | 232-370-54-0000 | 4 | 42.80 | 232-370-55-0000 | 4 | 42.80 |
| 232-370-56-0000 | 4 | 42.80 | 232-370-57-0000 | 4 | 42.80 | 232-370-58-0000 | 4 | 42.80 |
| 232-370-59-0000 | 4 | 42.80 | 232-370-60-0000 | 4 | 42.80 | 232-370-61-0000 | 4 | 42.80 |
| 232-370-62-0000 | 4 | 42.80 | 232-370-63-0000 | 4 | 42.80 | 232-380-01-0000 | 3 | 115.38 |
| 232-380-02-0000 | 3 | 115.38 | 232-380-03-0000 | 3 | 115.38 | 232-380-04-0000 | 3 | 115.38 |
| 232-380-05-0000 | 3 | 115.38 | 232-380-06-0000 | 3 | 115.38 | 232-380-07-0000 | 3 | 115.38 |
| 232-380-08-0000 | 3 | 115.38 | 232-380-09-0000 | 3 | 115.38 | 232-380-10-0000 | 3 | 115.38 |
| 232-380-11-0000 | 3 | 115.38 | 232-380-12-0000 | 3 | 115.38 | 232-380-13-0000 | 3 | 115.38 |
| 232-380-14-0000 | 3 | 115.38 | 232-380-15-0000 | 3 | 115.38 | 232-380-16-0000 | 3 | 115.38 |
| 232-380-17-0000 | 3 | 115.38 | 232-380-18-0000 | 3 | 115.38 | 232-380-19-0000 | 3 | 115.38 |
| 232-380-20-0000 | 3 | 115.38 | 232-380-21-0000 | 3 | 115.38 | 232-380-22-0000 | 3 | 115.38 |
| 232-380-23-0000 | 3 | 115.38 | 232-380-24-0000 | 3 | 115.38 | 232-380-25-0000 | 3 | 115.38 |
| 232-380-26-0000 | 3 | 115.38 | 232-380-27-0000 | 3 | 115.38 | 232-380-28-0000 | 3 | 115.38 |
| 232-380-29-0000 | 3 | 115.38 | 232-380-30-0000 | 3 | 115.38 | 232-380-31-0000 | 3 | 115.38 |
| 232-380-32-0000 | 3 | 115.38 | 232-380-33-0000 | 3 | 115.38 | 232-380-34-0000 | 3 | 115.38 |
| 232-380-35-0000 | 3 | 115.38 | 232-380-36-0000 | 3 | 115.38 | 232-380-37-0000 | 3 | 115.38 |
| 232-380-38-0000 | 3 | 115.38 | 232-380-39-0000 | 3 | 115.38 | 232-380-40-0000 | 3 | 115.38 |
| 232-380-41-0000 | 3 | 115.38 | 232-380-42-0000 | 3 | 115.38 | 232-380-43-0000 | 3 | 115.38 |
| 232-380-44-0000 | 3 | 115.38 | 232-380-45-0000 | 3 | 115.38 | 232-380-46-0000 | 3 | 115.38 |
| 232-380-47-0000 | 3 | 115.38 | 232-380-48-0000 | 3 | 115.38 | 232-380-49-0000 | 3 | 115.38 |
| 232-380-50-0000 | 3 | 115.38 | 232-390-01-0000 | 3 | 115.38 | 232-390-02-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 232-390-03-0000 | 3 | 115.38 | 232-390-04-0000 | 3 | 115.38 | 232-390-05-0000 | 3 | 115.38 |
| 232-390-06-0000 | 3 | 115.38 | 232-390-07-0000 | 3 | 115.38 | 232-390-08-0000 | 3 | 115.38 |
| 232-390-09-0000 | 3 | 115.38 | 232-390-10-0000 | 3 | 115.38 | 232-390-11-0000 | 3 | 115.38 |
| 232-390-12-0000 | 3 | 115.38 | 232-390-13-0000 | 3 | 115.38 | 232-390-14-0000 | 3 | 115.38 |
| 232-390-15-0000 | 3 | 115.38 | 232-390-16-0000 | 3 | 115.38 | 232-390-17-0000 | 3 | 115.38 |
| 232-390-18-0000 | 3 | 115.38 | 232-390-19-0000 | 3 | 115.38 | 232-390-20-0000 | 3 | 115.38 |
| 232-390-21-0000 | 3 | 115.38 | 232-390-22-0000 | 3 | 115.38 | 232-390-23-0000 | 3 | 115.38 |
| 232-390-24-0000 | 3 | 115.38 | 232-390-25-0000 | 3 | 115.38 | 232-390-26-0000 | 3 | 115.38 |
| 232-390-27-0000 | 3 | 115.38 | 232-390-28-0000 | 3 | 115.38 | 232-390-29-0000 | 3 | 115.38 |
| 232-390-30-0000 | 3 | 115.38 | 232-390-31-0000 | 3 | 115.38 | 232-390-32-0000 | 3 | 115.38 |
| 232-390-33-0000 | 3 | 115.38 | 232-390-34-0000 | 3 | 115.38 | 232-390-35-0000 | 3 | 115.38 |
| 232-390-36-0000 | 3 | 115.38 | 232-390-37-0000 | 3 | 115.38 | 232-390-38-0000 | 3 | 115.38 |
| 232-390-39-0000 | 3 | 115.38 | 232-390-40-0000 | 3 | 115.38 | 232-390-41-0000 | 3 | 115.38 |
| 232-390-42-0000 | 3 | 115.38 | 232-390-43-0000 | 3 | 115.38 | 232-390-44-0000 | 3 | 115.38 |
| 232-390-45-0000 | 3 | 115.38 | 232-390-46-0000 | 3 | 115.38 | 232-390-47-0000 | 3 | 115.38 |
| 232-390-48-0000 | 3 | 115.38 | 232-390-49-0000 | 3 | 115.38 | 232-390-50-0000 | 3 | 115.38 |
| 232-390-51-0000 | 3 | 115.38 | 232-390-52-0000 | 3 | 115.38 | 232-390-53-0000 | 3 | 115.38 |
| 233-510-03-0000 | 37 | 171.58 | 233-510-04-0000 | 37 | 171.58 | 233-510-05-0000 | 37 | 171.58 |
| 233-510-06-0000 | 37 | 171.58 | 233-510-07-0000 | 37 | 171.58 | 233-510-08-0000 | 37 | 171.58 |
| 233-510-09-0000 | 37 | 171.58 | 233-510-10-0000 | 37 | 171.58 | 233-510-11-0000 | 37 | 1,372.68 |
| 233-510-12-0000 | 37 | 514.74 | 234-020-01-0000 | 7 | 661.48 | 234-020-02-0000 | 7 | 345.12 |
| 234-020-03-0000 | 7 | 424.20 | 234-020-04-0000 | 7 | 661.48 | 234-020-05-0000 | 7 | 5,845.46 |
| 234-020-07-0000 | 7 | 776.52 | 234-020-08-0000 | 7 | 647.10 | 234-020-09-0000 | 7 | 1,143.20 |
| 234-020-10-0000 | 7 | 4,371.52 | 234-020-11-0000 | 7 | 409.82 | 234-020-12-0000 | 7 | 388.26 |
| 234-030-01-0000 | 7 | 143.80 | 234-030-02-0000 | 7 | 143.80 | 234-030-03-0000 | 7 | 143.80 |
| 234-030-04-0000 | 7 | 143.80 | 234-030-05-0000 | 7 | 143.80 | 234-030-06-0000 | 7 | 143.80 |
| 234-030-07-0000 | 7 | 143.80 | 234-030-08-0000 | 7 | 143.80 | 234-030-09-0000 | 7 | 143.80 |
| 234-030-10-0000 | 7 | 143.80 | 234-030-11-0000 | 7 | 143.80 | 234-030-12-0000 | 7 | 143.80 |
| 234-030-13-0000 | 7 | 143.80 | 234-030-14-0000 | 7 | 143.80 | 234-030-15-0000 | 7 | 143.80 |
| 234-030-16-0000 | 7 | 143.80 | 234-030-17-0000 | 7 | 143.80 | 234-030-18-0000 | 7 | 143.80 |
| 234-030-19-0000 | 7 | 143.80 | 234-030-20-0000 | 7 | 143.80 | 234-030-21-0000 | 7 | 143.80 |
| 234-030-22-0000 | 7 | 143.80 | 234-030-23-0000 | 7 | 143.80 | 234-030-24-0000 | 7 | 143.80 |
| 234-030-25-0000 | 7 | 143.80 | 234-030-26-0000 | 7 | 143.80 | 234-030-27-0000 | 7 | 143.80 |
| 234-030-28-0000 | 7 | 143.80 | 234-030-29-0000 | 7 | 143.80 | 234-030-30-0000 | 7 | 143.80 |
| 234-030-31-0000 | 7 | 143.80 | 234-030-32-0000 | 7 | 143.80 | 234-030-33-0000 | 7 | 143.80 |
| 234-030-34-0000 | 7 | 143.80 | 234-030-35-0000 | 7 | 143.80 | 234-030-36-0000 | 7 | 143.80 |
| 234-030-37-0000 | 7 | 143.80 | 234-030-38-0000 | 7 | 143.80 | 234-030-39-0000 | 7 | 143.80 |
| 234-030-40-0000 | 7 | 143.80 | 234-030-41-0000 | 7 | 143.80 | 234-030-42-0000 | 7 | 143.80 |
| 234-030-43-0000 | 7 | 143.80 | 234-030-44-0000 | 7 | 143.80 | 234-030-45-0000 | 7 | 143.80 |
| 234-030-46-0000 | 7 | 143.80 | 234-030-47-0000 | 7 | 143.80 | 234-030-48-0000 | 7 | 143.80 |
| 234-030-49-0000 | 7 | 143.80 | 234-030-50-0000 | 7 | 143.80 | 234-030-51-0000 | 7 | 143.80 |
| 234-030-52-0000 | 7 | 143.80 | 234-030-53-0000 | 7 | 143.80 | 234-030-54-0000 | 7 | 143.80 |
| 234-030-55-0000 | 7 | 143.80 | 234-030-56-0000 | 7 | 143.80 | 234-030-57-0000 | 7 | 143.80 |
| 234-030-58-0000 | 7 | 143.80 | 234-030-59-0000 | 7 | 143.80 | 234-030-60-0000 | 7 | 143.80 |
| 234-030-61-0000 | 7 | 143.80 | 234-030-62-0000 | 7 | 143.80 | 234-030-63-0000 | 7 | 143.80 |
| 234-030-64-0000 | 7 | 143.80 | 234-030-65-0000 | 7 | 143.80 | 234-030-66-0000 | 7 | 143.80 |
| 234-030-67-0000 | 7 | 143.80 | 234-030-68-0000 | 7 | 143.80 | 234-030-69-0000 | 7 | 143.80 |
| 234-030-70-0000 | 7 | 143.80 | 234-030-71-0000 | 7 | 143.80 | 234-030-72-0000 | 7 | 143.80 |
| 234-030-73-0000 | 7 | 143.80 | 234-040-01-0000 | 7 | 143.80 | 234-040-02-0000 | 7 | 143.80 |
| 234-040-03-0000 | 7 | 143.80 | 234-040-04-0000 | 7 | 143.80 | 234-040-05-0000 | 7 | 143.80 |
| 234-040-06-0000 | 7 | 143.80 | 234-040-07-0000 | 7 | 143.80 | 234-040-08-0000 | 7 | 143.80 |
| 234-040-09-0000 | 7 | 143.80 | 234-040-10-0000 | 7 | 143.80 | 234-040-11-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-040-12-0000 | 7 | 143.80 | 234-040-13-0000 | 7 | 143.80 | 234-090-01-0000 | 7 | 143.80 |
| 234-090-02-0000 | 7 | 143.80 | 234-090-03-0000 | 7 | 143.80 | 234-090-04-0000 | 7 | 143.80 |
| 234-090-05-0000 | 7 | 143.80 | 234-090-06-0000 | 7 | 143.80 | 234-100-01-0000 | 7 | 143.80 |
| 234-100-02-0000 | 7 | 143.80 | 234-100-03-0000 | 7 | 143.80 | 234-100-04-0000 | 7 | 143.80 |
| 234-100-05-0000 | 7 | 143.80 | 234-100-06-0000 | 7 | 143.80 | 234-100-07-0000 | 7 | 143.80 |
| 234-100-08-0000 | 7 | 143.80 | 234-100-10-0000 | 7 | 143.80 | 234-100-11-0000 | 7 | 143.80 |
| 234-100-12-0000 | 7 | 143.80 | 234-100-13-0000 | 7 | 143.80 | 234-100-14-0000 | 7 | 143.80 |
| 234-100-15-0000 | 7 | 143.80 | 234-100-16-0000 | 7 | 143.80 | 234-100-17-0000 | 7 | 143.80 |
| 234-100-18-0000 | 7 | 143.80 | 234-100-19-0000 | 7 | 143.80 | 234-100-20-0000 | 7 | 143.80 |
| 234-100-21-0000 | 7 | 143.80 | 234-100-22-0000 | 7 | 143.80 | 234-100-23-0000 | 7 | 143.80 |
| 234-100-24-0000 | 7 | 143.80 | 234-100-25-0000 | 7 | 143.80 | 234-100-26-0000 | 7 | 143.80 |
| 234-100-27-0000 | 7 | 143.80 | 234-100-28-0000 | 7 | 143.80 | 234-100-29-0000 | 7 | 143.80 |
| 234-100-30-0000 | 7 | 143.80 | 234-100-31-0000 | 7 | 143.80 | 234-100-32-0000 | 7 | 143.80 |
| 234-100-33-0000 | 7 | 143.80 | 234-100-34-0000 | 7 | 143.80 | 234-100-35-0000 | 7 | 143.80 |
| 234-100-36-0000 | 7 | 143.80 | 234-100-37-0000 | 7 | 143.80 | 234-100-38-0000 | 7 | 143.80 |
| 234-100-39-0000 | 7 | 143.80 | 234-100-40-0000 | 7 | 143.80 | 234-100-41-0000 | 7 | 143.80 |
| 234-100-42-0000 | 7 | 143.80 | 234-100-43-0000 | 7 | 143.80 | 234-100-44-0000 | 7 | 143.80 |
| 234-100-45-0000 | 7 | 143.80 | 234-100-46-0000 | 7 | 143.80 | 234-100-47-0000 | 7 | 143.80 |
| 234-100-48-0000 | 7 | 143.80 | 234-100-49-0000 | 7 | 143.80 | 234-100-50-0000 | 7 | 143.80 |
| 234-100-51-0000 | 7 | 143.80 | 234-100-52-0000 | 7 | 143.80 | 234-100-53-0000 | 7 | 143.80 |
| 234-100-54-0000 | 7 | 143.80 | 234-100-55-0000 | 7 | 143.80 | 234-100-56-0000 | 7 | 143.80 |
| 234-100-57-0000 | 7 | 143.80 | 234-100-58-0000 | 7 | 143.80 | 234-100-59-0000 | 7 | 143.80 |
| 234-100-60-0000 | 7 | 143.80 | 234-100-61-0000 | 7 | 143.80 | 234-100-62-0000 | 7 | 143.80 |
| 234-100-63-0000 | 7 | 143.80 | 234-100-64-0000 | 7 | 143.80 | 234-100-65-0000 | 7 | 143.80 |
| 234-100-66-0000 | 7 | 143.80 | 234-100-67-0000 | 7 | 143.80 | 234-100-68-0000 | 7 | 143.80 |
| 234-100-69-0000 | 7 | 143.80 | 234-100-70-0000 | 7 | 143.80 | 234-100-71-0000 | 7 | 143.80 |
| 234-100-72-0000 | 7 | 143.80 | 234-100-73-0000 | 7 | 143.80 | 234-100-74-0000 | 7 | 143.80 |
| 234-110-01-0000 | 7 | 143.80 | 234-110-02-0000 | 7 | 143.80 | 234-110-03-0000 | 7 | 143.80 |
| 234-110-04-0000 | 7 | 143.80 | 234-110-05-0000 | 7 | 143.80 | 234-110-06-0000 | 7 | 143.80 |
| 234-110-07-0000 | 7 | 143.80 | 234-110-08-0000 | 7 | 143.80 | 234-110-09-0000 | 7 | 143.80 |
| 234-110-10-0000 | 7 | 143.80 | 234-110-11-0000 | 7 | 143.80 | 234-110-12-0000 | 7 | 143.80 |
| 234-110-13-0000 | 7 | 143.80 | 234-110-14-0000 | 7 | 143.80 | 234-110-15-0000 | 7 | 143.80 |
| 234-110-16-0000 | 7 | 143.80 | 234-110-17-0000 | 7 | 143.80 | 234-110-18-0000 | 7 | 143.80 |
| 234-110-19-0000 | 7 | 143.80 | 234-110-20-0000 | 7 | 143.80 | 234-110-21-0000 | 7 | 143.80 |
| 234-110-22-0000 | 7 | 143.80 | 234-110-23-0000 | 7 | 143.80 | 234-110-24-0000 | 7 | 143.80 |
| 234-110-25-0000 | 7 | 143.80 | 234-110-26-0000 | 7 | 143.80 | 234-110-27-0000 | 7 | 143.80 |
| 234-110-28-0000 | 7 | 143.80 | 234-110-29-0000 | 7 | 143.80 | 234-110-30-0000 | 7 | 143.80 |
| 234-110-31-0000 | 7 | 143.80 | 234-110-32-0000 | 7 | 143.80 | 234-110-33-0000 | 7 | 143.80 |
| 234-110-34-0000 | 7 | 143.80 | 234-110-35-0000 | 7 | 143.80 | 234-110-36-0000 | 7 | 143.80 |
| 234-110-37-0000 | 7 | 143.80 | 234-110-38-0000 | 7 | 143.80 | 234-110-39-0000 | 7 | 143.80 |
| 234-110-40-0000 | 7 | 143.80 | 234-110-41-0000 | 7 | 143.80 | 234-110-42-0000 | 7 | 143.80 |
| 234-110-43-0000 | 7 | 143.80 | 234-110-44-0000 | 7 | 143.80 | 234-110-45-0000 | 7 | 143.80 |
| 234-110-46-0000 | 7 | 143.80 | 234-110-47-0000 | 7 | 143.80 | 234-120-01-0000 | 7 | 143.80 |
| 234-120-02-0000 | 7 | 143.80 | 234-120-03-0000 | 7 | 143.80 | 234-120-04-0000 | 7 | 143.80 |
| 234-120-05-0000 | 7 | 143.80 | 234-120-06-0000 | 7 | 143.80 | 234-120-07-0000 | 7 | 143.80 |
| 234-120-08-0000 | 7 | 143.80 | 234-120-09-0000 | 7 | 143.80 | 234-120-10-0000 | 7 | 143.80 |
| 234-120-11-0000 | 7 | 143.80 | 234-120-12-0000 | 7 | 143.80 | 234-120-13-0000 | 7 | 143.80 |
| 234-120-14-0000 | 7 | 143.80 | 234-120-15-0000 | 7 | 143.80 | 234-120-16-0000 | 7 | 143.80 |
| 234-120-17-0000 | 7 | 143.80 | 234-120-18-0000 | 7 | 143.80 | 234-120-19-0000 | 7 | 143.80 |
| 234-120-20-0000 | 7 | 143.80 | 234-120-21-0000 | 7 | 143.80 | 234-120-22-0000 | 7 | 143.80 |
| 234-120-23-0000 | 7 | 143.80 | 234-120-24-0000 | 7 | 143.80 | 234-120-25-0000 | 7 | 143.80 |
| 234-120-26-0000 | 7 | 143.80 | 234-120-27-0000 | 7 | 143.80 | 234-120-28-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-120-29-0000 | 7 | 143.80 | 234-120-30-0000 | 7 | 143.80 | 234-120-31-0000 | 7 | 143.80 |
| 234-120-32-0000 | 7 | 143.80 | 234-120-33-0000 | 7 | 143.80 | 234-130-01-0000 | 7 | 143.80 |
| 234-130-02-0000 | 7 | 143.80 | 234-130-03-0000 | 7 | 143.80 | 234-130-04-0000 | 7 | 143.80 |
| 234-130-05-0000 | 7 | 143.80 | 234-130-06-0000 | 7 | 143.80 | 234-130-07-0000 | 7 | 143.80 |
| 234-130-08-0000 | 7 | 143.80 | 234-130-09-0000 | 7 | 143.80 | 234-130-10-0000 | 7 | 143.80 |
| 234-130-11-0000 | 7 | 143.80 | 234-130-12-0000 | 7 | 143.80 | 234-130-13-0000 | 7 | 143.80 |
| 234-130-14-0000 | 7 | 143.80 | 234-130-15-0000 | 7 | 143.80 | 234-130-16-0000 | 7 | 143.80 |
| 234-130-17-0000 | 7 | 143.80 | 234-130-18-0000 | 7 | 143.80 | 234-130-19-0000 | 7 | 143.80 |
| 234-130-20-0000 | 7 | 143.80 | 234-130-21-0000 | 7 | 143.80 | 234-130-22-0000 | 7 | 143.80 |
| 234-130-23-0000 | 7 | 143.80 | 234-130-24-0000 | 7 | 143.80 | 234-130-25-0000 | 7 | 143.80 |
| 234-130-26-0000 | 7 | 143.80 | 234-130-27-0000 | 7 | 143.80 | 234-130-28-0000 | 7 | 143.80 |
| 234-130-29-0000 | 7 | 143.80 | 234-130-30-0000 | 7 | 143.80 | 234-130-31-0000 | 7 | 143.80 |
| 234-130-32-0000 | 7 | 143.80 | 234-130-33-0000 | 7 | 143.80 | 234-130-34-0000 | 7 | 143.80 |
| 234-130-35-0000 | 7 | 143.80 | 234-130-36-0000 | 7 | 143.80 | 234-130-37-0000 | 7 | 143.80 |
| 234-130-38-0000 | 7 | 143.80 | 234-130-39-0000 | 7 | 143.80 | 234-130-40-0000 | 7 | 143.80 |
| 234-130-41-0000 | 7 | 143.80 | 234-130-42-0000 | 7 | 143.80 | 234-130-43-0000 | 7 | 143.80 |
| 234-130-44-0000 | 7 | 143.80 | 234-130-45-0000 | 7 | 143.80 | 234-130-46-0000 | 7 | 143.80 |
| 234-130-47-0000 | 7 | 143.80 | 234-130-48-0000 | 7 | 143.80 | 234-130-49-0000 | 7 | 143.80 |
| 234-130-50-0000 | 7 | 143.80 | 234-130-51-0000 | 7 | 143.80 | 234-130-52-0000 | 7 | 143.80 |
| 234-130-53-0000 | 7 | 143.80 | 234-130-54-0000 | 7 | 143.80 | 234-130-55-0000 | 7 | 143.80 |
| 234-130-56-0000 | 7 | 143.80 | 234-130-57-0000 | 7 | 143.80 | 234-130-58-0000 | 7 | 143.80 |
| 234-130-59-0000 | 7 | 143.80 | 234-130-60-0000 | 7 | 143.80 | 234-130-61-0000 | 7 | 143.80 |
| 234-130-62-0000 | 7 | 143.80 | 234-130-63-0000 | 7 | 143.80 | 234-130-64-0000 | 7 | 143.80 |
| 234-130-65-0000 | 7 | 143.80 | 234-130-66-0000 | 7 | 143.80 | 234-130-67-0000 | 7 | 143.80 |
| 234-130-68-0000 | 7 | 143.80 | 234-130-69-0000 | 7 | 143.80 | 234-130-70-0000 | 7 | 143.80 |
| 234-130-71-0000 | 7 | 143.80 | 234-130-72-0000 | 7 | 143.80 | 234-140-01-0000 | 7 | 143.80 |
| 234-140-02-0000 | 7 | 143.80 | 234-140-03-0000 | 7 | 143.80 | 234-140-04-0000 | 7 | 143.80 |
| 234-140-05-0000 | 7 | 143.80 | 234-140-06-0000 | 7 | 143.80 | 234-140-07-0000 | 7 | 143.80 |
| 234-140-08-0000 | 7 | 143.80 | 234-140-09-0000 | 7 | 143.80 | 234-140-10-0000 | 7 | 143.80 |
| 234-140-11-0000 | 7 | 143.80 | 234-140-12-0000 | 7 | 143.80 | 234-140-13-0000 | 7 | 143.80 |
| 234-140-14-0000 | 7 | 143.80 | 234-140-15-0000 | 7 | 143.80 | 234-140-16-0000 | 7 | 143.80 |
| 234-140-17-0000 | 7 | 143.80 | 234-140-18-0000 | 7 | 143.80 | 234-140-19-0000 | 7 | 143.80 |
| 234-140-20-0000 | 7 | 143.80 | 234-140-21-0000 | 7 | 143.80 | 234-140-22-0000 | 7 | 143.80 |
| 234-140-23-0000 | 7 | 143.80 | 234-140-24-0000 | 7 | 143.80 | 234-140-25-0000 | 7 | 143.80 |
| 234-140-26-0000 | 7 | 143.80 | 234-140-27-0000 | 7 | 143.80 | 234-140-28-0000 | 7 | 143.80 |
| 234-140-29-0000 | 7 | 143.80 | 234-140-30-0000 | 7 | 143.80 | 234-140-31-0000 | 7 | 143.80 |
| 234-140-32-0000 | 7 | 143.80 | 234-140-33-0000 | 7 | 143.80 | 234-140-34-0000 | 7 | 143.80 |
| 234-140-35-0000 | 7 | 143.80 | 234-140-36-0000 | 7 | 143.80 | 234-140-37-0000 | 7 | 143.80 |
| 234-140-38-0000 | 7 | 143.80 | 234-140-39-0000 | 7 | 143.80 | 234-140-40-0000 | 7 | 143.80 |
| 234-140-41-0000 | 7 | 143.80 | 234-140-42-0000 | 7 | 143.80 | 234-140-43-0000 | 7 | 143.80 |
| 234-140-44-0000 | 7 | 143.80 | 234-140-45-0000 | 7 | 143.80 | 234-140-46-0000 | 7 | 143.80 |
| 234-140-47-0000 | 7 | 143.80 | 234-140-48-0000 | 7 | 143.80 | 234-140-49-0000 | 7 | 143.80 |
| 234-140-50-0000 | 7 | 143.80 | 234-140-51-0000 | 7 | 143.80 | 234-140-52-0000 | 7 | 143.80 |
| 234-140-53-0000 | 7 | 143.80 | 234-140-54-0000 | 7 | 143.80 | 234-200-03-0000 | 7 | 143.80 |
| 234-200-09-0000 | 7 | 143.80 | 234-200-10-0000 | 7 | 143.80 | 234-200-11-0000 | 7 | 143.80 |
| 234-200-12-0000 | 7 | 143.80 | 234-200-13-0000 | 7 | 143.80 | 234-200-14-0000 | 7 | 143.80 |
| 234-200-15-0000 | 7 | 143.80 | 234-200-16-0000 | 7 | 143.80 | 234-200-17-0000 | 7 | 143.80 |
| 234-200-18-0000 | 7 | 143.80 | 234-200-19-0000 | 7 | 143.80 | 234-200-20-0000 | 7 | 143.80 |
| 234-200-21-0000 | 7 | 143.80 | 234-200-22-0000 | 7 | 143.80 | 234-200-23-0000 | 7 | 143.80 |
| 234-200-24-0000 | 7 | 143.80 | 234-200-25-0000 | 7 | 143.80 | 234-200-26-0000 | 7 | 143.80 |
| 234-200-27-0000 | 7 | 143.80 | 234-200-28-0000 | 7 | 143.80 | 234-200-29-0000 | 7 | 143.80 |
| 234-200-30-0000 | 7 | 143.80 | 234-200-31-0000 | 7 | 143.80 | 234-200-63-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-200-64-0000 | 7 | 143.80 | 234-200-69-0000 | 7 | 143.80 | 234-210-01-0000 | 7 | 143.80 |
| 234-210-02-0000 | 7 | 143.80 | 234-210-03-0000 | 7 | 143.80 | 234-210-04-0000 | 7 | 143.80 |
| 234-210-05-0000 | 7 | 143.80 | 234-210-06-0000 | 7 | 143.80 | 234-210-07-0000 | 7 | 143.80 |
| 234-210-08-0000 | 7 | 143.80 | 234-210-09-0000 | 7 | 143.80 | 234-210-10-0000 | 7 | 143.80 |
| 234-210-11-0000 | 7 | 143.80 | 234-210-12-0000 | 7 | 143.80 | 234-210-13-0000 | 7 | 143.80 |
| 234-210-14-0000 | 7 | 143.80 | 234-210-15-0000 | 7 | 143.80 | 234-210-16-0000 | 7 | 143.80 |
| 234-210-17-0000 | 7 | 143.80 | 234-210-18-0000 | 7 | 143.80 | 234-210-19-0000 | 7 | 143.80 |
| 234-210-20-0000 | 7 | 143.80 | 234-210-21-0000 | 7 | 143.80 | 234-210-22-0000 | 7 | 143.80 |
| 234-210-23-0000 | 7 | 143.80 | 234-210-24-0000 | 7 | 143.80 | 234-210-25-0000 | 7 | 143.80 |
| 234-210-29-0000 | 41 | 1,405.32 | 234-210-30-0000 | 7 | 143.80 | 234-210-31-0000 | 7 | 143.80 |
| 234-210-32-0000 | 7 | 143.80 | 234-210-33-0000 | 7 | 143.80 | 234-210-34-0000 | 7 | 143.80 |
| 234-210-35-0000 | 7 | 143.80 | 234-210-36-0000 | 7 | 143.80 | 234-210-37-0000 | 7 | 143.80 |
| 234-210-38-0000 | 7 | 143.80 | 234-210-39-0000 | 7 | 143.80 | 234-210-40-0000 | 7 | 143.80 |
| 234-210-41-0000 | 7 | 143.80 | 234-210-42-0000 | 7 | 143.80 | 234-220-01-0000 | 7 | 143.80 |
| 234-220-02-0000 | 7 | 143.80 | 234-220-03-0000 | 7 | 143.80 | 234-220-04-0000 | 7 | 143.80 |
| 234-220-05-0000 | 7 | 143.80 | 234-220-06-0000 | 7 | 143.80 | 234-220-07-0000 | 7 | 143.80 |
| 234-220-08-0000 | 7 | 143.80 | 234-220-09-0000 | 7 | 143.80 | 234-220-10-0000 | 7 | 143.80 |
| 234-220-11-0000 | 7 | 143.80 | 234-220-12-0000 | 7 | 143.80 | 234-220-13-0000 | 7 | 143.80 |
| 234-220-14-0000 | 7 | 143.80 | 234-220-15-0000 | 7 | 143.80 | 234-220-16-0000 | 7 | 143.80 |
| 234-220-17-0000 | 7 | 143.80 | 234-220-18-0000 | 7 | 143.80 | 234-220-19-0000 | 7 | 143.80 |
| 234-220-20-0000 | 7 | 143.80 | 234-220-21-0000 | 7 | 143.80 | 234-220-22-0000 | 7 | 143.80 |
| 234-220-23-0000 | 7 | 143.80 | 234-220-24-0000 | 7 | 143.80 | 234-220-25-0000 | 7 | 143.80 |
| 234-220-26-0000 | 7 | 143.80 | 234-220-27-0000 | 7 | 143.80 | 234-220-28-0000 | 7 | 143.80 |
| 234-220-29-0000 | 7 | 143.80 | 234-220-30-0000 | 7 | 143.80 | 234-220-31-0000 | 7 | 143.80 |
| 234-220-32-0000 | 7 | 143.80 | 234-220-33-0000 | 7 | 143.80 | 234-220-34-0000 | 7 | 143.80 |
| 234-220-35-0000 | 7 | 143.80 | 234-220-36-0000 | 7 | 143.80 | 234-220-37-0000 | 7 | 143.80 |
| 234-230-01-0000 | 7 | 143.80 | 234-230-02-0000 | 7 | 143.80 | 234-230-03-0000 | 7 | 143.80 |
| 234-230-04-0000 | 7 | 143.80 | 234-230-05-0000 | 7 | 143.80 | 234-230-06-0000 | 7 | 143.80 |
| 234-230-07-0000 | 7 | 143.80 | 234-230-08-0000 | 7 | 143.80 | 234-230-09-0000 | 7 | 143.80 |
| 234-230-10-0000 | 7 | 143.80 | 234-230-11-0000 | 7 | 143.80 | 234-230-12-0000 | 7 | 143.80 |
| 234-230-13-0000 | 7 | 143.80 | 234-230-14-0000 | 7 | 143.80 | 234-230-15-0000 | 7 | 143.80 |
| 234-230-16-0000 | 7 | 143.80 | 234-230-17-0000 | 7 | 143.80 | 234-230-18-0000 | 7 | 143.80 |
| 234-230-19-0000 | 7 | 143.80 | 234-230-20-0000 | 7 | 143.80 | 234-230-21-0000 | 7 | 143.80 |
| 234-230-22-0000 | 7 | 143.80 | 234-230-23-0000 | 7 | 143.80 | 234-230-24-0000 | 7 | 143.80 |
| 234-230-25-0000 | 7 | 143.80 | 234-230-26-0000 | 7 | 143.80 | 234-230-27-0000 | 7 | 143.80 |
| 234-230-28-0000 | 7 | 143.80 | 234-230-29-0000 | 7 | 143.80 | 234-230-30-0000 | 7 | 143.80 |
| 234-230-31-0000 | 7 | 143.80 | 234-230-32-0000 | 7 | 143.80 | 234-230-33-0000 | 7 | 143.80 |
| 234-230-34-0000 | 7 | 143.80 | 234-230-35-0000 | 7 | 143.80 | 234-230-36-0000 | 7 | 143.80 |
| 234-230-37-0000 | 7 | 143.80 | 234-230-38-0000 | 7 | 143.80 | 234-230-39-0000 | 7 | 143.80 |
| 234-230-40-0000 | 7 | 143.80 | 234-230-41-0000 | 7 | 143.80 | 234-230-42-0000 | 7 | 143.80 |
| 234-230-43-0000 | 7 | 143.80 | 234-230-44-0000 | 7 | 143.80 | 234-230-45-0000 | 7 | 143.80 |
| 234-230-46-0000 | 7 | 143.80 | 234-230-47-0000 | 7 | 143.80 | 234-230-48-0000 | 7 | 143.80 |
| 234-230-49-0000 | 7 | 143.80 | 234-230-50-0000 | 7 | 143.80 | 234-230-51-0000 | 7 | 143.80 |
| 234-230-52-0000 | 7 | 143.80 | 234-230-53-0000 | 7 | 143.80 | 234-230-54-0000 | 7 | 143.80 |
| 234-230-55-0000 | 7 | 143.80 | 234-230-56-0000 | 7 | 143.80 | 234-230-57-0000 | 7 | 143.80 |
| 234-230-58-0000 | 7 | 143.80 | 234-230-59-0000 | 7 | 143.80 | 234-230-60-0000 | 7 | 143.80 |
| 234-230-61-0000 | 7 | 143.80 | 234-230-62-0000 | 7 | 143.80 | 234-230-63-0000 | 7 | 143.80 |
| 234-230-64-0000 | 7 | 143.80 | 234-230-65-0000 | 7 | 143.80 | 234-230-66-0000 | 7 | 143.80 |
| 234-230-67-0000 | 7 | 143.80 | 234-230-68-0000 | 7 | 143.80 | 234-230-69-0000 | 7 | 143.80 |
| 234-230-70-0000 | 7 | 143.80 | 234-230-71-0000 | 7 | 143.80 | 234-230-72-0000 | 7 | 143.80 |
| 234-230-73-0000 | 7 | 143.80 | 234-230-74-0000 | 7 | 143.80 | 234-230-75-0000 | 7 | 143.80 |
| 234-230-76-0000 | 7 | 143.80 | 234-240-01-0000 | 7 | 143.80 | 234-240-02-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-240-03-0000 | 7 | 143.80 | 234-240-04-0000 | 7 | 143.80 | 234-240-05-0000 | 7 | 143.80 |
| 234-240-06-0000 | 7 | 143.80 | 234-240-07-0000 | 7 | 143.80 | 234-240-08-0000 | 7 | 143.80 |
| 234-240-09-0000 | 7 | 143.80 | 234-240-10-0000 | 7 | 143.80 | 234-240-11-0000 | 7 | 143.80 |
| 234-240-12-0000 | 7 | 143.80 | 234-240-13-0000 | 7 | 143.80 | 234-240-14-0000 | 7 | 143.80 |
| 234-240-15-0000 | 7 | 143.80 | 234-240-16-0000 | 7 | 143.80 | 234-240-17-0000 | 7 | 143.80 |
| 234-240-18-0000 | 7 | 143.80 | 234-240-19-0000 | 7 | 143.80 | 234-240-20-0000 | 7 | 143.80 |
| 234-240-21-0000 | 7 | 143.80 | 234-240-22-0000 | 7 | 143.80 | 234-240-23-0000 | 7 | 143.80 |
| 234-240-24-0000 | 7 | 143.80 | 234-240-25-0000 | 7 | 143.80 | 234-240-26-0000 | 7 | 143.80 |
| 234-240-27-0000 | 7 | 143.80 | 234-240-28-0000 | 7 | 143.80 | 234-240-29-0000 | 7 | 143.80 |
| 234-240-30-0000 | 7 | 143.80 | 234-240-31-0000 | 7 | 143.80 | 234-240-32-0000 | 7 | 143.80 |
| 234-240-33-0000 | 7 | 143.80 | 234-240-34-0000 | 7 | 143.80 | 234-240-35-0000 | 7 | 143.80 |
| 234-250-03-0000 | 7 | 624.22 | 234-260-01-0000 | 7 | 143.80 | 234-260-02-0000 | 7 | 143.80 |
| 234-260-03-0000 | 7 | 143.80 | 234-260-04-0000 | 7 | 143.80 | 234-260-05-0000 | 7 | 143.80 |
| 234-260-06-0000 | 7 | 143.80 | 234-260-07-0000 | 7 | 143.80 | 234-260-08-0000 | 7 | 143.80 |
| 234-260-09-0000 | 7 | 143.80 | 234-260-10-0000 | 7 | 143.80 | 234-260-11-0000 | 7 | 143.80 |
| 234-260-12-0000 | 7 | 143.80 | 234-260-13-0000 | 7 | 143.80 | 234-260-14-0000 | 7 | 143.80 |
| 234-260-15-0000 | 7 | 143.80 | 234-260-16-0000 | 7 | 143.80 | 234-260-17-0000 | 7 | 143.80 |
| 234-260-18-0000 | 7 | 143.80 | 234-260-19-0000 | 7 | 143.80 | 234-260-20-0000 | 7 | 143.80 |
| 234-260-21-0000 | 7 | 143.80 | 234-260-22-0000 | 7 | 143.80 | 234-260-23-0000 | 7 | 143.80 |
| 234-260-24-0000 | 7 | 143.80 | 234-260-25-0000 | 7 | 143.80 | 234-260-26-0000 | 7 | 143.80 |
| 234-260-27-0000 | 7 | 143.80 | 234-260-28-0000 | 7 | 143.80 | 234-260-29-0000 | 7 | 143.80 |
| 234-260-30-0000 | 7 | 143.80 | 234-260-31-0000 | 7 | 143.80 | 234-260-32-0000 | 7 | 143.80 |
| 234-260-33-0000 | 7 | 143.80 | 234-260-34-0000 | 7 | 143.80 | 234-260-35-0000 | 7 | 143.80 |
| 234-260-36-0000 | 7 | 143.80 | 234-260-37-0000 | 7 | 143.80 | 234-260-38-0000 | 7 | 143.80 |
| 234-260-39-0000 | 7 | 143.80 | 234-260-40-0000 | 7 | 143.80 | 234-260-41-0000 | 7 | 143.80 |
| 234-260-42-0000 | 7 | 143.80 | 234-260-43-0000 | 7 | 143.80 | 234-260-44-0000 | 7 | 143.80 |
| 234-260-45-0000 | 7 | 143.80 | 234-290-01-0000 | 7 | 143.80 | 234-290-02-0000 | 7 | 143.80 |
| 234-290-03-0000 | 7 | 143.80 | 234-290-04-0000 | 7 | 143.80 | 234-290-05-0000 | 7 | 143.80 |
| 234-290-06-0000 | 7 | 143.80 | 234-290-07-0000 | 7 | 143.80 | 234-290-08-0000 | 7 | 143.80 |
| 234-290-09-0000 | 7 | 143.80 | 234-290-10-0000 | 7 | 143.80 | 234-290-11-0000 | 7 | 143.80 |
| 234-290-12-0000 | 7 | 143.80 | 234-290-15-0000 | 7 | 143.80 | 234-290-16-0000 | 7 | 143.80 |
| 234-290-17-0000 | 7 | 143.80 | 234-290-18-0000 | 7 | 143.80 | 234-290-19-0000 | 7 | 143.80 |
| 234-290-20-0000 | 7 | 143.80 | 234-290-21-0000 | 7 | 143.80 | 234-290-22-0000 | 7 | 143.80 |
| 234-290-23-0000 | 7 | 143.80 | 234-290-24-0000 | 7 | 143.80 | 234-290-25-0000 | 7 | 143.80 |
| 234-290-26-0000 | 7 | 143.80 | 234-290-35-0000 | 7 | 143.80 | 234-290-36-0000 | 7 | 143.80 |
| 234-290-37-0000 | 7 | 143.80 | 234-290-38-0000 | 7 | 143.80 | 234-290-39-0000 | 7 | 143.80 |
| 234-290-40-0000 | 7 | 143.80 | 234-290-41-0000 | 7 | 143.80 | 234-290-42-0000 | 7 | 143.80 |
| 234-290-43-0000 | 7 | 143.80 | 234-290-44-0000 | 7 | 143.80 | 234-290-45-0000 | 7 | 143.80 |
| 234-290-46-0000 | 7 | 143.80 | 234-290-47-0000 | 7 | 143.80 | 234-290-48-0000 | 7 | 143.80 |
| 234-290-49-0000 | 7 | 143.80 | 234-290-50-0000 | 7 | 143.80 | 234-290-51-0000 | 7 | 143.80 |
| 234-290-52-0000 | 7 | 143.80 | 234-290-53-0000 | 7 | 143.80 | 234-290-54-0000 | 7 | 143.80 |
| 234-290-55-0000 | 7 | 143.80 | 234-290-56-0000 | 7 | 143.80 | 234-290-57-0000 | 7 | 143.80 |
| 234-290-58-0000 | 7 | 143.80 | 234-290-59-0000 | 7 | 143.80 | 234-290-60-0000 | 7 | 143.80 |
| 234-290-61-0000 | 7 | 143.80 | 234-290-62-0000 | 7 | 143.80 | 234-290-63-0000 | 7 | 143.80 |
| 234-290-64-0000 | 7 | 143.80 | 234-290-65-0000 | 7 | 143.80 | 234-290-66-0000 | 7 | 143.80 |
| 234-290-67-0000 | 7 | 143.80 | 234-290-68-0000 | 7 | 143.80 | 234-290-69-0000 | 7 | 143.80 |
| 234-290-70-0000 | 7 | 143.80 | 234-290-71-0000 | 7 | 143.80 | 234-300-01-0000 | 7 | 143.80 |
| 234-300-02-0000 | 7 | 143.80 | 234-300-03-0000 | 7 | 143.80 | 234-300-04-0000 | 7 | 143.80 |
| 234-300-05-0000 | 7 | 143.80 | 234-300-06-0000 | 7 | 143.80 | 234-300-07-0000 | 7 | 143.80 |
| 234-300-08-0000 | 7 | 143.80 | 234-300-09-0000 | 7 | 143.80 | 234-300-10-0000 | 7 | 143.80 |
| 234-300-11-0000 | 7 | 143.80 | 234-300-12-0000 | 7 | 143.80 | 234-300-13-0000 | 7 | 143.80 |
| 234-300-14-0000 | 7 | 143.80 | 234-300-15-0000 | 7 | 143.80 | 234-300-16-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-300-17-0000 | 7 | 143.80 | 234-300-18-0000 | 7 | 143.80 | 234-300-19-0000 | 7 | 143.80 |
| 234-300-20-0000 | 7 | 143.80 | 234-300-21-0000 | 7 | 143.80 | 234-300-22-0000 | 7 | 143.80 |
| 234-300-23-0000 | 7 | 143.80 | 234-300-24-0000 | 7 | 143.80 | 234-300-25-0000 | 7 | 143.80 |
| 234-300-26-0000 | 7 | 143.80 | 234-300-27-0000 | 7 | 143.80 | 234-300-28-0000 | 7 | 143.80 |
| 234-300-29-0000 | 7 | 143.80 | 234-300-30-0000 | 7 | 143.80 | 234-300-31-0000 | 7 | 143.80 |
| 234-300-32-0000 | 7 | 143.80 | 234-300-33-0000 | 7 | 143.80 | 234-300-34-0000 | 7 | 143.80 |
| 234-300-35-0000 | 7 | 143.80 | 234-300-36-0000 | 7 | 143.80 | 234-300-37-0000 | 7 | 143.80 |
| 234-300-38-0000 | 7 | 143.80 | 234-300-39-0000 | 7 | 143.80 | 234-300-40-0000 | 7 | 143.80 |
| 234-300-41-0000 | 7 | 143.80 | 234-300-42-0000 | 7 | 143.80 | 234-300-43-0000 | 7 | 143.80 |
| 234-300-44-0000 | 7 | 143.80 | 234-300-45-0000 | 7 | 143.80 | 234-300-46-0000 | 7 | 143.80 |
| 234-300-47-0000 | 7 | 143.80 | 234-300-48-0000 | 7 | 143.80 | 234-300-49-0000 | 7 | 143.80 |
| 234-300-50-0000 | 7 | 143.80 | 234-300-51-0000 | 7 | 143.80 | 234-300-52-0000 | 7 | 143.80 |
| 234-300-53-0000 | 7 | 143.80 | 234-300-54-0000 | 7 | 143.80 | 234-300-55-0000 | 7 | 143.80 |
| 234-300-56-0000 | 7 | 143.80 | 234-300-57-0000 | 7 | 143.80 | 234-300-58-0000 | 7 | 143.80 |
| 234-300-59-0000 | 7 | 143.80 | 234-300-60-0000 | 7 | 143.80 | 234-300-61-0000 | 7 | 143.80 |
| 234-300-62-0000 | 7 | 143.80 | 234-300-63-0000 | 7 | 143.80 | 234-300-64-0000 | 7 | 143.80 |
| 234-300-65-0000 | 7 | 143.80 | 234-300-66-0000 | 7 | 143.80 | 234-300-67-0000 | 7 | 143.80 |
| 234-300-68-0000 | 7 | 143.80 | 234-300-69-0000 | 7 | 143.80 | 234-300-70-0000 | 7 | 143.80 |
| 234-300-71-0000 | 7 | 143.80 | 234-300-72-0000 | 7 | 143.80 | 234-300-73-0000 | 7 | 143.80 |
| 234-300-74-0000 | 7 | 143.80 | 234-300-75-0000 | 7 | 143.80 | 234-300-76-0000 | 7 | 143.80 |
| 234-300-77-0000 | 7 | 143.80 | 234-300-78-0000 | 7 | 143.80 | 234-300-79-0000 | 7 | 143.80 |
| 234-300-80-0000 | 7 | 143.80 | 234-300-81-0000 | 7 | 143.80 | 234-310-01-0000 | 7 | 143.80 |
| 234-310-02-0000 | 7 | 143.80 | 234-310-03-0000 | 7 | 143.80 | 234-310-04-0000 | 7 | 143.80 |
| 234-310-05-0000 | 7 | 143.80 | 234-310-06-0000 | 7 | 143.80 | 234-310-07-0000 | 7 | 143.80 |
| 234-310-08-0000 | 7 | 143.80 | 234-310-09-0000 | 7 | 143.80 | 234-310-10-0000 | 7 | 143.80 |
| 234-310-11-0000 | 7 | 143.80 | 234-310-12-0000 | 7 | 143.80 | 234-310-13-0000 | 7 | 143.80 |
| 234-310-14-0000 | 7 | 143.80 | 234-310-15-0000 | 7 | 143.80 | 234-310-16-0000 | 7 | 143.80 |
| 234-310-17-0000 | 7 | 143.80 | 234-310-18-0000 | 7 | 143.80 | 234-310-19-0000 | 7 | 143.80 |
| 234-310-20-0000 | 7 | 143.80 | 234-310-21-0000 | 7 | 143.80 | 234-310-22-0000 | 7 | 143.80 |
| 234-310-23-0000 | 7 | 143.80 | 234-310-24-0000 | 7 | 143.80 | 234-310-25-0000 | 7 | 143.80 |
| 234-310-26-0000 | 7 | 143.80 | 234-310-27-0000 | 7 | 143.80 | 234-310-28-0000 | 7 | 143.80 |
| 234-310-29-0000 | 7 | 143.80 | 234-310-30-0000 | 7 | 143.80 | 234-310-31-0000 | 7 | 143.80 |
| 234-310-32-0000 | 7 | 143.80 | 234-310-33-0000 | 7 | 143.80 | 234-310-34-0000 | 7 | 143.80 |
| 234-310-35-0000 | 7 | 143.80 | 234-310-36-0000 | 7 | 143.80 | 234-310-37-0000 | 7 | 143.80 |
| 234-310-38-0000 | 7 | 143.80 | 234-310-39-0000 | 7 | 143.80 | 234-320-01-0000 | 7 | 143.80 |
| 234-320-02-0000 | 7 | 143.80 | 234-320-03-0000 | 7 | 143.80 | 234-320-04-0000 | 7 | 143.80 |
| 234-320-05-0000 | 7 | 143.80 | 234-320-06-0000 | 7 | 143.80 | 234-320-07-0000 | 7 | 143.80 |
| 234-320-08-0000 | 7 | 143.80 | 234-320-09-0000 | 7 | 143.80 | 234-320-10-0000 | 7 | 143.80 |
| 234-320-11-0000 | 7 | 143.80 | 234-320-12-0000 | 7 | 143.80 | 234-320-13-0000 | 7 | 143.80 |
| 234-320-14-0000 | 7 | 143.80 | 234-320-15-0000 | 7 | 143.80 | 234-320-16-0000 | 7 | 143.80 |
| 234-320-17-0000 | 7 | 143.80 | 234-320-18-0000 | 7 | 143.80 | 234-320-19-0000 | 7 | 143.80 |
| 234-320-20-0000 | 7 | 143.80 | 234-320-21-0000 | 7 | 143.80 | 234-320-22-0000 | 7 | 143.80 |
| 234-320-23-0000 | 7 | 143.80 | 234-320-24-0000 | 7 | 143.80 | 234-320-25-0000 | 7 | 143.80 |
| 234-320-26-0000 | 7 | 143.80 | 234-320-27-0000 | 7 | 143.80 | 234-320-28-0000 | 7 | 143.80 |
| 234-320-29-0000 | 7 | 143.80 | 234-320-30-0000 | 7 | 143.80 | 234-320-31-0000 | 7 | 143.80 |
| 234-320-32-0000 | 7 | 143.80 | 234-320-33-0000 | 7 | 143.80 | 234-320-34-0000 | 7 | 143.80 |
| 234-320-35-0000 | 7 | 143.80 | 234-320-36-0000 | 7 | 143.80 | 234-320-37-0000 | 7 | 143.80 |
| 234-320-38-0000 | 7 | 143.80 | 234-320-39-0000 | 7 | 143.80 | 234-320-40-0000 | 7 | 143.80 |
| 234-320-41-0000 | 7 | 143.80 | 234-320-42-0000 | 7 | 143.80 | 234-320-43-0000 | 7 | 143.80 |
| 234-320-44-0000 | 7 | 143.80 | 234-320-45-0000 | 7 | 143.80 | 234-320-46-0000 | 7 | 143.80 |
| 234-320-47-0000 | 7 | 143.80 | 234-320-48-0000 | 7 | 143.80 | 234-320-49-0000 | 7 | 143.80 |
| 234-320-51-0000 | 7 | 143.80 | 234-320-52-0000 | 7 | 143.80 | 234-320-53-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-320-54-0000 | 7 | 143.80 | 234-320-55-0000 | 7 | 143.80 | 234-320-56-0000 | 7 | 143.80 |
| 234-320-57-0000 | 7 | 143.80 | 234-320-58-0000 | 7 | 143.80 | 234-320-59-0000 | 7 | 143.80 |
| 234-320-60-0000 | 7 | 143.80 | 234-320-61-0000 | 7 | 143.80 | 234-320-62-0000 | 7 | 143.80 |
| 234-320-63-0000 | 7 | 143.80 | 234-320-64-0000 | 7 | 143.80 | 234-320-65-0000 | 7 | 143.80 |
| 234-320-66-0000 | 7 | 143.80 | 234-320-67-0000 | 7 | 143.80 | 234-320-68-0000 | 7 | 143.80 |
| 234-320-69-0000 | 7 | 143.80 | 234-320-70-0000 | 7 | 143.80 | 234-320-71-0000 | 7 | 143.80 |
| 234-330-01-0000 | 7 | 143.80 | 234-330-02-0000 | 7 | 143.80 | 234-330-03-0000 | 7 | 143.80 |
| 234-330-04-0000 | 7 | 143.80 | 234-330-05-0000 | 7 | 143.80 | 234-330-06-0000 | 7 | 143.80 |
| 234-330-07-0000 | 7 | 143.80 | 234-330-08-0000 | 7 | 143.80 | 234-330-09-0000 | 7 | 143.80 |
| 234-330-10-0000 | 7 | 143.80 | 234-330-11-0000 | 7 | 143.80 | 234-330-12-0000 | 7 | 143.80 |
| 234-330-13-0000 | 7 | 143.80 | 234-330-14-0000 | 7 | 143.80 | 234-330-15-0000 | 7 | 143.80 |
| 234-330-16-0000 | 7 | 143.80 | 234-330-17-0000 | 7 | 143.80 | 234-330-18-0000 | 7 | 143.80 |
| 234-330-19-0000 | 7 | 143.80 | 234-330-20-0000 | 7 | 143.80 | 234-330-21-0000 | 7 | 143.80 |
| 234-330-22-0000 | 7 | 143.80 | 234-330-23-0000 | 7 | 143.80 | 234-330-24-0000 | 7 | 143.80 |
| 234-330-25-0000 | 7 | 143.80 | 234-330-26-0000 | 7 | 143.80 | 234-330-27-0000 | 7 | 143.80 |
| 234-330-28-0000 | 7 | 143.80 | 234-330-29-0000 | 7 | 143.80 | 234-330-30-0000 | 7 | 143.80 |
| 234-330-31-0000 | 7 | 143.80 | 234-330-32-0000 | 7 | 143.80 | 234-330-33-0000 | 7 | 143.80 |
| 234-330-34-0000 | 7 | 143.80 | 234-330-35-0000 | 7 | 143.80 | 234-330-36-0000 | 7 | 143.80 |
| 234-330-37-0000 | 7 | 143.80 | 234-330-38-0000 | 7 | 143.80 | 234-330-39-0000 | 7 | 143.80 |
| 234-330-40-0000 | 7 | 143.80 | 234-330-41-0000 | 7 | 143.80 | 234-330-42-0000 | 7 | 143.80 |
| 234-330-43-0000 | 7 | 143.80 | 234-330-44-0000 | 7 | 143.80 | 234-330-45-0000 | 7 | 143.80 |
| 234-330-46-0000 | 7 | 143.80 | 234-330-47-0000 | 7 | 143.80 | 234-330-48-0000 | 7 | 143.80 |
| 234-330-49-0000 | 7 | 143.80 | 234-330-50-0000 | 7 | 143.80 | 234-330-51-0000 | 7 | 143.80 |
| 234-330-52-0000 | 7 | 143.80 | 234-330-53-0000 | 7 | 143.80 | 234-330-54-0000 | 7 | 143.80 |
| 234-330-55-0000 | 7 | 143.80 | 234-330-56-0000 | 7 | 143.80 | 234-330-57-0000 | 7 | 143.80 |
| 234-330-58-0000 | 7 | 143.80 | 234-330-59-0000 | 7 | 143.80 | 234-330-60-0000 | 7 | 143.80 |
| 234-330-61-0000 | 7 | 143.80 | 234-340-01-0000 | 7 | 143.80 | 234-340-02-0000 | 7 | 143.80 |
| 234-340-03-0000 | 7 | 143.80 | 234-340-04-0000 | 7 | 143.80 | 234-340-05-0000 | 7 | 143.80 |
| 234-340-06-0000 | 7 | 143.80 | 234-340-07-0000 | 7 | 143.80 | 234-340-08-0000 | 7 | 143.80 |
| 234-340-09-0000 | 7 | 143.80 | 234-340-10-0000 | 7 | 143.80 | 234-340-11-0000 | 7 | 143.80 |
| 234-340-12-0000 | 7 | 143.80 | 234-340-13-0000 | 7 | 143.80 | 234-340-14-0000 | 7 | 143.80 |
| 234-340-15-0000 | 7 | 143.80 | 234-340-16-0000 | 7 | 143.80 | 234-340-17-0000 | 7 | 143.80 |
| 234-340-18-0000 | 7 | 143.80 | 234-340-19-0000 | 7 | 143.80 | 234-340-20-0000 | 7 | 143.80 |
| 234-340-21-0000 | 7 | 143.80 | 234-340-22-0000 | 7 | 143.80 | 234-340-23-0000 | 7 | 143.80 |
| 234-340-24-0000 | 7 | 143.80 | 234-340-25-0000 | 7 | 143.80 | 234-340-26-0000 | 7 | 143.80 |
| 234-340-27-0000 | 7 | 143.80 | 234-340-28-0000 | 7 | 143.80 | 234-340-29-0000 | 7 | 143.80 |
| 234-340-30-0000 | 7 | 143.80 | 234-340-31-0000 | 7 | 143.80 | 234-340-32-0000 | 7 | 143.80 |
| 234-340-33-0000 | 7 | 143.80 | 234-340-34-0000 | 7 | 143.80 | 234-340-35-0000 | 7 | 143.80 |
| 234-350-01-0000 | 7 | 143.80 | 234-350-02-0000 | 7 | 143.80 | 234-350-03-0000 | 7 | 143.80 |
| 234-350-04-0000 | 7 | 143.80 | 234-350-06-0000 | 7 | 143.80 | 234-350-07-0000 | 7 | 143.80 |
| 234-350-08-0000 | 7 | 143.80 | 234-350-09-0000 | 7 | 143.80 | 234-350-10-0000 | 7 | 143.80 |
| 234-350-11-0000 | 7 | 143.80 | 234-350-12-0000 | 7 | 143.80 | 234-350-13-0000 | 7 | 143.80 |
| 234-350-14-0000 | 7 | 143.80 | 234-350-15-0000 | 7 | 143.80 | 234-350-17-0000 | 7 | 143.80 |
| 234-350-18-0000 | 7 | 143.80 | 234-350-19-0000 | 7 | 143.80 | 234-350-20-0000 | 7 | 143.80 |
| 234-350-21-0000 | 7 | 143.80 | 234-350-22-0000 | 7 | 143.80 | 234-350-23-0000 | 7 | 143.80 |
| 234-350-24-0000 | 7 | 143.80 | 234-350-25-0000 | 7 | 143.80 | 234-350-26-0000 | 7 | 143.80 |
| 234-350-27-0000 | 7 | 143.80 | 234-350-28-0000 | 7 | 143.80 | 234-350-29-0000 | 7 | 143.80 |
| 234-350-30-0000 | 7 | 143.80 | 234-350-31-0000 | 7 | 143.80 | 234-350-32-0000 | 7 | 143.80 |
| 234-350-33-0000 | 7 | 143.80 | 234-350-34-0000 | 7 | 143.80 | 234-350-36-0000 | 7 | 143.80 |
| 234-350-37-0000 | 7 | 143.80 | 234-350-38-0000 | 7 | 143.80 | 234-350-39-0000 | 7 | 143.80 |
| 234-350-40-0000 | 7 | 143.80 | 234-350-41-0000 | 7 | 143.80 | 234-350-42-0000 | 7 | 143.80 |
| 234-350-43-0000 | 7 | 143.80 | 234-350-44-0000 | 7 | 143.80 | 234-350-45-0000 | 7 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 234-350-46-0000 | 7 | 143.80 | 234-350-47-0000 | 7 | 143.80 | 234-350-48-0000 | 7 | 143.80 |
| 234-350-49-0000 | 7 | 143.80 | 234-350-50-0000 | 7 | 143.80 | 234-350-51-0000 | 7 | 143.80 |
| 234-350-52-0000 | 7 | 143.80 | 234-350-53-0000 | 7 | 143.80 | 234-350-54-0000 | 7 | 143.80 |
| 234-350-55-0000 | 7 | 143.80 | 234-350-56-0000 | 7 | 143.80 | 234-350-57-0000 | 7 | 143.80 |
| 234-360-01-0000 | 7 | 143.80 | 234-360-02-0000 | 7 | 143.80 | 234-360-03-0000 | 7 | 143.80 |
| 234-360-04-0000 | 7 | 143.80 | 234-360-05-0000 | 7 | 143.80 | 234-360-06-0000 | 7 | 143.80 |
| 234-360-07-0000 | 7 | 143.80 | 234-360-08-0000 | 7 | 143.80 | 234-360-09-0000 | 7 | 143.80 |
| 234-360-10-0000 | 7 | 143.80 | 234-360-11-0000 | 7 | 143.80 | 234-360-12-0000 | 7 | 143.80 |
| 234-360-13-0000 | 7 | 143.80 | 234-360-14-0000 | 7 | 143.80 | 234-360-15-0000 | 7 | 143.80 |
| 234-360-16-0000 | 7 | 143.80 | 234-360-17-0000 | 7 | 143.80 | 234-360-18-0000 | 7 | 143.80 |
| 234-360-19-0000 | 7 | 143.80 | 234-360-20-0000 | 7 | 143.80 | 234-360-21-0000 | 7 | 143.80 |
| 234-360-22-0000 | 7 | 143.80 | 234-360-23-0000 | 7 | 143.80 | 234-360-24-0000 | 7 | 143.80 |
| 234-360-25-0000 | 7 | 143.80 | 234-360-26-0000 | 7 | 143.80 | 234-360-27-0000 | 7 | 143.80 |
| 234-360-28-0000 | 7 | 143.80 | 234-360-29-0000 | 7 | 143.80 | 234-360-30-0000 | 7 | 143.80 |
| 234-360-31-0000 | 7 | 143.80 | 234-360-32-0000 | 7 | 143.80 | 234-360-33-0000 | 7 | 143.80 |
| 234-360-34-0000 | 7 | 143.80 | 234-360-35-0000 | 7 | 143.80 | 234-360-36-0000 | 7 | 143.80 |
| 234-360-37-0000 | 7 | 143.80 | 234-360-38-0000 | 7 | 143.80 | 234-360-39-0000 | 7 | 143.80 |
| 234-360-40-0000 | 7 | 143.80 | 234-360-41-0000 | 7 | 143.80 | 234-370-01-0000 | 7 | 143.80 |
| 234-370-02-0000 | 7 | 143.80 | 234-370-03-0000 | 7 | 143.80 | 234-370-04-0000 | 7 | 143.80 |
| 234-370-05-0000 | 7 | 143.80 | 234-370-06-0000 | 7 | 143.80 | 234-370-07-0000 | 7 | 143.80 |
| 234-370-08-0000 | 7 | 143.80 | 234-370-09-0000 | 7 | 143.80 | 234-370-10-0000 | 7 | 143.80 |
| 234-370-11-0000 | 7 | 143.80 | 234-370-12-0000 | 7 | 143.80 | 234-370-13-0000 | 7 | 143.80 |
| 234-370-14-0000 | 7 | 143.80 | 234-370-15-0000 | 7 | 143.80 | 234-370-16-0000 | 7 | 143.80 |
| 234-370-17-0000 | 7 | 143.80 | 234-370-18-0000 | 7 | 143.80 | 234-370-19-0000 | 7 | 143.80 |
| 234-370-20-0000 | 7 | 143.80 | 234-370-21-0000 | 7 | 143.80 | 234-370-22-0000 | 7 | 143.80 |
| 234-370-23-0000 | 7 | 143.80 | 234-370-24-0000 | 7 | 143.80 | 234-370-25-0000 | 7 | 143.80 |
| 234-370-26-0000 | 7 | 143.80 | 234-370-27-0000 | 7 | 143.80 | 234-370-28-0000 | 7 | 143.80 |
| 234-370-29-0000 | 7 | 143.80 | 234-370-30-0000 | 7 | 143.80 | 234-370-31-0000 | 7 | 143.80 |
| 234-370-32-0000 | 7 | 143.80 | 234-370-33-0000 | 7 | 143.80 | 234-370-34-0000 | 7 | 143.80 |
| 234-370-36-0000 | 7 | 143.80 | 234-370-37-0000 | 7 | 143.80 | 234-370-38-0000 | 7 | 143.80 |
| 234-370-39-0000 | 7 | 143.80 | 234-370-40-0000 | 7 | 143.80 | 234-370-41-0000 | 7 | 143.80 |
| 234-370-44-0000 | 7 | 143.80 | 234-370-45-0000 | 7 | 143.80 | 234-370-46-0000 | 7 | 143.80 |
| 234-370-47-0000 | 7 | 143.80 | 234-370-48-0000 | 7 | 143.80 | 234-380-01-0000 | 7 | 143.80 |
| 234-380-02-0000 | 7 | 143.80 | 234-380-03-0000 | 7 | 143.80 | 234-380-04-0000 | 7 | 143.80 |
| 234-380-05-0000 | 7 | 143.80 | 234-380-06-0000 | 7 | 143.80 | 234-380-07-0000 | 7 | 143.80 |
| 234-380-08-0000 | 7 | 143.80 | 234-380-09-0000 | 7 | 143.80 | 234-380-10-0000 | 7 | 143.80 |
| 234-380-11-0000 | 7 | 143.80 | 234-380-12-0000 | 7 | 143.80 | 234-380-13-0000 | 7 | 143.80 |
| 234-380-14-0000 | 7 | 143.80 | 234-380-15-0000 | 7 | 143.80 | 234-380-16-0000 | 7 | 143.80 |
| 234-380-17-0000 | 7 | 143.80 | 234-380-18-0000 | 7 | 143.80 | 234-380-19-0000 | 7 | 143.80 |
| 234-380-20-0000 | 7 | 143.80 | 234-380-21-0000 | 7 | 143.80 | 234-380-22-0000 | 7 | 143.80 |
| 234-400-01-0000 | 7 | 143.80 | 234-400-02-0000 | 7 | 143.80 | 234-400-03-0000 | 7 | 143.80 |
| 234-400-04-0000 | 7 | 143.80 | 234-400-05-0000 | 7 | 143.80 | 234-400-06-0000 | 7 | 143.80 |
| 234-400-07-0000 | 7 | 143.80 | 234-400-08-0000 | 7 | 143.80 | 234-400-09-0000 | 7 | 143.80 |
| 234-400-10-0000 | 7 | 143.80 | 234-400-11-0000 | 7 | 143.80 | 234-400-12-0000 | 7 | 143.80 |
| 234-400-13-0000 | 7 | 143.80 | 234-400-14-0000 | 7 | 143.80 | 234-400-15-0000 | 7 | 143.80 |
| 234-400-16-0000 | 7 | 143.80 | 234-400-17-0000 | 7 | 143.80 | 234-400-18-0000 | 7 | 143.80 |
| 234-400-19-0000 | 7 | 143.80 | 234-400-20-0000 | 7 | 143.80 | 234-400-21-0000 | 7 | 143.80 |
| 235-100-32-0000 | 17 | 155.62 | 235-100-52-0000 | 17 | 2,139.82 | 235-100-55-0000 | 17 | 155.62 |
| 235-100-56-0000 | 17 | 155.62 | 235-100-57-0000 | 17 | 155.62 | 235-100-58-0000 | 17 | 155.62 |
| 235-110-18-0000 | 17 | 380.50 | 235-140-09-0000 | 17 | 1,244.98 | 235-140-10-0000 | 17 | 759.44 |
| 235-150-06-0000 | 17 | 4,232.98 | 235-150-07-0000 | 17 | 1,369.48 | 235-150-23-0000 | 17 | 10,613.56 |
| 235-150-24-0000 | 17 | 2,745.20 | 235-150-27-0000 | 17 | 155.62 | 235-230-01-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-230-02-0000 | 17 | 155.62 | 235-230-03-0000 | 17 | 155.62 | 235-230-04-0000 | 17 | 155.62 |
| 235-230-05-0000 | 17 | 155.62 | 235-230-06-0000 | 17 | 155.62 | 235-230-07-0000 | 17 | 155.62 |
| 235-230-08-0000 | 17 | 155.62 | 235-230-09-0000 | 17 | 155.62 | 235-230-10-0000 | 17 | 155.62 |
| 235-230-11-0000 | 17 | 155.62 | 235-230-12-0000 | 17 | 155.62 | 235-230-13-0000 | 17 | 155.62 |
| 235-230-14-0000 | 17 | 155.62 | 235-230-15-0000 | 17 | 155.62 | 235-230-16-0000 | 17 | 155.62 |
| 235-230-17-0000 | 17 | 155.62 | 235-230-18-0000 | 17 | 155.62 | 235-230-19-0000 | 17 | 155.62 |
| 235-230-20-0000 | 17 | 155.62 | 235-230-21-0000 | 17 | 155.62 | 235-230-22-0000 | 17 | 155.62 |
| 235-230-23-0000 | 17 | 155.62 | 235-230-24-0000 | 17 | 155.62 | 235-230-25-0000 | 17 | 155.62 |
| 235-230-26-0000 | 17 | 155.62 | 235-230-27-0000 | 17 | 155.62 | 235-230-28-0000 | 17 | 155.62 |
| 235-230-29-0000 | 17 | 155.62 | 235-230-30-0000 | 17 | 155.62 | 235-230-31-0000 | 17 | 155.62 |
| 235-230-32-0000 | 17 | 155.62 | 235-230-33-0000 | 17 | 155.62 | 235-230-34-0000 | 17 | 155.62 |
| 235-230-35-0000 | 17 | 155.62 | 235-230-36-0000 | 17 | 155.62 | 235-230-37-0000 | 17 | 155.62 |
| 235-230-38-0000 | 17 | 155.62 | 235-230-39-0000 | 17 | 155.62 | 235-230-40-0000 | 17 | 155.62 |
| 235-230-41-0000 | 17 | 155.62 | 235-230-42-0000 | 17 | 155.62 | 235-230-43-0000 | 17 | 155.62 |
| 235-230-44-0000 | 17 | 155.62 | 235-230-45-0000 | 17 | 155.62 | 235-230-46-0000 | 17 | 155.62 |
| 235-230-47-0000 | 17 | 155.62 | 235-230-48-0000 | 17 | 155.62 | 235-230-49-0000 | 17 | 155.62 |
| 235-230-50-0000 | 17 | 155.62 | 235-230-51-0000 | 17 | 155.62 | 235-230-52-0000 | 17 | 155.62 |
| 235-230-53-0000 | 17 | 155.62 | 235-230-54-0000 | 17 | 155.62 | 235-230-55-0000 | 17 | 155.62 |
| 235-230-56-0000 | 17 | 155.62 | 235-230-57-0000 | 17 | 155.62 | 235-230-58-0000 | 17 | 155.62 |
| 235-230-59-0000 | 17 | 155.62 | 235-230-60-0000 | 17 | 155.62 | 235-230-61-0000 | 17 | 155.62 |
| 235-230-62-0000 | 17 | 155.62 | 235-230-63-0000 | 17 | 155.62 | 235-230-64-0000 | 17 | 155.62 |
| 235-230-65-0000 | 17 | 155.62 | 235-230-66-0000 | 17 | 155.62 | 235-230-67-0000 | 17 | 155.62 |
| 235-230-68-0000 | 17 | 155.62 | 235-230-69-0000 | 17 | 155.62 | 235-230-70-0000 | 17 | 155.62 |
| 235-230-71-0000 | 17 | 155.62 | 235-230-72-0000 | 17 | 155.62 | 235-230-73-0000 | 17 | 155.62 |
| 235-230-74-0000 | 17 | 155.62 | 235-230-75-0000 | 17 | 155.62 | 235-240-02-0000 | 17 | 155.62 |
| 235-240-03-0000 | 17 | 155.62 | 235-240-04-0000 | 17 | 155.62 | 235-240-05-0000 | 17 | 155.62 |
| 235-240-06-0000 | 17 | 155.62 | 235-240-07-0000 | 17 | 155.62 | 235-240-08-0000 | 17 | 155.62 |
| 235-240-09-0000 | 17 | 155.62 | 235-240-10-0000 | 17 | 155.62 | 235-240-11-0000 | 17 | 155.62 |
| 235-240-12-0000 | 17 | 155.62 | 235-240-13-0000 | 17 | 155.62 | 235-240-14-0000 | 17 | 155.62 |
| 235-240-15-0000 | 17 | 155.62 | 235-240-16-0000 | 17 | 155.62 | 235-240-17-0000 | 17 | 155.62 |
| 235-240-18-0000 | 17 | 155.62 | 235-240-21-0000 | 17 | 155.62 | 235-240-22-0000 | 17 | 155.62 |
| 235-240-23-0000 | 17 | 155.62 | 235-240-24-0000 | 17 | 155.62 | 235-240-25-0000 | 17 | 155.62 |
| 235-240-26-0000 | 17 | 155.62 | 235-240-27-0000 | 17 | 155.62 | 235-240-28-0000 | 17 | 83.56 |
| 235-240-29-0000 | 17 | 155.62 | 235-240-30-0000 | 17 | 155.62 | 235-240-31-0000 | 17 | 155.62 |
| 235-240-32-0000 | 17 | 155.62 | 235-240-33-0000 | 17 | 155.62 | 235-240-34-0000 | 17 | 155.62 |
| 235-240-35-0000 | 17 | 155.62 | 235-240-37-0000 | 17 | 155.62 | 235-240-38-0000 | 17 | 155.62 |
| 235-240-39-0000 | 17 | 155.62 | 235-240-40-0000 | 17 | 155.62 | 235-240-41-0000 | 17 | 155.62 |
| 235-240-42-0000 | 17 | 155.62 | 235-240-43-0000 | 17 | 155.62 | 235-240-44-0000 | 17 | 155.62 |
| 235-240-45-0000 | 17 | 155.62 | 235-240-46-0000 | 17 | 155.62 | 235-240-47-0000 | 17 | 155.62 |
| 235-240-48-0000 | 17 | 155.62 | 235-250-01-0000 | 17 | 155.62 | 235-250-02-0000 | 17 | 155.62 |
| 235-250-03-0000 | 17 | 155.62 | 235-250-04-0000 | 17 | 155.62 | 235-250-05-0000 | 17 | 155.62 |
| 235-250-06-0000 | 17 | 155.62 | 235-250-07-0000 | 17 | 155.62 | 235-250-08-0000 | 17 | 155.62 |
| 235-250-10-0000 | 17 | 155.62 | 235-250-12-0000 | 17 | 155.62 | 235-250-13-0000 | 17 | 155.62 |
| 235-250-14-0000 | 17 | 155.62 | 235-250-15-0000 | 17 | 155.62 | 235-250-16-0000 | 17 | 155.62 |
| 235-250-17-0000 | 17 | 155.62 | 235-250-18-0000 | 17 | 155.62 | 235-250-19-0000 | 17 | 155.62 |
| 235-250-20-0000 | 17 | 155.62 | 235-250-21-0000 | 17 | 155.62 | 235-250-23-0000 | 17 | 155.62 |
| 235-250-24-0000 | 17 | 155.62 | 235-250-25-0000 | 17 | 155.62 | 235-250-26-0000 | 17 | 155.62 |
| 235-250-27-0000 | 17 | 155.62 | 235-250-28-0000 | 17 | 155.62 | 235-250-29-0000 | 17 | 155.62 |
| 235-250-30-0000 | 17 | 155.62 | 235-250-31-0000 | 17 | 155.62 | 235-250-32-0000 | 17 | 155.62 |
| 235-260-01-0000 | 17 | 155.62 | 235-260-02-0000 | 17 | 155.62 | 235-260-03-0000 | 17 | 155.62 |
| 235-260-04-0000 | 17 | 155.62 | 235-260-05-0000 | 17 | 155.62 | 235-260-06-0000 | 17 | 155.62 |
| 235-260-07-0000 | 17 | 155.62 | 235-260-08-0000 | 17 | 155.62 | 235-260-09-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-260-10-0000 | 17 | 155.62 | 235-260-11-0000 | 17 | 155.62 | 235-260-12-0000 | 17 | 155.62 |
| 235-260-13-0000 | 17 | 155.62 | 235-260-14-0000 | 17 | 155.62 | 235-260-15-0000 | 17 | 155.62 |
| 235-260-16-0000 | 17 | 155.62 | 235-260-17-0000 | 17 | 155.62 | 235-260-18-0000 | 17 | 155.62 |
| 235-260-19-0000 | 17 | 155.62 | 235-260-20-0000 | 17 | 155.62 | 235-260-21-0000 | 17 | 155.62 |
| 235-260-22-0000 | 17 | 155.62 | 235-260-23-0000 | 17 | 155.62 | 235-260-24-0000 | 17 | 155.62 |
| 235-260-25-0000 | 17 | 155.62 | 235-260-26-0000 | 17 | 155.62 | 235-260-27-0000 | 17 | 155.62 |
| 235-260-28-0000 | 17 | 155.62 | 235-260-29-0000 | 17 | 155.62 | 235-260-30-0000 | 17 | 155.62 |
| 235-260-31-0000 | 17 | 155.62 | 235-260-32-0000 | 17 | 155.62 | 235-260-33-0000 | 17 | 155.62 |
| 235-260-34-0000 | 17 | 155.62 | 235-260-35-0000 | 17 | 155.62 | 235-260-36-0000 | 17 | 155.62 |
| 235-260-37-0000 | 17 | 155.62 | 235-260-38-0000 | 17 | 155.62 | 235-260-39-0000 | 17 | 155.62 |
| 235-260-40-0000 | 17 | 155.62 | 235-260-41-0000 | 17 | 155.62 | 235-260-42-0000 | 17 | 155.62 |
| 235-260-43-0000 | 17 | 155.62 | 235-260-44-0000 | 17 | 155.62 | 235-260-45-0000 | 17 | 155.62 |
| 235-270-01-0000 | 17 | 155.62 | 235-270-02-0000 | 17 | 155.62 | 235-270-03-0000 | 17 | 155.62 |
| 235-270-04-0000 | 17 | 155.62 | 235-270-05-0000 | 17 | 155.62 | 235-270-06-0000 | 17 | 155.62 |
| 235-270-07-0000 | 17 | 155.62 | 235-270-08-0000 | 17 | 155.62 | 235-270-09-0000 | 17 | 155.62 |
| 235-270-10-0000 | 17 | 155.62 | 235-270-11-0000 | 17 | 155.62 | 235-270-12-0000 | 17 | 155.62 |
| 235-270-13-0000 | 17 | 155.62 | 235-270-14-0000 | 17 | 155.62 | 235-270-15-0000 | 17 | 155.62 |
| 235-270-16-0000 | 17 | 155.62 | 235-270-17-0000 | 17 | 155.62 | 235-270-18-0000 | 17 | 155.62 |
| 235-270-19-0000 | 17 | 155.62 | 235-270-20-0000 | 17 | 155.62 | 235-270-21-0000 | 17 | 155.62 |
| 235-270-22-0000 | 17 | 155.62 | 235-270-23-0000 | 17 | 155.62 | 235-270-24-0000 | 17 | 155.62 |
| 235-270-25-0000 | 17 | 155.62 | 235-270-26-0000 | 17 | 155.62 | 235-270-27-0000 | 17 | 155.62 |
| 235-270-28-0000 | 17 | 155.62 | 235-270-29-0000 | 17 | 155.62 | 235-270-30-0000 | 17 | 155.62 |
| 235-270-31-0000 | 17 | 155.62 | 235-270-32-0000 | 17 | 155.62 | 235-270-33-0000 | 17 | 155.62 |
| 235-270-34-0000 | 17 | 155.62 | 235-270-35-0000 | 17 | 155.62 | 235-270-36-0000 | 17 | 155.62 |
| 235-270-37-0000 | 17 | 155.62 | 235-270-38-0000 | 17 | 155.62 | 235-270-39-0000 | 17 | 155.62 |
| 235-270-40-0000 | 17 | 155.62 | 235-270-41-0000 | 17 | 155.62 | 235-270-42-0000 | 17 | 155.62 |
| 235-270-43-0000 | 17 | 155.62 | 235-270-44-0000 | 17 | 155.62 | 235-270-45-0000 | 17 | 155.62 |
| 235-270-46-0000 | 17 | 155.62 | 235-270-47-0000 | 17 | 155.62 | 235-270-48-0000 | 17 | 155.62 |
| 235-270-49-0000 | 17 | 155.62 | 235-270-50-0000 | 17 | 155.62 | 235-270-51-0000 | 17 | 155.62 |
| 235-270-52-0000 | 17 | 155.62 | 235-270-53-0000 | 17 | 155.62 | 235-270-54-0000 | 17 | 155.62 |
| 235-270-55-0000 | 17 | 155.62 | 235-270-56-0000 | 17 | 155.62 | 235-270-57-0000 | 17 | 155.62 |
| 235-270-58-0000 | 17 | 155.62 | 235-270-59-0000 | 17 | 155.62 | 235-280-01-0000 | 17 | 155.62 |
| 235-280-02-0000 | 17 | 155.62 | 235-280-03-0000 | 17 | 155.62 | 235-280-04-0000 | 17 | 155.62 |
| 235-280-05-0000 | 17 | 155.62 | 235-280-06-0000 | 17 | 155.62 | 235-280-07-0000 | 17 | 155.62 |
| 235-280-08-0000 | 17 | 155.62 | 235-280-09-0000 | 17 | 155.62 | 235-280-10-0000 | 17 | 155.62 |
| 235-280-11-0000 | 17 | 155.62 | 235-280-12-0000 | 17 | 155.62 | 235-280-13-0000 | 17 | 155.62 |
| 235-280-14-0000 | 17 | 155.62 | 235-280-15-0000 | 17 | 155.62 | 235-280-16-0000 | 17 | 155.62 |
| 235-280-17-0000 | 17 | 155.62 | 235-280-18-0000 | 17 | 155.62 | 235-280-19-0000 | 17 | 155.62 |
| 235-280-20-0000 | 17 | 155.62 | 235-280-21-0000 | 17 | 155.62 | 235-280-22-0000 | 17 | 155.62 |
| 235-280-23-0000 | 17 | 155.62 | 235-280-24-0000 | 17 | 155.62 | 235-280-25-0000 | 17 | 155.62 |
| 235-280-26-0000 | 17 | 155.62 | 235-280-27-0000 | 17 | 155.62 | 235-280-28-0000 | 17 | 155.62 |
| 235-280-29-0000 | 17 | 155.62 | 235-280-30-0000 | 17 | 155.62 | 235-280-31-0000 | 17 | 155.62 |
| 235-280-32-0000 | 17 | 155.62 | 235-280-33-0000 | 17 | 155.62 | 235-280-34-0000 | 17 | 155.62 |
| 235-280-35-0000 | 17 | 155.62 | 235-280-36-0000 | 17 | 155.62 | 235-280-37-0000 | 17 | 155.62 |
| 235-280-38-0000 | 17 | 155.62 | 235-280-39-0000 | 17 | 155.62 | 235-280-40-0000 | 17 | 155.62 |
| 235-280-41-0000 | 17 | 155.62 | 235-280-42-0000 | 17 | 155.62 | 235-280-43-0000 | 17 | 155.62 |
| 235-280-44-0000 | 17 | 155.62 | 235-280-45-0000 | 17 | 155.62 | 235-280-46-0000 | 17 | 155.62 |
| 235-280-47-0000 | 17 | 155.62 | 235-280-48-0000 | 17 | 155.62 | 235-280-49-0000 | 17 | 155.62 |
| 235-280-50-0000 | 17 | 155.62 | 235-280-51-0000 | 17 | 155.62 | 235-280-52-0000 | 17 | 155.62 |
| 235-280-53-0000 | 17 | 155.62 | 235-280-54-0000 | 17 | 155.62 | 235-280-55-0000 | 17 | 155.62 |
| 235-280-56-0000 | 17 | 155.62 | 235-280-57-0000 | 17 | 155.62 | 235-280-58-0000 | 17 | 155.62 |
| 235-280-59-0000 | 17 | 155.62 | 235-280-60-0000 | 17 | 155.62 | 235-280-61-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-280-62-0000 | 17 | 155.62 | 235-280-63-0000 | 17 | 155.62 | 235-280-64-0000 | 17 | 155.62 |
| 235-280-65-0000 | 17 | 155.62 | 235-290-01-0000 | 17 | 155.62 | 235-290-02-0000 | 17 | 155.62 |
| 235-290-03-0000 | 17 | 155.62 | 235-290-04-0000 | 17 | 155.62 | 235-290-05-0000 | 17 | 155.62 |
| 235-290-06-0000 | 17 | 155.62 | 235-290-07-0000 | 17 | 155.62 | 235-290-08-0000 | 17 | 155.62 |
| 235-290-09-0000 | 17 | 155.62 | 235-290-10-0000 | 17 | 155.62 | 235-290-11-0000 | 17 | 155.62 |
| 235-290-12-0000 | 17 | 155.62 | 235-290-13-0000 | 17 | 155.62 | 235-290-14-0000 | 17 | 155.62 |
| 235-290-15-0000 | 17 | 155.62 | 235-290-16-0000 | 17 | 155.62 | 235-290-17-0000 | 17 | 155.62 |
| 235-290-18-0000 | 17 | 155.62 | 235-290-19-0000 | 17 | 155.62 | 235-290-20-0000 | 17 | 155.62 |
| 235-290-21-0000 | 17 | 155.62 | 235-290-22-0000 | 17 | 155.62 | 235-290-23-0000 | 17 | 155.62 |
| 235-290-24-0000 | 17 | 155.62 | 235-290-25-0000 | 17 | 155.62 | 235-290-26-0000 | 17 | 155.62 |
| 235-290-27-0000 | 17 | 155.62 | 235-290-28-0000 | 17 | 155.62 | 235-290-29-0000 | 17 | 155.62 |
| 235-290-30-0000 | 17 | 155.62 | 235-290-31-0000 | 17 | 155.62 | 235-290-32-0000 | 17 | 155.62 |
| 235-290-33-0000 | 17 | 155.62 | 235-290-34-0000 | 17 | 155.62 | 235-290-35-0000 | 17 | 155.62 |
| 235-290-36-0000 | 17 | 155.62 | 235-290-37-0000 | 17 | 155.62 | 235-290-38-0000 | 17 | 155.62 |
| 235-290-39-0000 | 17 | 155.62 | 235-290-40-0000 | 17 | 155.62 | 235-290-41-0000 | 17 | 155.62 |
| 235-290-42-0000 | 17 | 155.62 | 235-290-43-0000 | 17 | 155.62 | 235-290-44-0000 | 17 | 155.62 |
| 235-290-45-0000 | 17 | 155.62 | 235-290-46-0000 | 17 | 155.62 | 235-290-47-0000 | 17 | 155.62 |
| 235-290-48-0000 | 17 | 155.62 | 235-290-49-0000 | 17 | 155.62 | 235-290-50-0000 | 17 | 155.62 |
| 235-290-51-0000 | 17 | 155.62 | 235-290-52-0000 | 17 | 155.62 | 235-290-53-0000 | 17 | 155.62 |
| 235-290-54-0000 | 17 | 155.62 | 235-290-55-0000 | 17 | 155.62 | 235-290-56-0000 | 17 | 155.62 |
| 235-290-57-0000 | 17 | 155.62 | 235-290-58-0000 | 17 | 155.62 | 235-290-59-0000 | 17 | 155.62 |
| 235-290-60-0000 | 17 | 155.62 | 235-290-61-0000 | 17 | 155.62 | 235-290-62-0000 | 17 | 155.62 |
| 235-290-63-0000 | 17 | 155.62 | 235-290-64-0000 | 17 | 155.62 | 235-290-65-0000 | 17 | 155.62 |
| 235-290-66-0000 | 17 | 155.62 | 235-290-67-0000 | 17 | 155.62 | 235-290-68-0000 | 17 | 155.62 |
| 235-290-69-0000 | 17 | 155.62 | 235-290-70-0000 | 17 | 155.62 | 235-290-71-0000 | 17 | 155.62 |
| 235-290-72-0000 | 17 | 155.62 | 235-290-73-0000 | 17 | 155.62 | 235-290-74-0000 | 17 | 155.62 |
| 235-290-75-0000 | 17 | 155.62 | 235-290-76-0000 | 17 | 155.62 | 235-290-77-0000 | 17 | 155.62 |
| 235-290-78-0000 | 17 | 155.62 | 235-290-79-0000 | 17 | 155.62 | 235-290-80-0000 | 17 | 155.62 |
| 235-290-81-0000 | 17 | 155.62 | 235-290-82-0000 | 17 | 155.62 | 235-290-83-0000 | 17 | 155.62 |
| 235-290-84-0000 | 17 | 155.62 | 235-290-85-0000 | 17 | 155.62 | 235-290-86-0000 | 17 | 155.62 |
| 235-290-87-0000 | 17 | 155.62 | 235-290-88-0000 | 17 | 155.62 | 235-290-89-0000 | 17 | 155.62 |
| 235-290-90-0000 | 17 | 155.62 | 235-290-91-0000 | 17 | 155.62 | 235-290-92-0000 | 17 | 155.62 |
| 235-300-01-0000 | 17 | 155.62 | 235-300-02-0000 | 17 | 155.62 | 235-300-03-0000 | 17 | 155.62 |
| 235-300-04-0000 | 17 | 155.62 | 235-300-05-0000 | 17 | 155.62 | 235-300-06-0000 | 17 | 155.62 |
| 235-300-07-0000 | 17 | 155.62 | 235-300-08-0000 | 17 | 155.62 | 235-300-09-0000 | 17 | 155.62 |
| 235-300-10-0000 | 17 | 155.62 | 235-300-11-0000 | 17 | 155.62 | 235-300-12-0000 | 17 | 155.62 |
| 235-300-13-0000 | 17 | 155.62 | 235-300-14-0000 | 17 | 155.62 | 235-300-15-0000 | 17 | 155.62 |
| 235-300-16-0000 | 17 | 155.62 | 235-300-17-0000 | 17 | 155.62 | 235-300-18-0000 | 17 | 155.62 |
| 235-300-19-0000 | 17 | 155.62 | 235-300-20-0000 | 17 | 155.62 | 235-300-21-0000 | 17 | 155.62 |
| 235-300-22-0000 | 17 | 155.62 | 235-300-23-0000 | 17 | 155.62 | 235-300-24-0000 | 17 | 155.62 |
| 235-300-25-0000 | 17 | 155.62 | 235-300-26-0000 | 17 | 155.62 | 235-300-27-0000 | 17 | 155.62 |
| 235-300-28-0000 | 17 | 155.62 | 235-300-29-0000 | 17 | 155.62 | 235-300-30-0000 | 17 | 155.62 |
| 235-300-31-0000 | 17 | 155.62 | 235-300-32-0000 | 17 | 155.62 | 235-300-33-0000 | 17 | 155.62 |
| 235-300-34-0000 | 17 | 155.62 | 235-300-35-0000 | 17 | 155.62 | 235-300-36-0000 | 17 | 155.62 |
| 235-300-37-0000 | 17 | 155.62 | 235-300-38-0000 | 17 | 155.62 | 235-300-39-0000 | 17 | 155.62 |
| 235-300-40-0000 | 17 | 155.62 | 235-300-41-0000 | 17 | 155.62 | 235-300-42-0000 | 17 | 155.62 |
| 235-300-43-0000 | 17 | 155.62 | 235-310-01-0000 | 17 | 155.62 | 235-310-02-0000 | 17 | 155.62 |
| 235-310-03-0000 | 17 | 155.62 | 235-310-04-0000 | 17 | 155.62 | 235-310-05-0000 | 17 | 155.62 |
| 235-310-06-0000 | 17 | 155.62 | 235-310-07-0000 | 17 | 155.62 | 235-310-08-0000 | 17 | 155.62 |
| 235-310-09-0000 | 17 | 155.62 | 235-310-10-0000 | 17 | 155.62 | 235-310-11-0000 | 17 | 155.62 |
| 235-310-12-0000 | 17 | 155.62 | 235-310-13-0000 | 17 | 155.62 | 235-310-14-0000 | 17 | 155.62 |
| 235-310-15-0000 | 17 | 155.62 | 235-310-16-0000 | 17 | 155.62 | 235-310-17-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-310-18-0000 | 17 | 155.62 | 235-310-19-0000 | 17 | 155.62 | 235-310-20-0000 | 17 | 155.62 |
| 235-310-21-0000 | 17 | 155.62 | 235-310-22-0000 | 17 | 155.62 | 235-310-23-0000 | 17 | 155.62 |
| 235-310-24-0000 | 17 | 155.62 | 235-310-25-0000 | 17 | 155.62 | 235-310-26-0000 | 17 | 155.62 |
| 235-310-27-0000 | 17 | 155.62 | 235-310-28-0000 | 17 | 155.62 | 235-310-29-0000 | 17 | 155.62 |
| 235-310-30-0000 | 17 | 155.62 | 235-310-31-0000 | 17 | 155.62 | 235-310-32-0000 | 17 | 155.62 |
| 235-310-33-0000 | 17 | 155.62 | 235-310-34-0000 | 17 | 155.62 | 235-310-35-0000 | 17 | 155.62 |
| 235-310-36-0000 | 17 | 155.62 | 235-310-37-0000 | 17 | 155.62 | 235-310-38-0000 | 17 | 155.62 |
| 235-310-39-0000 | 17 | 155.62 | 235-310-40-0000 | 17 | 155.62 | 235-320-01-0000 | 17 | 155.62 |
| 235-320-02-0000 | 17 | 155.62 | 235-320-03-0000 | 17 | 155.62 | 235-320-04-0000 | 17 | 155.62 |
| 235-320-05-0000 | 17 | 155.62 | 235-320-06-0000 | 17 | 155.62 | 235-320-07-0000 | 17 | 155.62 |
| 235-320-08-0000 | 17 | 155.62 | 235-320-09-0000 | 17 | 155.62 | 235-320-10-0000 | 17 | 155.62 |
| 235-320-11-0000 | 17 | 155.62 | 235-320-12-0000 | 17 | 155.62 | 235-320-13-0000 | 17 | 155.62 |
| 235-320-14-0000 | 17 | 155.62 | 235-320-15-0000 | 17 | 155.62 | 235-320-16-0000 | 17 | 155.62 |
| 235-320-17-0000 | 17 | 155.62 | 235-320-18-0000 | 17 | 155.62 | 235-320-19-0000 | 17 | 155.62 |
| 235-320-20-0000 | 17 | 155.62 | 235-320-21-0000 | 17 | 155.62 | 235-320-22-0000 | 17 | 155.62 |
| 235-320-23-0000 | 17 | 155.62 | 235-320-24-0000 | 17 | 155.62 | 235-320-25-0000 | 17 | 155.62 |
| 235-320-26-0000 | 17 | 155.62 | 235-320-27-0000 | 17 | 155.62 | 235-320-28-0000 | 17 | 155.62 |
| 235-320-29-0000 | 17 | 155.62 | 235-320-30-0000 | 17 | 155.62 | 235-320-31-0000 | 17 | 155.62 |
| 235-320-32-0000 | 17 | 155.62 | 235-320-33-0000 | 17 | 155.62 | 235-320-34-0000 | 17 | 155.62 |
| 235-320-35-0000 | 17 | 155.62 | 235-320-36-0000 | 17 | 155.62 | 235-320-37-0000 | 17 | 155.62 |
| 235-320-38-0000 | 17 | 155.62 | 235-320-39-0000 | 17 | 155.62 | 235-320-40-0000 | 17 | 155.62 |
| 235-320-41-0000 | 17 | 155.62 | 235-320-42-0000 | 17 | 155.62 | 235-320-43-0000 | 17 | 155.62 |
| 235-320-44-0000 | 17 | 155.62 | 235-320-45-0000 | 17 | 155.62 | 235-320-46-0000 | 17 | 155.62 |
| 235-320-47-0000 | 17 | 155.62 | 235-320-48-0000 | 17 | 155.62 | 235-320-49-0000 | 17 | 155.62 |
| 235-320-50-0000 | 17 | 155.62 | 235-320-51-0000 | 17 | 155.62 | 235-320-52-0000 | 17 | 155.62 |
| 235-330-01-0000 | 17 | 155.62 | 235-330-02-0000 | 17 | 155.62 | 235-330-03-0000 | 17 | 155.62 |
| 235-330-04-0000 | 17 | 155.62 | 235-330-05-0000 | 17 | 155.62 | 235-330-06-0000 | 17 | 155.62 |
| 235-330-07-0000 | 17 | 155.62 | 235-330-08-0000 | 17 | 155.62 | 235-330-09-0000 | 17 | 155.62 |
| 235-330-10-0000 | 17 | 155.62 | 235-330-11-0000 | 17 | 155.62 | 235-330-12-0000 | 17 | 155.62 |
| 235-330-13-0000 | 17 | 155.62 | 235-330-14-0000 | 17 | 155.62 | 235-330-15-0000 | 17 | 155.62 |
| 235-330-16-0000 | 17 | 155.62 | 235-330-17-0000 | 17 | 155.62 | 235-330-18-0000 | 17 | 155.62 |
| 235-330-19-0000 | 17 | 155.62 | 235-330-20-0000 | 17 | 155.62 | 235-330-21-0000 | 17 | 155.62 |
| 235-330-22-0000 | 17 | 155.62 | 235-330-23-0000 | 17 | 155.62 | 235-330-24-0000 | 17 | 155.62 |
| 235-330-25-0000 | 17 | 155.62 | 235-330-26-0000 | 17 | 155.62 | 235-330-27-0000 | 17 | 155.62 |
| 235-330-28-0000 | 17 | 155.62 | 235-330-29-0000 | 17 | 155.62 | 235-330-30-0000 | 17 | 155.62 |
| 235-330-31-0000 | 17 | 155.62 | 235-330-32-0000 | 17 | 155.62 | 235-330-33-0000 | 17 | 155.62 |
| 235-330-34-0000 | 17 | 155.62 | 235-330-35-0000 | 17 | 155.62 | 235-330-36-0000 | 17 | 155.62 |
| 235-330-37-0000 | 17 | 155.62 | 235-330-38-0000 | 17 | 155.62 | 235-330-39-0000 | 17 | 155.62 |
| 235-330-40-0000 | 17 | 155.62 | 235-330-41-0000 | 17 | 155.62 | 235-330-42-0000 | 17 | 155.62 |
| 235-330-43-0000 | 17 | 155.62 | 235-340-01-0000 | 17 | 155.62 | 235-340-02-0000 | 17 | 155.62 |
| 235-340-03-0000 | 17 | 155.62 | 235-340-04-0000 | 17 | 155.62 | 235-340-05-0000 | 17 | 155.62 |
| 235-340-06-0000 | 17 | 155.62 | 235-340-07-0000 | 17 | 155.62 | 235-340-08-0000 | 17 | 155.62 |
| 235-340-09-0000 | 17 | 155.62 | 235-340-10-0000 | 17 | 155.62 | 235-340-11-0000 | 17 | 155.62 |
| 235-340-12-0000 | 17 | 155.62 | 235-340-13-0000 | 17 | 155.62 | 235-340-14-0000 | 17 | 155.62 |
| 235-340-15-0000 | 17 | 155.62 | 235-340-16-0000 | 17 | 155.62 | 235-340-17-0000 | 17 | 155.62 |
| 235-340-18-0000 | 17 | 155.62 | 235-340-19-0000 | 17 | 155.62 | 235-340-20-0000 | 17 | 155.62 |
| 235-340-21-0000 | 17 | 155.62 | 235-340-22-0000 | 17 | 155.62 | 235-340-23-0000 | 17 | 155.62 |
| 235-340-24-0000 | 17 | 155.62 | 235-340-25-0000 | 17 | 155.62 | 235-340-26-0000 | 17 | 155.62 |
| 235-340-27-0000 | 17 | 155.62 | 235-340-28-0000 | 17 | 155.62 | 235-340-29-0000 | 17 | 155.62 |
| 235-340-30-0000 | 17 | 155.62 | 235-340-31-0000 | 17 | 155.62 | 235-340-32-0000 | 17 | 155.62 |
| 235-340-33-0000 | 17 | 155.62 | 235-340-34-0000 | 17 | 155.62 | 235-340-35-0000 | 17 | 155.62 |
| 235-340-36-0000 | 17 | 155.62 | 235-340-37-0000 | 17 | 155.62 | 235-340-38-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-340-39-0000 | 17 | 155.62 | 235-340-40-0000 | 17 | 155.62 | 235-340-41-0000 | 17 | 155.62 |
| 235-340-42-0000 | 17 | 155.62 | 235-350-01-0000 | 17 | 155.62 | 235-350-02-0000 | 17 | 155.62 |
| 235-350-03-0000 | 17 | 155.62 | 235-350-04-0000 | 17 | 155.62 | 235-350-05-0000 | 17 | 155.62 |
| 235-350-06-0000 | 17 | 155.62 | 235-350-07-0000 | 17 | 155.62 | 235-350-08-0000 | 17 | 155.62 |
| 235-350-09-0000 | 17 | 155.62 | 235-350-10-0000 | 17 | 155.62 | 235-350-11-0000 | 17 | 155.62 |
| 235-350-12-0000 | 17 | 155.62 | 235-350-13-0000 | 17 | 155.62 | 235-350-14-0000 | 17 | 155.62 |
| 235-350-15-0000 | 17 | 155.62 | 235-350-16-0000 | 17 | 155.62 | 235-350-17-0000 | 17 | 155.62 |
| 235-350-18-0000 | 17 | 155.62 | 235-350-19-0000 | 17 | 155.62 | 235-350-20-0000 | 17 | 155.62 |
| 235-350-21-0000 | 17 | 155.62 | 235-350-22-0000 | 17 | 155.62 | 235-350-23-0000 | 17 | 155.62 |
| 235-350-24-0000 | 17 | 155.62 | 235-350-25-0000 | 17 | 155.62 | 235-350-26-0000 | 17 | 155.62 |
| 235-350-27-0000 | 17 | 155.62 | 235-350-28-0000 | 17 | 155.62 | 235-350-29-0000 | 17 | 155.62 |
| 235-350-30-0000 | 17 | 155.62 | 235-350-31-0000 | 17 | 155.62 | 235-350-32-0000 | 17 | 155.62 |
| 235-350-33-0000 | 17 | 155.62 | 235-350-34-0000 | 17 | 155.62 | 235-350-35-0000 | 17 | 155.62 |
| 235-350-36-0000 | 17 | 155.62 | 235-350-37-0000 | 17 | 155.62 | 235-350-38-0000 | 17 | 155.62 |
| 235-350-39-0000 | 17 | 155.62 | 235-350-40-0000 | 17 | 155.62 | 235-350-41-0000 | 17 | 155.62 |
| 235-350-42-0000 | 17 | 155.62 | 235-350-43-0000 | 17 | 155.62 | 235-350-44-0000 | 17 | 155.62 |
| 235-350-45-0000 | 17 | 155.62 | 235-350-46-0000 | 17 | 155.62 | 235-350-47-0000 | 17 | 155.62 |
| 235-350-48-0000 | 17 | 155.62 | 235-350-49-0000 | 17 | 155.62 | 235-350-50-0000 | 17 | 155.62 |
| 235-350-51-0000 | 17 | 155.62 | 235-360-01-0000 | 17 | 155.62 | 235-360-02-0000 | 17 | 155.62 |
| 235-360-03-0000 | 17 | 155.62 | 235-360-04-0000 | 17 | 155.62 | 235-360-05-0000 | 17 | 155.62 |
| 235-360-06-0000 | 17 | 155.62 | 235-360-07-0000 | 17 | 155.62 | 235-360-08-0000 | 17 | 155.62 |
| 235-360-09-0000 | 17 | 155.62 | 235-360-10-0000 | 17 | 155.62 | 235-360-11-0000 | 17 | 155.62 |
| 235-360-12-0000 | 17 | 155.62 | 235-360-13-0000 | 17 | 155.62 | 235-360-14-0000 | 17 | 155.62 |
| 235-360-15-0000 | 17 | 155.62 | 235-360-16-0000 | 17 | 155.62 | 235-360-17-0000 | 17 | 155.62 |
| 235-360-18-0000 | 17 | 155.62 | 235-360-19-0000 | 17 | 155.62 | 235-360-20-0000 | 17 | 155.62 |
| 235-360-21-0000 | 17 | 155.62 | 235-360-22-0000 | 17 | 155.62 | 235-360-23-0000 | 17 | 155.62 |
| 235-360-24-0000 | 17 | 155.62 | 235-360-25-0000 | 17 | 155.62 | 235-360-26-0000 | 17 | 155.62 |
| 235-360-27-0000 | 17 | 155.62 | 235-360-28-0000 | 17 | 155.62 | 235-360-29-0000 | 17 | 155.62 |
| 235-360-30-0000 | 17 | 155.62 | 235-360-31-0000 | 17 | 155.62 | 235-360-32-0000 | 17 | 155.62 |
| 235-360-33-0000 | 17 | 155.62 | 235-360-34-0000 | 17 | 155.62 | 235-370-01-0000 | 17 | 155.62 |
| 235-370-02-0000 | 17 | 155.62 | 235-370-03-0000 | 17 | 155.62 | 235-370-04-0000 | 17 | 155.62 |
| 235-370-05-0000 | 17 | 155.62 | 235-370-06-0000 | 17 | 155.62 | 235-370-07-0000 | 17 | 155.62 |
| 235-370-08-0000 | 17 | 155.62 | 235-370-09-0000 | 17 | 155.62 | 235-370-10-0000 | 17 | 155.62 |
| 235-370-11-0000 | 17 | 155.62 | 235-370-12-0000 | 17 | 155.62 | 235-370-13-0000 | 17 | 155.62 |
| 235-370-14-0000 | 17 | 155.62 | 235-370-15-0000 | 17 | 155.62 | 235-370-16-0000 | 17 | 155.62 |
| 235-370-17-0000 | 17 | 155.62 | 235-370-18-0000 | 17 | 155.62 | 235-370-19-0000 | 17 | 155.62 |
| 235-370-20-0000 | 17 | 155.62 | 235-370-21-0000 | 17 | 155.62 | 235-370-22-0000 | 17 | 155.62 |
| 235-370-23-0000 | 17 | 155.62 | 235-370-24-0000 | 17 | 155.62 | 235-370-25-0000 | 17 | 155.62 |
| 235-370-26-0000 | 17 | 155.62 | 235-370-27-0000 | 17 | 155.62 | 235-370-28-0000 | 17 | 155.62 |
| 235-370-29-0000 | 17 | 155.62 | 235-370-30-0000 | 17 | 155.62 | 235-370-31-0000 | 17 | 155.62 |
| 235-370-32-0000 | 17 | 155.62 | 235-370-33-0000 | 17 | 155.62 | 235-370-34-0000 | 17 | 155.62 |
| 235-370-35-0000 | 17 | 155.62 | 235-370-36-0000 | 17 | 155.62 | 235-370-37-0000 | 17 | 155.62 |
| 235-370-38-0000 | 17 | 155.62 | 235-370-39-0000 | 17 | 155.62 | 235-370-40-0000 | 17 | 155.62 |
| 235-370-41-0000 | 17 | 155.62 | 235-370-42-0000 | 17 | 155.62 | 235-370-43-0000 | 17 | 155.62 |
| 235-370-44-0000 | 17 | 155.62 | 235-370-45-0000 | 17 | 155.62 | 235-370-46-0000 | 17 | 155.62 |
| 235-380-05-0000 | 35 | 204.74 | 235-380-06-0000 | 35 | 204.74 | 235-380-07-0000 | 35 | 204.74 |
| 235-380-08-0000 | 35 | 204.74 | 235-380-09-0000 | 35 | 204.74 | 235-380-10-0000 | 35 | 204.74 |
| 235-380-11-0000 | 35 | 204.74 | 235-380-12-0000 | 35 | 204.74 | 235-380-13-0000 | 35 | 204.74 |
| 235-380-14-0000 | 35 | 204.74 | 235-380-15-0000 | 35 | 204.74 | 235-380-16-0000 | 35 | 204.74 |
| 235-380-17-0000 | 35 | 204.74 | 235-380-18-0000 | 35 | 204.74 | 235-380-19-0000 | 35 | 204.74 |
| 235-380-20-0000 | 35 | 204.74 | 235-380-21-0000 | 35 | 204.74 | 235-380-22-0000 | 35 | 204.74 |
| 235-380-23-0000 | 35 | 204.74 | 235-380-24-0000 | 35 | 204.74 | 235-380-25-0000 | 35 | 204.74 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-380-26-0000 | 35 | 204.74 | 235-380-27-0000 | 35 | 204.74 | 235-380-28-0000 | 35 | 204.74 |
| 235-380-29-0000 | 35 | 204.74 | 235-380-30-0000 | 35 | 204.74 | 235-380-31-0000 | 35 | 204.74 |
| 235-380-32-0000 | 35 | 204.74 | 235-380-33-0000 | 35 | 204.74 | 235-380-34-0000 | 35 | 204.74 |
| 235-380-35-0000 | 35 | 204.74 | 235-380-36-0000 | 35 | 204.74 | 235-380-37-0000 | 35 | 204.74 |
| 235-380-38-0000 | 35 | 204.74 | 235-380-39-0000 | 35 | 204.74 | 235-380-40-0000 | 35 | 204.74 |
| 235-380-41-0000 | 35 | 204.74 | 235-380-42-0000 | 35 | 204.74 | 235-380-43-0000 | 35 | 204.74 |
| 235-380-44-0000 | 35 | 204.74 | 235-380-45-0000 | 35 | 204.74 | 235-390-02-0000 | 35 | 204.74 |
| 235-390-03-0000 | 35 | 204.74 | 235-390-04-0000 | 35 | 204.74 | 235-390-05-0000 | 35 | 204.74 |
| 235-390-06-0000 | 35 | 204.74 | 235-390-14-0000 | 35 | 204.74 | 235-390-15-0000 | 35 | 204.74 |
| 235-390-16-0000 | 35 | 204.74 | 235-390-17-0000 | 35 | 204.74 | 235-390-18-0000 | 35 | 204.74 |
| 235-390-19-0000 | 35 | 204.74 | 235-390-20-0000 | 35 | 204.74 | 235-390-21-0000 | 35 | 204.74 |
| 235-390-22-0000 | 35 | 204.74 | 235-390-23-0000 | 35 | 204.74 | 235-390-24-0000 | 35 | 204.74 |
| 235-390-25-0000 | 35 | 204.74 | 235-390-26-0000 | 35 | 204.74 | 235-390-27-0000 | 35 | 204.74 |
| 235-390-28-0000 | 35 | 204.74 | 235-390-29-0000 | 35 | 204.74 | 235-390-30-0000 | 35 | 204.74 |
| 235-390-31-0000 | 35 | 204.74 | 235-390-32-0000 | 35 | 204.74 | 235-390-33-0000 | 35 | 204.74 |
| 235-390-34-0000 | 35 | 204.74 | 235-390-35-0000 | 35 | 204.74 | 235-390-36-0000 | 35 | 204.74 |
| 235-390-37-0000 | 35 | 204.74 | 235-390-38-0000 | 35 | 204.74 | 235-390-39-0000 | 35 | 204.74 |
| 235-390-40-0000 | 35 | 204.74 | 235-390-41-0000 | 35 | 204.74 | 235-390-42-0000 | 35 | 204.74 |
| 235-390-43-0000 | 35 | 204.74 | 235-390-44-0000 | 35 | 204.74 | 235-390-45-0000 | 35 | 204.74 |
| 235-390-46-0000 | 35 | 204.74 | 235-390-47-0000 | 35 | 204.74 | 235-390-48-0000 | 35 | 204.74 |
| 235-390-49-0000 | 35 | 204.74 | 235-390-50-0000 | 35 | 204.74 | 235-390-51-0000 | 35 | 204.74 |
| 235-390-52-0000 | 35 | 204.74 | 235-390-53-0000 | 35 | 204.74 | 235-390-54-0000 | 35 | 204.74 |
| 235-390-55-0000 | 35 | 204.74 | 235-390-56-0000 | 35 | 204.74 | 235-390-57-0000 | 35 | 204.74 |
| 235-390-58-0000 | 35 | 204.74 | 235-390-59-0000 | 35 | 204.74 | 235-390-60-0000 | 35 | 204.74 |
| 235-390-61-0000 | 35 | 204.74 | 235-390-62-0000 | 35 | 204.74 | 235-390-63-0000 | 35 | 204.74 |
| 235-390-64-0000 | 35 | 204.74 | 235-390-65-0000 | 35 | 204.74 | 235-390-66-0000 | 35 | 204.74 |
| 235-390-67-0000 | 35 | 204.74 | 235-390-68-0000 | 35 | 204.74 | 235-390-69-0000 | 35 | 204.74 |
| 235-390-70-0000 | 35 | 204.74 | 235-390-71-0000 | 35 | 204.74 | 235-390-72-0000 | 35 | 204.74 |
| 235-390-73-0000 | 35 | 204.74 | 235-390-74-0000 | 35 | 204.74 | 235-390-75-0000 | 35 | 204.74 |
| 235-390-76-0000 | 35 | 204.74 | 235-390-77-0000 | 35 | 204.74 | 235-390-78-0000 | 35 | 204.74 |
| 235-390-79-0000 | 35 | 204.74 | 235-400-01-0000 | 35 | 204.74 | 235-400-02-0000 | 35 | 204.74 |
| 235-400-03-0000 | 35 | 204.74 | 235-400-04-0000 | 35 | 204.74 | 235-400-05-0000 | 35 | 204.74 |
| 235-400-06-0000 | 35 | 204.74 | 235-400-07-0000 | 35 | 204.74 | 235-400-08-0000 | 35 | 204.74 |
| 235-400-09-0000 | 35 | 204.74 | 235-400-10-0000 | 35 | 204.74 | 235-400-11-0000 | 35 | 204.74 |
| 235-400-12-0000 | 35 | 204.74 | 235-400-13-0000 | 35 | 204.74 | 235-400-14-0000 | 35 | 204.74 |
| 235-400-15-0000 | 35 | 204.74 | 235-400-16-0000 | 35 | 204.74 | 235-400-17-0000 | 35 | 204.74 |
| 235-400-18-0000 | 35 | 204.74 | 235-400-19-0000 | 35 | 204.74 | 235-400-20-0000 | 35 | 204.74 |
| 235-400-21-0000 | 35 | 204.74 | 235-400-22-0000 | 35 | 204.74 | 235-400-23-0000 | 35 | 204.74 |
| 235-400-24-0000 | 35 | 204.74 | 235-400-25-0000 | 35 | 204.74 | 235-400-26-0000 | 35 | 204.74 |
| 235-400-27-0000 | 35 | 204.74 | 235-400-28-0000 | 35 | 204.74 | 235-400-29-0000 | 35 | 204.74 |
| 235-400-30-0000 | 35 | 204.74 | 235-400-31-0000 | 35 | 204.74 | 235-400-32-0000 | 35 | 204.74 |
| 235-400-33-0000 | 35 | 204.74 | 235-400-34-0000 | 35 | 204.74 | 235-400-35-0000 | 35 | 204.74 |
| 235-400-36-0000 | 35 | 204.74 | 235-400-37-0000 | 35 | 204.74 | 235-400-38-0000 | 35 | 204.74 |
| 235-400-39-0000 | 35 | 204.74 | 235-400-40-0000 | 35 | 204.74 | 235-400-41-0000 | 35 | 204.74 |
| 235-400-42-0000 | 35 | 204.74 | 235-400-43-0000 | 35 | 204.74 | 235-400-44-0000 | 35 | 204.74 |
| 235-400-45-0000 | 35 | 204.74 | 235-400-46-0000 | 35 | 204.74 | 235-400-47-0000 | 35 | 204.74 |
| 235-400-48-0000 | 35 | 204.74 | 235-400-49-0000 | 35 | 204.74 | 235-410-01-0000 | 35 | 204.74 |
| 235-410-02-0000 | 35 | 204.74 | 235-410-03-0000 | 35 | 204.74 | 235-410-04-0000 | 35 | 204.74 |
| 235-410-05-0000 | 35 | 204.74 | 235-410-06-0000 | 35 | 204.74 | 235-410-07-0000 | 35 | 204.74 |
| 235-410-08-0000 | 35 | 204.74 | 235-410-09-0000 | 35 | 204.74 | 235-410-10-0000 | 35 | 204.74 |
| 235-410-11-0000 | 35 | 204.74 | 235-410-12-0000 | 35 | 204.74 | 235-410-13-0000 | 35 | 204.74 |
| 235-410-14-0000 | 35 | 204.74 | 235-410-15-0000 | 35 | 204.74 | 235-410-16-0000 | 35 | 204.74 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 235-410-17-0000 | 35 | 204.74 | 235-410-18-0000 | 35 | 204.74 | 235-410-19-0000 | 35 | 204.74 |
| 235-410-20-0000 | 35 | 204.74 | 235-410-21-0000 | 35 | 204.74 | 235-410-22-0000 | 35 | 204.74 |
| 235-410-23-0000 | 35 | 204.74 | 235-410-24-0000 | 35 | 204.74 | 235-410-25-0000 | 35 | 204.74 |
| 238-030-03-0000 | 3 | 571.14 | 238-030-07-0000 | 3 | 115.38 | 238-030-12-0000 | 3 | 115.38 |
| 238-030-13-0000 | 3 | 115.38 | 238-040-07-0000 | 16 | 5,399.26 | 238-080-08-0000 | 13 | 4,251.30 |
| 238-080-09-0000 | 13 | 246.02 | 238-090-01-0000 | 3 | 115.38 | 238-090-02-0000 | 3 | 115.38 |
| 238-090-03-0000 | 3 | 115.38 | 238-090-04-0000 | 3 | 115.38 | 238-090-05-0000 | 3 | 115.38 |
| 238-090-06-0000 | 3 | 115.38 | 238-090-07-0000 | 3 | 115.38 | 238-090-08-0000 | 3 | 115.38 |
| 238-090-09-0000 | 3 | 115.38 | 238-090-10-0000 | 3 | 115.38 | 238-090-11-0000 | 3 | 115.38 |
| 238-090-12-0000 | 3 | 115.38 | 238-090-13-0000 | 3 | 115.38 | 238-090-14-0000 | 3 | 115.38 |
| 238-090-15-0000 | 3 | 115.38 | 238-090-16-0000 | 3 | 115.38 | 238-090-17-0000 | 3 | 115.38 |
| 238-090-18-0000 | 3 | 115.38 | 238-090-19-0000 | 3 | 115.38 | 238-090-20-0000 | 3 | 115.38 |
| 238-090-21-0000 | 3 | 115.38 | 238-090-22-0000 | 3 | 115.38 | 238-090-23-0000 | 3 | 115.38 |
| 238-090-24-0000 | 3 | 115.38 | 238-090-25-0000 | 3 | 115.38 | 238-090-26-0000 | 3 | 115.38 |
| 238-090-27-0000 | 3 | 115.38 | 238-090-28-0000 | 3 | 115.38 | 238-090-29-0000 | 3 | 115.38 |
| 238-090-30-0000 | 3 | 115.38 | 238-090-31-0000 | 3 | 115.38 | 238-090-32-0000 | 3 | 115.38 |
| 238-090-33-0000 | 3 | 115.38 | 238-090-34-0000 | 3 | 115.38 | 238-090-35-0000 | 3 | 115.38 |
| 238-090-36-0000 | 3 | 115.38 | 238-090-37-0000 | 3 | 115.38 | 238-090-38-0000 | 3 | 115.38 |
| 238-090-39-0000 | 3 | 115.38 | 238-090-40-0000 | 3 | 115.38 | 238-090-41-0000 | 3 | 115.38 |
| 238-090-42-0000 | 3 | 115.38 | 238-090-43-0000 | 3 | 115.38 | 238-090-44-0000 | 3 | 115.38 |
| 238-090-45-0000 | 3 | 115.38 | 238-090-46-0000 | 3 | 115.38 | 238-090-47-0000 | 3 | 115.38 |
| 238-090-48-0000 | 3 | 115.38 | 238-090-49-0000 | 3 | 115.38 | 238-090-50-0000 | 3 | 115.38 |
| 238-090-51-0000 | 3 | 115.38 | 238-090-52-0000 | 3 | 115.38 | 238-090-53-0000 | 3 | 115.38 |
| 238-090-54-0000 | 3 | 115.38 | 238-090-55-0000 | 3 | 115.38 | 238-090-56-0000 | 3 | 115.38 |
| 238-090-57-0000 | 3 | 115.38 | 238-090-58-0000 | 3 | 115.38 | 238-090-59-0000 | 3 | 115.38 |
| 238-090-60-0000 | 3 | 115.38 | 238-090-61-0000 | 3 | 115.38 | 238-090-62-0000 | 3 | 115.38 |
| 238-090-63-0000 | 3 | 115.38 | 238-090-64-0000 | 3 | 115.38 | 238-090-65-0000 | 3 | 115.38 |
| 238-090-66-0000 | 3 | 115.38 | 238-090-67-0000 | 3 | 115.38 | 238-090-68-0000 | 3 | 115.38 |
| 238-090-69-0000 | 3 | 115.38 | 238-090-70-0000 | 3 | 115.38 | 238-090-71-0000 | 3 | 115.38 |
| 238-090-72-0000 | 3 | 115.38 | 238-090-73-0000 | 3 | 115.38 | 238-090-74-0000 | 3 | 115.38 |
| 238-090-75-0000 | 3 | 115.38 | 238-090-76-0000 | 3 | 115.38 | 238-090-77-0000 | 3 | 115.38 |
| 238-090-78-0000 | 3 | 115.38 | 238-090-79-0000 | 3 | 115.38 | 238-090-80-0000 | 3 | 115.38 |
| 238-090-81-0000 | 3 | 115.38 | 238-090-82-0000 | 3 | 115.38 | 238-090-83-0000 | 3 | 115.38 |
| 238-090-84-0000 | 3 | 115.38 | 238-090-85-0000 | 3 | 115.38 | 238-090-86-0000 | 3 | 115.38 |
| 238-090-87-0000 | 3 | 115.38 | 238-090-88-0000 | 3 | 115.38 | 238-090-89-0000 | 3 | 115.38 |
| 238-090-90-0000 | 3 | 115.38 | 238-090-91-0000 | 3 | 115.38 | 238-100-01-0000 | 3 | 115.38 |
| 238-100-02-0000 | 3 | 115.38 | 238-100-03-0000 | 3 | 115.38 | 238-100-04-0000 | 3 | 115.38 |
| 238-100-05-0000 | 3 | 115.38 | 238-100-06-0000 | 3 | 115.38 | 238-100-07-0000 | 3 | 115.38 |
| 238-100-08-0000 | 3 | 115.38 | 238-100-09-0000 | 3 | 115.38 | 238-100-10-0000 | 3 | 115.38 |
| 238-100-11-0000 | 3 | 115.38 | 238-100-12-0000 | 3 | 115.38 | 238-100-13-0000 | 3 | 115.38 |
| 238-100-14-0000 | 3 | 115.38 | 238-100-15-0000 | 3 | 115.38 | 238-100-16-0000 | 3 | 115.38 |
| 238-100-17-0000 | 3 | 115.38 | 238-100-18-0000 | 3 | 115.38 | 238-100-19-0000 | 3 | 115.38 |
| 238-100-20-0000 | 3 | 115.38 | 238-100-21-0000 | 3 | 115.38 | 238-100-22-0000 | 3 | 115.38 |
| 238-100-23-0000 | 3 | 115.38 | 238-100-24-0000 | 3 | 115.38 | 238-100-25-0000 | 3 | 115.38 |
| 238-100-26-0000 | 3 | 115.38 | 238-100-27-0000 | 3 | 115.38 | 238-100-28-0000 | 3 | 115.38 |
| 238-100-29-0000 | 3 | 115.38 | 238-100-30-0000 | 3 | 115.38 | 238-100-31-0000 | 3 | 115.38 |
| 238-100-32-0000 | 3 | 115.38 | 238-100-36-0000 | 3 | 115.38 | 238-100-37-0000 | 3 | 115.38 |
| 238-100-38-0000 | 3 | 115.38 | 238-100-39-0000 | 3 | 115.38 | 238-100-40-0000 | 3 | 115.38 |
| 238-100-41-0000 | 3 | 115.38 | 238-100-42-0000 | 3 | 115.38 | 238-100-43-0000 | 3 | 115.38 |
| 238-100-44-0000 | 3 | 115.38 | 238-100-45-0000 | 3 | 115.38 | 238-100-46-0000 | 3 | 115.38 |
| 238-100-47-0000 | 3 | 115.38 | 238-100-48-0000 | 3 | 115.38 | 238-100-49-0000 | 3 | 115.38 |
| 238-100-50-0000 | 3 | 115.38 | 238-100-51-0000 | 3 | 115.38 | 238-100-52-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-100-53-0000 | 3 | 115.38 | 238-100-54-0000 | 3 | 115.38 | 238-100-55-0000 | 3 | 115.38 |
| 238-100-56-0000 | 3 | 115.38 | 238-100-57-0000 | 3 | 115.38 | 238-100-58-0000 | 3 | 115.38 |
| 238-100-59-0000 | 3 | 115.38 | 238-100-60-0000 | 3 | 115.38 | 238-100-61-0000 | 3 | 115.38 |
| 238-100-62-0000 | 3 | 115.38 | 238-100-63-0000 | 3 | 115.38 | 238-100-64-0000 | 3 | 115.38 |
| 238-100-65-0000 | 3 | 115.38 | 238-100-66-0000 | 3 | 115.38 | 238-100-67-0000 | 3 | 115.38 |
| 238-100-68-0000 | 3 | 115.38 | 238-100-69-0000 | 3 | 115.38 | 238-100-70-0000 | 3 | 115.38 |
| 238-100-71-0000 | 3 | 115.38 | 238-100-72-0000 | 3 | 115.38 | 238-100-73-0000 | 3 | 115.38 |
| 238-100-74-0000 | 3 | 115.38 | 238-100-75-0000 | 3 | 115.38 | 238-100-76-0000 | 3 | 115.38 |
| 238-100-77-0000 | 3 | 115.38 | 238-100-78-0000 | 3 | 115.38 | 238-100-79-0000 | 3 | 115.38 |
| 238-100-80-0000 | 3 | 115.38 | 238-100-81-0000 | 3 | 115.38 | 238-100-84-0000 | 3 | 115.38 |
| 238-100-85-0000 | 3 | 115.38 | 238-100-86-0000 | 3 | 115.38 | 238-110-01-0000 | 8 | 143.80 |
| 238-110-02-0000 | 8 | 143.80 | 238-110-03-0000 | 8 | 143.80 | 238-110-04-0000 | 8 | 143.80 |
| 238-110-05-0000 | 8 | 143.80 | 238-110-06-0000 | 8 | 143.80 | 238-110-07-0000 | 8 | 143.80 |
| 238-110-08-0000 | 8 | 143.80 | 238-110-09-0000 | 8 | 143.80 | 238-110-10-0000 | 8 | 143.80 |
| 238-110-11-0000 | 8 | 143.80 | 238-110-12-0000 | 8 | 143.80 | 238-110-13-0000 | 8 | 143.80 |
| 238-110-14-0000 | 8 | 143.80 | 238-110-15-0000 | 8 | 143.80 | 238-110-16-0000 | 8 | 143.80 |
| 238-110-17-0000 | 8 | 143.80 | 238-110-18-0000 | 8 | 143.80 | 238-110-19-0000 | 8 | 143.80 |
| 238-110-20-0000 | 8 | 143.80 | 238-110-21-0000 | 8 | 143.80 | 238-110-22-0000 | 8 | 143.80 |
| 238-110-23-0000 | 8 | 143.80 | 238-110-24-0000 | 8 | 143.80 | 238-110-25-0000 | 8 | 143.80 |
| 238-110-26-0000 | 8 | 143.80 | 238-110-27-0000 | 8 | 143.80 | 238-110-28-0000 | 8 | 143.80 |
| 238-110-29-0000 | 8 | 143.80 | 238-110-30-0000 | 8 | 143.80 | 238-110-31-0000 | 8 | 143.80 |
| 238-110-32-0000 | 8 | 143.80 | 238-110-33-0000 | 8 | 143.80 | 238-110-34-0000 | 8 | 143.80 |
| 238-110-35-0000 | 8 | 143.80 | 238-110-36-0000 | 8 | 143.80 | 238-110-37-0000 | 8 | 143.80 |
| 238-110-38-0000 | 8 | 143.80 | 238-110-39-0000 | 8 | 143.80 | 238-110-40-0000 | 8 | 143.80 |
| 238-110-41-0000 | 8 | 143.80 | 238-110-42-0000 | 8 | 143.80 | 238-110-43-0000 | 8 | 143.80 |
| 238-110-44-0000 | 8 | 143.80 | 238-110-45-0000 | 8 | 143.80 | 238-110-46-0000 | 8 | 143.80 |
| 238-110-47-0000 | 8 | 143.80 | 238-110-48-0000 | 8 | 143.80 | 238-110-49-0000 | 8 | 143.80 |
| 238-110-50-0000 | 8 | 143.80 | 238-110-51-0000 | 8 | 143.80 | 238-110-52-0000 | 8 | 143.80 |
| 238-110-53-0000 | 8 | 143.80 | 238-110-54-0000 | 8 | 143.80 | 238-110-55-0000 | 8 | 143.80 |
| 238-110-56-0000 | 8 | 143.80 | 238-120-01-0000 | 8 | 143.80 | 238-120-02-0000 | 8 | 143.80 |
| 238-120-03-0000 | 8 | 143.80 | 238-120-04-0000 | 8 | 143.80 | 238-120-05-0000 | 8 | 143.80 |
| 238-120-06-0000 | 8 | 143.80 | 238-120-07-0000 | 8 | 143.80 | 238-120-08-0000 | 8 | 143.80 |
| 238-120-09-0000 | 8 | 143.80 | 238-120-10-0000 | 8 | 143.80 | 238-120-11-0000 | 8 | 143.80 |
| 238-120-12-0000 | 8 | 143.80 | 238-120-13-0000 | 8 | 143.80 | 238-120-14-0000 | 8 | 143.80 |
| 238-120-15-0000 | 8 | 143.80 | 238-120-16-0000 | 8 | 143.80 | 238-120-17-0000 | 8 | 143.80 |
| 238-120-18-0000 | 8 | 143.80 | 238-120-19-0000 | 8 | 143.80 | 238-120-20-0000 | 8 | 143.80 |
| 238-120-21-0000 | 8 | 143.80 | 238-120-22-0000 | 8 | 143.80 | 238-120-23-0000 | 8 | 143.80 |
| 238-120-24-0000 | 8 | 143.80 | 238-120-25-0000 | 8 | 143.80 | 238-120-26-0000 | 8 | 143.80 |
| 238-120-27-0000 | 8 | 143.80 | 238-120-28-0000 | 8 | 143.80 | 238-120-29-0000 | 8 | 143.80 |
| 238-120-30-0000 | 8 | 143.80 | 238-120-31-0000 | 8 | 143.80 | 238-120-32-0000 | 8 | 143.80 |
| 238-120-33-0000 | 8 | 143.80 | 238-120-34-0000 | 8 | 143.80 | 238-120-35-0000 | 8 | 143.80 |
| 238-120-36-0000 | 8 | 143.80 | 238-120-37-0000 | 8 | 143.80 | 238-120-38-0000 | 8 | 143.80 |
| 238-120-39-0000 | 8 | 143.80 | 238-120-40-0000 | 8 | 143.80 | 238-120-41-0000 | 8 | 143.80 |
| 238-120-42-0000 | 8 | 143.80 | 238-120-43-0000 | 8 | 143.80 | 238-120-44-0000 | 8 | 143.80 |
| 238-120-45-0000 | 8 | 143.80 | 238-120-46-0000 | 8 | 143.80 | 238-120-47-0000 | 8 | 143.80 |
| 238-120-48-0000 | 8 | 143.80 | 238-120-49-0000 | 8 | 143.80 | 238-120-50-0000 | 8 | 143.80 |
| 238-120-51-0000 | 8 | 143.80 | 238-130-02-0000 | 3 | 115.38 | 238-130-03-0000 | 3 | 115.38 |
| 238-130-04-0000 | 3 | 115.38 | 238-130-05-0000 | 3 | 115.38 | 238-130-06-0000 | 3 | 115.38 |
| 238-130-07-0000 | 3 | 115.38 | 238-130-08-0000 | 3 | 115.38 | 238-130-09-0000 | 3 | 115.38 |
| 238-130-10-0000 | 3 | 115.38 | 238-130-11-0000 | 3 | 115.38 | 238-130-12-0000 | 3 | 115.38 |
| 238-130-13-0000 | 3 | 115.38 | 238-130-14-0000 | 3 | 115.38 | 238-130-15-0000 | 3 | 115.38 |
| 238-130-16-0000 | 3 | 115.38 | 238-130-17-0000 | 3 | 115.38 | 238-130-18-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-130-19-0000 | 3 | 115.38 | 238-130-20-0000 | 3 | 115.38 | 238-130-21-0000 | 3 | 115.38 |
| 238-130-22-0000 | 3 | 115.38 | 238-130-23-0000 | 3 | 115.38 | 238-130-24-0000 | 3 | 115.38 |
| 238-130-25-0000 | 3 | 115.38 | 238-130-26-0000 | 3 | 115.38 | 238-130-27-0000 | 3 | 115.38 |
| 238-130-28-0000 | 3 | 115.38 | 238-130-29-0000 | 3 | 115.38 | 238-130-30-0000 | 3 | 115.38 |
| 238-130-31-0000 | 3 | 115.38 | 238-130-32-0000 | 3 | 115.38 | 238-130-33-0000 | 3 | 115.38 |
| 238-130-34-0000 | 3 | 115.38 | 238-130-35-0000 | 3 | 115.38 | 238-130-36-0000 | 3 | 115.38 |
| 238-130-37-0000 | 3 | 115.38 | 238-130-38-0000 | 3 | 115.38 | 238-130-39-0000 | 3 | 115.38 |
| 238-130-40-0000 | 3 | 115.38 | 238-130-41-0000 | 3 | 115.38 | 238-130-42-0000 | 3 | 115.38 |
| 238-130-43-0000 | 3 | 115.38 | 238-130-44-0000 | 3 | 115.38 | 238-130-45-0000 | 3 | 115.38 |
| 238-130-46-0000 | 3 | 115.38 | 238-130-47-0000 | 3 | 115.38 | 238-130-48-0000 | 3 | 115.38 |
| 238-130-49-0000 | 3 | 115.38 | 238-130-50-0000 | 3 | 115.38 | 238-130-53-0000 | 3 | 115.38 |
| 238-130-54-0000 | 3 | 115.38 | 238-130-55-0000 | 3 | 115.38 | 238-130-56-0000 | 3 | 115.38 |
| 238-140-01-0000 | 3 | 115.38 | 238-140-02-0000 | 3 | 115.38 | 238-140-03-0000 | 3 | 115.38 |
| 238-140-04-0000 | 3 | 115.38 | 238-140-05-0000 | 3 | 115.38 | 238-140-06-0000 | 3 | 115.38 |
| 238-140-07-0000 | 3 | 115.38 | 238-140-08-0000 | 3 | 115.38 | 238-140-09-0000 | 3 | 115.38 |
| 238-140-10-0000 | 3 | 115.38 | 238-140-11-0000 | 3 | 115.38 | 238-140-12-0000 | 3 | 115.38 |
| 238-140-13-0000 | 3 | 115.38 | 238-140-14-0000 | 3 | 115.38 | 238-140-15-0000 | 3 | 115.38 |
| 238-140-16-0000 | 3 | 115.38 | 238-140-17-0000 | 3 | 115.38 | 238-140-18-0000 | 3 | 115.38 |
| 238-140-19-0000 | 3 | 115.38 | 238-140-20-0000 | 3 | 115.38 | 238-140-21-0000 | 3 | 115.38 |
| 238-140-22-0000 | 3 | 115.38 | 238-140-23-0000 | 3 | 115.38 | 238-140-24-0000 | 3 | 115.38 |
| 238-140-25-0000 | 3 | 115.38 | 238-140-26-0000 | 3 | 115.38 | 238-140-27-0000 | 3 | 115.38 |
| 238-140-28-0000 | 3 | 115.38 | 238-140-29-0000 | 3 | 115.38 | 238-140-30-0000 | 3 | 115.38 |
| 238-140-31-0000 | 3 | 115.38 | 238-140-32-0000 | 3 | 115.38 | 238-140-33-0000 | 3 | 115.38 |
| 238-140-34-0000 | 3 | 115.38 | 238-140-35-0000 | 3 | 115.38 | 238-140-36-0000 | 3 | 115.38 |
| 238-140-37-0000 | 3 | 115.38 | 238-140-38-0000 | 3 | 115.38 | 238-140-39-0000 | 3 | 115.38 |
| 238-140-40-0000 | 3 | 115.38 | 238-140-41-0000 | 3 | 115.38 | 238-140-42-0000 | 3 | 115.38 |
| 238-140-43-0000 | 3 | 115.38 | 238-140-44-0000 | 3 | 115.38 | 238-140-45-0000 | 3 | 115.38 |
| 238-140-46-0000 | 3 | 115.38 | 238-140-47-0000 | 3 | 115.38 | 238-140-48-0000 | 3 | 115.38 |
| 238-140-49-0000 | 3 | 115.38 | 238-140-50-0000 | 3 | 115.38 | 238-140-51-0000 | 3 | 115.38 |
| 238-140-52-0000 | 3 | 115.38 | 238-140-53-0000 | 3 | 115.38 | 238-140-54-0000 | 3 | 115.38 |
| 238-140-55-0000 | 3 | 115.38 | 238-140-56-0000 | 3 | 115.38 | 238-140-57-0000 | 3 | 115.38 |
| 238-140-58-0000 | 3 | 115.38 | 238-150-01-0000 | 3 | 115.38 | 238-150-02-0000 | 3 | 115.38 |
| 238-150-05-0000 | 3 | 115.38 | 238-150-06-0000 | 3 | 115.38 | 238-150-07-0000 | 3 | 115.38 |
| 238-150-08-0000 | 3 | 115.38 | 238-150-09-0000 | 3 | 115.38 | 238-150-10-0000 | 3 | 115.38 |
| 238-150-11-0000 | 3 | 115.38 | 238-150-12-0000 | 3 | 115.38 | 238-150-13-0000 | 3 | 115.38 |
| 238-150-14-0000 | 3 | 115.38 | 238-150-15-0000 | 3 | 115.38 | 238-150-16-0000 | 3 | 115.38 |
| 238-150-17-0000 | 3 | 115.38 | 238-150-18-0000 | 3 | 115.38 | 238-150-19-0000 | 3 | 115.38 |
| 238-150-20-0000 | 3 | 115.38 | 238-150-21-0000 | 3 | 115.38 | 238-150-22-0000 | 3 | 115.38 |
| 238-150-24-0000 | 3 | 115.38 | 238-150-25-0000 | 3 | 115.38 | 238-150-26-0000 | 3 | 115.38 |
| 238-150-27-0000 | 3 | 115.38 | 238-150-28-0000 | 3 | 115.38 | 238-150-29-0000 | 3 | 115.38 |
| 238-150-30-0000 | 3 | 115.38 | 238-150-31-0000 | 3 | 115.38 | 238-150-32-0000 | 3 | 115.38 |
| 238-150-33-0000 | 3 | 115.38 | 238-150-34-0000 | 3 | 115.38 | 238-150-35-0000 | 3 | 115.38 |
| 238-150-36-0000 | 3 | 115.38 | 238-150-37-0000 | 3 | 115.38 | 238-150-38-0000 | 3 | 115.38 |
| 238-150-39-0000 | 3 | 115.38 | 238-150-40-0000 | 3 | 115.38 | 238-150-41-0000 | 3 | 115.38 |
| 238-150-42-0000 | 3 | 115.38 | 238-150-43-0000 | 3 | 115.38 | 238-150-44-0000 | 3 | 115.38 |
| 238-150-45-0000 | 3 | 115.38 | 238-150-46-0000 | 3 | 115.38 | 238-150-47-0000 | 3 | 115.38 |
| 238-150-48-0000 | 3 | 115.38 | 238-150-49-0000 | 3 | 115.38 | 238-150-50-0000 | 3 | 115.38 |
| 238-150-51-0000 | 3 | 115.38 | 238-160-01-0000 | 3 | 115.38 | 238-160-02-0000 | 3 | 115.38 |
| 238-160-03-0000 | 3 | 115.38 | 238-160-04-0000 | 3 | 115.38 | 238-160-05-0000 | 3 | 115.38 |
| 238-160-06-0000 | 3 | 115.38 | 238-160-07-0000 | 3 | 115.38 | 238-160-08-0000 | 3 | 115.38 |
| 238-160-09-0000 | 3 | 115.38 | 238-160-10-0000 | 3 | 115.38 | 238-160-11-0000 | 3 | 115.38 |
| 238-160-12-0000 | 3 | 115.38 | 238-160-13-0000 | 3 | 115.38 | 238-160-14-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-160-15-0000 | 3 | 115.38 | 238-160-16-0000 | 3 | 115.38 | 238-160-17-0000 | 3 | 115.38 |
| 238-160-18-0000 | 3 | 115.38 | 238-160-19-0000 | 3 | 115.38 | 238-160-20-0000 | 3 | 115.38 |
| 238-160-21-0000 | 3 | 115.38 | 238-160-22-0000 | 3 | 115.38 | 238-160-23-0000 | 3 | 115.38 |
| 238-170-01-0000 | 3 | 115.38 | 238-170-02-0000 | 3 | 115.38 | 238-170-03-0000 | 3 | 115.38 |
| 238-170-04-0000 | 3 | 115.38 | 238-170-05-0000 | 3 | 115.38 | 238-170-06-0000 | 3 | 115.38 |
| 238-170-07-0000 | 3 | 115.38 | 238-170-08-0000 | 3 | 115.38 | 238-170-09-0000 | 3 | 115.38 |
| 238-170-10-0000 | 3 | 115.38 | 238-170-11-0000 | 3 | 115.38 | 238-170-12-0000 | 3 | 115.38 |
| 238-170-13-0000 | 3 | 115.38 | 238-170-14-0000 | 3 | 115.38 | 238-170-15-0000 | 3 | 115.38 |
| 238-170-16-0000 | 3 | 115.38 | 238-170-17-0000 | 3 | 115.38 | 238-170-18-0000 | 3 | 115.38 |
| 238-170-19-0000 | 3 | 115.38 | 238-170-20-0000 | 3 | 115.38 | 238-170-21-0000 | 3 | 115.38 |
| 238-170-22-0000 | 3 | 115.38 | 238-170-23-0000 | 3 | 115.38 | 238-170-24-0000 | 3 | 115.38 |
| 238-170-25-0000 | 3 | 115.38 | 238-170-26-0000 | 3 | 115.38 | 238-170-27-0000 | 3 | 115.38 |
| 238-170-28-0000 | 3 | 115.38 | 238-170-29-0000 | 3 | 115.38 | 238-170-30-0000 | 3 | 115.38 |
| 238-170-31-0000 | 3 | 115.38 | 238-170-32-0000 | 3 | 115.38 | 238-170-33-0000 | 3 | 115.38 |
| 238-170-34-0000 | 3 | 115.38 | 238-170-35-0000 | 3 | 115.38 | 238-170-36-0000 | 3 | 115.38 |
| 238-180-01-0000 | 8 | 143.80 | 238-180-02-0000 | 8 | 143.80 | 238-180-03-0000 | 8 | 143.80 |
| 238-180-04-0000 | 8 | 143.80 | 238-180-05-0000 | 8 | 143.80 | 238-180-06-0000 | 8 | 143.80 |
| 238-180-07-0000 | 8 | 143.80 | 238-180-10-0000 | 8 | 143.80 | 238-180-11-0000 | 8 | 143.80 |
| 238-180-12-0000 | 8 | 143.80 | 238-180-13-0000 | 8 | 143.80 | 238-180-18-0000 | 8 | 143.80 |
| 238-180-19-0000 | 8 | 143.80 | 238-180-20-0000 | 8 | 143.80 | 238-180-21-0000 | 8 | 143.80 |
| 238-180-22-0000 | 8 | 143.80 | 238-180-23-0000 | 8 | 143.80 | 238-180-24-0000 | 8 | 143.80 |
| 238-180-25-0000 | 8 | 143.80 | 238-180-26-0000 | 8 | 143.80 | 238-180-27-0000 | 8 | 143.80 |
| 238-180-28-0000 | 8 | 143.80 | 238-180-29-0000 | 8 | 143.80 | 238-180-30-0000 | 8 | 143.80 |
| 238-180-31-0000 | 8 | 143.80 | 238-180-32-0000 | 8 | 143.80 | 238-180-33-0000 | 8 | 143.80 |
| 238-180-34-0000 | 8 | 143.80 | 238-180-35-0000 | 8 | 143.80 | 238-180-36-0000 | 8 | 143.80 |
| 238-180-37-0000 | 8 | 143.80 | 238-180-38-0000 | 8 | 143.80 | 238-180-39-0000 | 8 | 143.80 |
| 238-180-40-0000 | 8 | 143.80 | 238-180-41-0000 | 8 | 143.80 | 238-180-42-0000 | 8 | 143.80 |
| 238-180-43-0000 | 8 | 143.80 | 238-180-44-0000 | 8 | 143.80 | 238-180-45-0000 | 8 | 143.80 |
| 238-180-46-0000 | 8 | 143.80 | 238-190-01-0000 | 3 | 548.06 | 238-190-07-0000 | 3 | 1,661.50 |
| 238-190-09-0000 | 3 | 530.74 | 238-190-10-0000 | 3 | 669.20 | 238-190-11-0000 | 3 | 605.74 |
| 238-190-12-0000 | 3 | 674.98 | 238-190-15-0000 | 3 | 1,488.42 | 238-190-17-0000 | 3 | 488.64 |
| 238-190-18-0000 | 3 | 617.86 | 238-190-19-0000 | 3 | 450.56 | 238-190-20-0000 | 3 | 374.98 |
| 238-190-21-0000 | 3 | 1,259.96 | 238-200-01-0000 | 3 | 115.38 | 238-200-02-0000 | 3 | 115.38 |
| 238-200-03-0000 | 3 | 115.38 | 238-200-04-0000 | 3 | 115.38 | 238-200-05-0000 | 3 | 115.38 |
| 238-200-06-0000 | 3 | 115.38 | 238-200-07-0000 | 3 | 115.38 | 238-200-08-0000 | 3 | 115.38 |
| 238-200-09-0000 | 3 | 115.38 | 238-200-10-0000 | 3 | 115.38 | 238-200-11-0000 | 3 | 115.38 |
| 238-200-12-0000 | 3 | 115.38 | 238-200-13-0000 | 3 | 115.38 | 238-200-14-0000 | 3 | 115.38 |
| 238-200-15-0000 | 3 | 115.38 | 238-200-16-0000 | 3 | 115.38 | 238-200-17-0000 | 3 | 115.38 |
| 238-200-18-0000 | 3 | 115.38 | 238-200-19-0000 | 3 | 115.38 | 238-200-20-0000 | 3 | 115.38 |
| 238-200-21-0000 | 3 | 115.38 | 238-200-22-0000 | 3 | 115.38 | 238-200-23-0000 | 3 | 115.38 |
| 238-200-24-0000 | 3 | 115.38 | 238-200-25-0000 | 3 | 115.38 | 238-200-26-0000 | 3 | 115.38 |
| 238-200-27-0000 | 3 | 115.38 | 238-200-28-0000 | 3 | 115.38 | 238-200-29-0000 | 3 | 115.38 |
| 238-200-30-0000 | 3 | 115.38 | 238-200-31-0000 | 3 | 115.38 | 238-200-32-0000 | 3 | 115.38 |
| 238-200-33-0000 | 3 | 115.38 | 238-200-34-0000 | 3 | 115.38 | 238-200-35-0000 | 3 | 115.38 |
| 238-200-36-0000 | 3 | 115.38 | 238-200-37-0000 | 3 | 115.38 | 238-200-38-0000 | 3 | 115.38 |
| 238-200-39-0000 | 3 | 115.38 | 238-200-40-0000 | 3 | 115.38 | 238-200-41-0000 | 3 | 115.38 |
| 238-200-42-0000 | 3 | 115.38 | 238-200-43-0000 | 3 | 115.38 | 238-200-44-0000 | 3 | 115.38 |
| 238-200-45-0000 | 3 | 115.38 | 238-200-46-0000 | 3 | 115.38 | 238-200-47-0000 | 3 | 115.38 |
| 238-200-48-0000 | 3 | 115.38 | 238-200-49-0000 | 3 | 115.38 | 238-200-50-0000 | 3 | 115.38 |
| 238-200-51-0000 | 3 | 115.38 | 238-200-52-0000 | 3 | 115.38 | 238-200-53-0000 | 3 | 115.38 |
| 238-200-54-0000 | 3 | 115.38 | 238-200-55-0000 | 3 | 115.38 | 238-200-56-0000 | 3 | 115.38 |
| 238-200-57-0000 | 3 | 115.38 | 238-200-58-0000 | 3 | 115.38 | 238-200-59-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-200-60-0000 | 3 | 115.38 | 238-200-61-0000 | 3 | 115.38 | 238-200-62-0000 | 3 | 115.38 |
| 238-200-63-0000 | 3 | 115.38 | 238-200-64-0000 | 3 | 115.38 | 238-200-65-0000 | 3 | 115.38 |
| 238-210-01-0000 | 3 | 115.38 | 238-210-02-0000 | 3 | 115.38 | 238-210-03-0000 | 3 | 115.38 |
| 238-210-04-0000 | 3 | 115.38 | 238-210-05-0000 | 3 | 115.38 | 238-210-06-0000 | 3 | 115.38 |
| 238-210-07-0000 | 3 | 115.38 | 238-210-08-0000 | 3 | 115.38 | 238-210-09-0000 | 3 | 115.38 |
| 238-210-10-0000 | 3 | 115.38 | 238-210-11-0000 | 3 | 115.38 | 238-210-12-0000 | 3 | 115.38 |
| 238-210-13-0000 | 3 | 115.38 | 238-210-14-0000 | 3 | 115.38 | 238-210-15-0000 | 3 | 115.38 |
| 238-210-16-0000 | 3 | 115.38 | 238-210-17-0000 | 3 | 115.38 | 238-210-18-0000 | 3 | 115.38 |
| 238-210-19-0000 | 3 | 115.38 | 238-220-01-0000 | 3 | 115.38 | 238-220-02-0000 | 3 | 115.38 |
| 238-220-03-0000 | 3 | 115.38 | 238-220-04-0000 | 3 | 115.38 | 238-220-05-0000 | 3 | 115.38 |
| 238-220-06-0000 | 3 | 115.38 | 238-220-07-0000 | 3 | 115.38 | 238-220-08-0000 | 3 | 115.38 |
| 238-220-09-0000 | 3 | 115.38 | 238-220-10-0000 | 3 | 115.38 | 238-220-11-0000 | 3 | 115.38 |
| 238-220-12-0000 | 3 | 115.38 | 238-220-14-0000 | 3 | 115.38 | 238-220-15-0000 | 3 | 115.38 |
| 238-220-16-0000 | 3 | 115.38 | 238-220-17-0000 | 3 | 115.38 | 238-220-18-0000 | 3 | 115.38 |
| 238-220-19-0000 | 3 | 115.38 | 238-220-20-0000 | 3 | 115.38 | 238-220-21-0000 | 3 | 115.38 |
| 238-220-22-0000 | 3 | 115.38 | 238-220-23-0000 | 3 | 115.38 | 238-220-24-0000 | 3 | 115.38 |
| 238-220-25-0000 | 3 | 115.38 | 238-220-26-0000 | 3 | 115.38 | 238-220-27-0000 | 3 | 115.38 |
| 238-220-28-0000 | 3 | 115.38 | 238-220-29-0000 | 3 | 115.38 | 238-220-30-0000 | 3 | 115.38 |
| 238-220-31-0000 | 3 | 115.38 | 238-220-32-0000 | 3 | 115.38 | 238-220-33-0000 | 3 | 115.38 |
| 238-220-34-0000 | 3 | 115.38 | 238-220-35-0000 | 3 | 115.38 | 238-220-36-0000 | 3 | 115.38 |
| 238-220-37-0000 | 3 | 115.38 | 238-220-38-0000 | 3 | 115.38 | 238-220-39-0000 | 3 | 115.38 |
| 238-220-40-0000 | 3 | 115.38 | 238-220-41-0000 | 3 | 115.38 | 238-230-01-0000 | 3 | 115.38 |
| 238-230-02-0000 | 3 | 115.38 | 238-230-03-0000 | 3 | 115.38 | 238-230-04-0000 | 3 | 115.38 |
| 238-230-05-0000 | 3 | 115.38 | 238-230-06-0000 | 3 | 115.38 | 238-230-07-0000 | 3 | 115.38 |
| 238-230-08-0000 | 3 | 115.38 | 238-230-09-0000 | 3 | 115.38 | 238-230-10-0000 | 3 | 115.38 |
| 238-230-11-0000 | 3 | 115.38 | 238-230-12-0000 | 3 | 115.38 | 238-230-13-0000 | 3 | 115.38 |
| 238-230-14-0000 | 3 | 115.38 | 238-230-15-0000 | 3 | 115.38 | 238-230-16-0000 | 3 | 115.38 |
| 238-230-17-0000 | 3 | 115.38 | 238-230-18-0000 | 3 | 115.38 | 238-230-19-0000 | 3 | 115.38 |
| 238-230-20-0000 | 3 | 115.38 | 238-230-21-0000 | 3 | 115.38 | 238-230-22-0000 | 3 | 115.38 |
| 238-230-23-0000 | 3 | 115.38 | 238-230-24-0000 | 3 | 115.38 | 238-230-25-0000 | 3 | 115.38 |
| 238-230-26-0000 | 3 | 115.38 | 238-230-27-0000 | 3 | 115.38 | 238-240-01-0000 | 3 | 115.38 |
| 238-240-02-0000 | 3 | 115.38 | 238-240-03-0000 | 3 | 115.38 | 238-240-04-0000 | 3 | 115.38 |
| 238-240-05-0000 | 3 | 115.38 | 238-240-06-0000 | 3 | 115.38 | 238-240-07-0000 | 3 | 115.38 |
| 238-240-08-0000 | 3 | 115.38 | 238-240-09-0000 | 3 | 115.38 | 238-240-10-0000 | 3 | 115.38 |
| 238-240-11-0000 | 3 | 115.38 | 238-240-12-0000 | 3 | 115.38 | 238-240-13-0000 | 3 | 115.38 |
| 238-240-14-0000 | 3 | 115.38 | 238-240-15-0000 | 3 | 115.38 | 238-240-16-0000 | 3 | 115.38 |
| 238-240-17-0000 | 3 | 115.38 | 238-240-18-0000 | 3 | 115.38 | 238-240-19-0000 | 3 | 115.38 |
| 238-240-20-0000 | 3 | 115.38 | 238-240-21-0000 | 3 | 115.38 | 238-240-22-0000 | 3 | 115.38 |
| 238-240-23-0000 | 3 | 115.38 | 238-240-24-0000 | 3 | 115.38 | 238-240-25-0000 | 3 | 115.38 |
| 238-240-26-0000 | 3 | 115.38 | 238-240-27-0000 | 3 | 115.38 | 238-240-28-0000 | 3 | 115.38 |
| 238-240-29-0000 | 3 | 115.38 | 238-240-30-0000 | 3 | 115.38 | 238-240-31-0000 | 3 | 115.38 |
| 238-240-32-0000 | 3 | 115.38 | 238-240-33-0000 | 3 | 115.38 | 238-240-34-0000 | 3 | 115.38 |
| 238-240-35-0000 | 3 | 115.38 | 238-240-36-0000 | 3 | 115.38 | 238-240-37-0000 | 3 | 115.38 |
| 238-240-38-0000 | 3 | 115.38 | 238-240-39-0000 | 3 | 115.38 | 238-240-40-0000 | 3 | 115.38 |
| 238-240-41-0000 | 3 | 115.38 | 238-240-42-0000 | 3 | 115.38 | 238-240-43-0000 | 3 | 115.38 |
| 238-240-44-0000 | 3 | 115.38 | 238-250-01-0000 | 8 | 143.80 | 238-250-02-0000 | 8 | 143.80 |
| 238-250-03-0000 | 8 | 143.80 | 238-250-04-0000 | 8 | 143.80 | 238-250-05-0000 | 8 | 143.80 |
| 238-250-06-0000 | 8 | 143.80 | 238-250-07-0000 | 8 | 143.80 | 238-250-08-0000 | 8 | 143.80 |
| 238-250-09-0000 | 8 | 143.80 | 238-250-10-0000 | 8 | 143.80 | 238-250-11-0000 | 8 | 143.80 |
| 238-250-12-0000 | 8 | 143.80 | 238-250-13-0000 | 8 | 143.80 | 238-250-14-0000 | 8 | 143.80 |
| 238-250-15-0000 | 8 | 143.80 | 238-250-16-0000 | 8 | 143.80 | 238-250-17-0000 | 8 | 143.80 |
| 238-250-18-0000 | 8 | 143.80 | 238-250-19-0000 | 8 | 143.80 | 238-250-20-0000 | 8 | 143.80 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-250-21-0000 | 8 | 143.80 | 238-250-22-0000 | 8 | 143.80 | 238-250-23-0000 | 8 | 143.80 |
| 238-250-24-0000 | 8 | 143.80 | 238-250-25-0000 | 8 | 143.80 | 238-250-26-0000 | 8 | 143.80 |
| 238-250-27-0000 | 8 | 143.80 | 238-250-28-0000 | 8 | 143.80 | 238-250-29-0000 | 8 | 143.80 |
| 238-250-30-0000 | 8 | 143.80 | 238-250-31-0000 | 8 | 143.80 | 238-250-32-0000 | 8 | 143.80 |
| 238-250-33-0000 | 8 | 143.80 | 238-250-34-0000 | 8 | 143.80 | 238-250-35-0000 | 8 | 143.80 |
| 238-250-36-0000 | 8 | 143.80 | 238-250-37-0000 | 8 | 143.80 | 238-250-41-0000 | 8 | 143.80 |
| 238-250-42-0000 | 8 | 143.80 | 238-250-43-0000 | 8 | 143.80 | 238-250-44-0000 | 8 | 143.80 |
| 238-250-45-0000 | 8 | 143.80 | 238-250-46-0000 | 8 | 143.80 | 238-250-47-0000 | 8 | 143.80 |
| 238-250-48-0000 | 8 | 143.80 | 238-250-49-0000 | 8 | 143.80 | 238-250-50-0000 | 8 | 143.80 |
| 238-250-51-0000 | 8 | 143.80 | 238-250-52-0000 | 8 | 143.80 | 238-250-53-0000 | 8 | 143.80 |
| 238-250-54-0000 | 8 | 143.80 | 238-250-55-0000 | 8 | 143.80 | 238-250-56-0000 | 8 | 143.80 |
| 238-250-57-0000 | 8 | 143.80 | 238-250-58-0000 | 8 | 143.80 | 238-250-59-0000 | 8 | 143.80 |
| 238-250-60-0000 | 8 | 143.80 | 238-250-61-0000 | 8 | 143.80 | 238-250-62-0000 | 8 | 143.80 |
| 238-250-63-0000 | 8 | 143.80 | 238-250-64-0000 | 8 | 143.80 | 238-250-65-0000 | 8 | 143.80 |
| 238-250-66-0000 | 8 | 143.80 | 238-250-67-0000 | 8 | 143.80 | 238-250-68-0000 | 8 | 143.80 |
| 238-250-69-0000 | 8 | 143.80 | 238-250-70-0000 | 8 | 143.80 | 238-250-71-0000 | 8 | 143.80 |
| 238-250-72-0000 | 8 | 143.80 | 238-250-73-0000 | 8 | 143.80 | 238-250-74-0000 | 8 | 143.80 |
| 238-250-75-0000 | 8 | 143.80 | 238-260-01-0000 | 3 | 115.38 | 238-260-02-0000 | 3 | 115.38 |
| 238-260-03-0000 | 3 | 115.38 | 238-260-04-0000 | 3 | 115.38 | 238-260-05-0000 | 3 | 115.38 |
| 238-260-06-0000 | 3 | 115.38 | 238-260-07-0000 | 3 | 115.38 | 238-260-08-0000 | 3 | 115.38 |
| 238-260-09-0000 | 3 | 115.38 | 238-260-10-0000 | 3 | 115.38 | 238-260-11-0000 | 3 | 115.38 |
| 238-260-12-0000 | 3 | 115.38 | 238-260-13-0000 | 3 | 115.38 | 238-260-14-0000 | 3 | 115.38 |
| 238-260-15-0000 | 3 | 115.38 | 238-260-16-0000 | 3 | 115.38 | 238-260-17-0000 | 3 | 115.38 |
| 238-260-18-0000 | 3 | 115.38 | 238-260-19-0000 | 3 | 115.38 | 238-260-20-0000 | 3 | 115.38 |
| 238-260-21-0000 | 3 | 115.38 | 238-260-22-0000 | 3 | 115.38 | 238-260-23-0000 | 3 | 115.38 |
| 238-260-24-0000 | 3 | 115.38 | 238-260-25-0000 | 3 | 115.38 | 238-260-26-0000 | 3 | 115.38 |
| 238-260-27-0000 | 3 | 115.38 | 238-260-28-0000 | 3 | 115.38 | 238-260-29-0000 | 3 | 115.38 |
| 238-260-30-0000 | 3 | 115.38 | 238-260-31-0000 | 3 | 115.38 | 238-260-32-0000 | 3 | 115.38 |
| 238-260-33-0000 | 3 | 115.38 | 238-260-34-0000 | 3 | 115.38 | 238-260-35-0000 | 3 | 115.38 |
| 238-260-36-0000 | 3 | 115.38 | 238-260-37-0000 | 3 | 115.38 | 238-260-38-0000 | 3 | 115.38 |
| 238-260-39-0000 | 3 | 115.38 | 238-260-40-0000 | 3 | 115.38 | 238-260-41-0000 | 3 | 115.38 |
| 238-260-42-0000 | 3 | 115.38 | 238-260-43-0000 | 3 | 115.38 | 238-260-44-0000 | 3 | 115.38 |
| 238-260-45-0000 | 3 | 115.38 | 238-260-46-0000 | 3 | 115.38 | 238-260-47-0000 | 3 | 115.38 |
| 238-260-48-0000 | 3 | 115.38 | 238-260-49-0000 | 3 | 115.38 | 238-260-50-0000 | 3 | 115.38 |
| 238-260-51-0000 | 3 | 115.38 | 238-260-52-0000 | 3 | 115.38 | 238-260-53-0000 | 3 | 115.38 |
| 238-260-54-0000 | 3 | 115.38 | 238-260-55-0000 | 3 | 115.38 | 238-260-56-0000 | 3 | 115.38 |
| 238-260-57-0000 | 3 | 115.38 | 238-260-58-0000 | 3 | 115.38 | 238-260-59-0000 | 3 | 115.38 |
| 238-260-60-0000 | 3 | 115.38 | 238-260-61-0000 | 3 | 115.38 | 238-260-62-0000 | 3 | 115.38 |
| 238-270-02-0000 | 3 | 115.38 | 238-270-03-0000 | 3 | 115.38 | 238-270-04-0000 | 3 | 115.38 |
| 238-270-05-0000 | 3 | 115.38 | 238-270-06-0000 | 3 | 115.38 | 238-270-07-0000 | 3 | 115.38 |
| 238-270-08-0000 | 3 | 115.38 | 238-270-09-0000 | 3 | 115.38 | 238-270-10-0000 | 3 | 115.38 |
| 238-270-11-0000 | 3 | 115.38 | 238-270-12-0000 | 3 | 115.38 | 238-280-01-0000 | 3 | 115.38 |
| 238-280-02-0000 | 3 | 115.38 | 238-280-03-0000 | 3 | 115.38 | 238-280-04-0000 | 3 | 115.38 |
| 238-280-05-0000 | 3 | 115.38 | 238-280-06-0000 | 3 | 115.38 | 238-280-07-0000 | 3 | 115.38 |
| 238-280-08-0000 | 3 | 115.38 | 238-280-09-0000 | 3 | 115.38 | 238-280-10-0000 | 3 | 115.38 |
| 238-280-11-0000 | 3 | 115.38 | 238-280-12-0000 | 3 | 115.38 | 238-280-15-0000 | 3 | 115.38 |
| 238-280-16-0000 | 3 | 115.38 | 238-280-17-0000 | 3 | 115.38 | 238-280-18-0000 | 3 | 115.38 |
| 238-280-19-0000 | 3 | 115.38 | 238-280-20-0000 | 3 | 115.38 | 238-280-21-0000 | 3 | 115.38 |
| 238-280-22-0000 | 3 | 115.38 | 238-280-23-0000 | 3 | 115.38 | 238-290-01-0000 | 3 | 115.38 |
| 238-290-02-0000 | 3 | 115.38 | 238-290-03-0000 | 3 | 115.38 | 238-290-04-0000 | 3 | 115.38 |
| 238-290-05-0000 | 3 | 115.38 | 238-290-06-0000 | 3 | 115.38 | 238-290-07-0000 | 3 | 115.38 |
| 238-290-08-0000 | 3 | 115.38 | 238-290-09-0000 | 3 | 115.38 | 238-290-10-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-290-11-0000 | 3 | 115.38 | 238-290-12-0000 | 3 | 115.38 | 238-290-13-0000 | 3 | 115.38 |
| 238-290-14-0000 | 3 | 115.38 | 238-290-15-0000 | 3 | 115.38 | 238-290-16-0000 | 3 | 115.38 |
| 238-290-17-0000 | 3 | 115.38 | 238-290-18-0000 | 3 | 115.38 | 238-290-19-0000 | 3 | 115.38 |
| 238-290-20-0000 | 3 | 115.38 | 238-290-23-0000 | 3 | 115.38 | 238-290-24-0000 | 3 | 115.38 |
| 238-290-25-0000 | 3 | 115.38 | 238-290-26-0000 | 3 | 115.38 | 238-290-29-0000 | 3 | 115.38 |
| 238-290-30-0000 | 3 | 115.38 | 238-290-31-0000 | 3 | 115.38 | 238-290-32-0000 | 3 | 115.38 |
| 238-290-33-0000 | 3 | 115.38 | 238-290-34-0000 | 3 | 115.38 | 238-290-35-0000 | 3 | 115.38 |
| 238-290-36-0000 | 3 | 115.38 | 238-290-37-0000 | 3 | 115.38 | 238-290-38-0000 | 3 | 115.38 |
| 238-290-39-0000 | 3 | 115.38 | 238-290-40-0000 | 3 | 115.38 | 238-290-41-0000 | 3 | 115.38 |
| 238-290-42-0000 | 3 | 115.38 | 238-290-43-0000 | 3 | 115.38 | 238-290-44-0000 | 3 | 115.38 |
| 238-290-45-0000 | 3 | 115.38 | 238-290-46-0000 | 3 | 115.38 | 238-290-47-0000 | 3 | 115.38 |
| 238-290-48-0000 | 3 | 115.38 | 238-290-49-0000 | 3 | 115.38 | 238-290-50-0000 | 3 | 115.38 |
| 238-290-51-0000 | 3 | 115.38 | 238-290-52-0000 | 3 | 115.38 | 238-290-53-0000 | 3 | 115.38 |
| 238-290-54-0000 | 3 | 115.38 | 238-290-55-0000 | 3 | 115.38 | 238-290-56-0000 | 3 | 115.38 |
| 238-290-57-0000 | 3 | 115.38 | 238-290-58-0000 | 3 | 115.38 | 238-300-01-0000 | 3 | 115.38 |
| 238-300-02-0000 | 3 | 115.38 | 238-300-03-0000 | 3 | 115.38 | 238-300-04-0000 | 3 | 115.38 |
| 238-300-05-0000 | 3 | 115.38 | 238-300-06-0000 | 3 | 115.38 | 238-300-07-0000 | 3 | 115.38 |
| 238-300-08-0000 | 3 | 115.38 | 238-300-09-0000 | 3 | 115.38 | 238-300-10-0000 | 3 | 115.38 |
| 238-300-11-0000 | 3 | 115.38 | 238-300-12-0000 | 3 | 115.38 | 238-300-14-0000 | 3 | 115.38 |
| 238-300-15-0000 | 3 | 115.38 | 238-300-16-0000 | 3 | 115.38 | 238-300-17-0000 | 3 | 115.38 |
| 238-300-18-0000 | 3 | 115.38 | 238-300-19-0000 | 3 | 115.38 | 238-300-20-0000 | 3 | 115.38 |
| 238-300-21-0000 | 3 | 115.38 | 238-300-22-0000 | 3 | 115.38 | 238-300-23-0000 | 3 | 115.38 |
| 238-300-24-0000 | 3 | 115.38 | 238-300-25-0000 | 3 | 115.38 | 238-300-26-0000 | 3 | 115.38 |
| 238-300-29-0000 | 3 | 115.38 | 238-300-30-0000 | 3 | 115.38 | 238-300-31-0000 | 3 | 115.38 |
| 238-300-32-0000 | 3 | 115.38 | 238-300-33-0000 | 3 | 115.38 | 238-300-34-0000 | 3 | 115.38 |
| 238-300-35-0000 | 3 | 115.38 | 238-300-36-0000 | 3 | 115.38 | 238-300-37-0000 | 3 | 115.38 |
| 238-300-38-0000 | 3 | 115.38 | 238-300-39-0000 | 3 | 115.38 | 238-300-40-0000 | 3 | 115.38 |
| 238-300-41-0000 | 3 | 115.38 | 238-300-42-0000 | 3 | 115.38 | 238-300-43-0000 | 3 | 115.38 |
| 238-300-44-0000 | 3 | 115.38 | 238-300-45-0000 | 3 | 115.38 | 238-300-46-0000 | 3 | 115.38 |
| 238-300-47-0000 | 3 | 115.38 | 238-300-48-0000 | 3 | 115.38 | 238-300-49-0000 | 3 | 115.38 |
| 238-300-50-0000 | 3 | 115.38 | 238-300-51-0000 | 3 | 115.38 | 238-300-52-0000 | 3 | 115.38 |
| 238-300-54-0000 | 3 | 115.38 | 238-300-55-0000 | 3 | 115.38 | 238-300-56-0000 | 3 | 115.38 |
| 238-310-01-0000 | 3 | 115.38 | 238-310-02-0000 | 3 | 115.38 | 238-310-03-0000 | 3 | 115.38 |
| 238-310-04-0000 | 3 | 115.38 | 238-310-05-0000 | 3 | 115.38 | 238-310-06-0000 | 3 | 115.38 |
| 238-310-07-0000 | 3 | 115.38 | 238-310-08-0000 | 3 | 115.38 | 238-310-09-0000 | 3 | 115.38 |
| 238-310-10-0000 | 3 | 115.38 | 238-310-11-0000 | 3 | 115.38 | 238-310-12-0000 | 3 | 115.38 |
| 238-310-13-0000 | 3 | 115.38 | 238-310-14-0000 | 3 | 115.38 | 238-310-15-0000 | 3 | 115.38 |
| 238-310-16-0000 | 3 | 115.38 | 238-310-17-0000 | 3 | 115.38 | 238-310-18-0000 | 3 | 115.38 |
| 238-310-19-0000 | 3 | 115.38 | 238-310-20-0000 | 3 | 115.38 | 238-310-21-0000 | 3 | 115.38 |
| 238-310-22-0000 | 3 | 115.38 | 238-310-23-0000 | 3 | 115.38 | 238-320-01-0000 | 3 | 115.38 |
| 238-320-02-0000 | 3 | 115.38 | 238-320-03-0000 | 3 | 115.38 | 238-320-04-0000 | 3 | 115.38 |
| 238-320-05-0000 | 3 | 115.38 | 238-320-06-0000 | 3 | 115.38 | 238-320-07-0000 | 3 | 115.38 |
| 238-320-08-0000 | 3 | 115.38 | 238-320-09-0000 | 3 | 115.38 | 238-320-10-0000 | 3 | 115.38 |
| 238-320-11-0000 | 3 | 115.38 | 238-320-12-0000 | 3 | 115.38 | 238-320-13-0000 | 3 | 115.38 |
| 238-320-14-0000 | 3 | 115.38 | 238-320-15-0000 | 3 | 115.38 | 238-320-16-0000 | 3 | 115.38 |
| 238-320-17-0000 | 3 | 115.38 | 238-320-18-0000 | 3 | 115.38 | 238-320-19-0000 | 3 | 115.38 |
| 238-320-20-0000 | 3 | 115.38 | 238-330-01-0000 | 3 | 115.38 | 238-330-02-0000 | 3 | 115.38 |
| 238-330-03-0000 | 3 | 115.38 | 238-330-04-0000 | 3 | 115.38 | 238-330-05-0000 | 3 | 115.38 |
| 238-330-06-0000 | 3 | 115.38 | 238-330-07-0000 | 3 | 115.38 | 238-330-08-0000 | 3 | 115.38 |
| 238-330-09-0000 | 3 | 115.38 | 238-330-10-0000 | 3 | 115.38 | 238-330-11-0000 | 3 | 115.38 |
| 238-330-12-0000 | 3 | 115.38 | 238-330-13-0000 | 3 | 115.38 | 238-330-14-0000 | 3 | 115.38 |
| 238-330-15-0000 | 3 | 115.38 | 238-330-16-0000 | 3 | 115.38 | 238-330-17-0000 | 3 | 115.38 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-330-18-0000 | 3 | 115.38 | 238-330-19-0000 | 3 | 115.38 | 238-330-20-0000 | 3 | 115.38 |
| 238-330-21-0000 | 3 | 115.38 | 238-330-22-0000 | 3 | 115.38 | 238-330-23-0000 | 3 | 115.38 |
| 238-330-24-0000 | 3 | 115.38 | 238-330-25-0000 | 3 | 115.38 | 238-330-26-0000 | 3 | 115.38 |
| 238-330-27-0000 | 3 | 115.38 | 238-330-28-0000 | 3 | 115.38 | 238-330-29-0000 | 3 | 115.38 |
| 238-330-30-0000 | 3 | 115.38 | 238-330-31-0000 | 3 | 115.38 | 238-330-32-0000 | 3 | 115.38 |
| 238-330-33-0000 | 3 | 115.38 | 238-330-34-0000 | 3 | 115.38 | 238-330-35-0000 | 3 | 115.38 |
| 238-330-36-0000 | 3 | 115.38 | 238-330-37-0000 | 3 | 115.38 | 238-330-38-0000 | 3 | 115.38 |
| 238-330-39-0000 | 3 | 115.38 | 238-330-40-0000 | 3 | 115.38 | 238-330-41-0000 | 3 | 115.38 |
| 238-330-42-0000 | 3 | 115.38 | 238-330-43-0000 | 3 | 115.38 | 238-330-44-0000 | 3 | 115.38 |
| 238-330-45-0000 | 3 | 115.38 | 238-330-46-0000 | 3 | 115.38 | 238-330-47-0000 | 3 | 115.38 |
| 238-330-48-0000 | 3 | 115.38 | 238-330-49-0000 | 3 | 115.38 | 238-330-50-0000 | 3 | 115.38 |
| 238-330-51-0000 | 3 | 115.38 | 238-330-52-0000 | 3 | 115.38 | 238-330-53-0000 | 3 | 115.38 |
| 238-330-54-0000 | 3 | 115.38 | 238-330-55-0000 | 3 | 115.38 | 238-330-56-0000 | 3 | 115.38 |
| 238-330-57-0000 | 3 | 115.38 | 238-330-58-0000 | 3 | 115.38 | 238-330-59-0000 | 3 | 115.38 |
| 238-330-60-0000 | 3 | 115.38 | 238-330-61-0000 | 3 | 115.38 | 238-330-62-0000 | 3 | 115.38 |
| 238-330-63-0000 | 3 | 115.38 | 238-330-64-0000 | 3 | 115.38 | 238-330-65-0000 | 3 | 115.38 |
| 238-330-66-0000 | 3 | 115.38 | 238-330-67-0000 | 3 | 115.38 | 238-330-68-0000 | 3 | 115.38 |
| 238-330-70-0000 | 3 | 115.38 | 238-330-71-0000 | 3 | 115.38 | 238-330-72-0000 | 3 | 115.38 |
| 238-330-73-0000 | 3 | 115.38 | 238-330-74-0000 | 3 | 115.38 | 238-330-75-0000 | 3 | 115.38 |
| 238-330-76-0000 | 3 | 115.38 | 238-330-77-0000 | 3 | 115.38 | 238-330-78-0000 | 3 | 115.38 |
| 238-330-79-0000 | 3 | 115.38 | 238-330-80-0000 | 3 | 115.38 | 238-330-81-0000 | 3 | 115.38 |
| 238-330-82-0000 | 3 | 115.38 | 238-330-83-0000 | 3 | 115.38 | 238-330-84-0000 | 3 | 115.38 |
| 238-330-85-0000 | 3 | 115.38 | 238-330-86-0000 | 3 | 115.38 | 238-330-87-0000 | 3 | 115.38 |
| 238-330-88-0000 | 3 | 115.38 | 238-340-01-0000 | 3 | 115.38 | 238-340-02-0000 | 3 | 115.38 |
| 238-340-03-0000 | 3 | 115.38 | 238-340-04-0000 | 3 | 115.38 | 238-340-05-0000 | 3 | 115.38 |
| 238-340-06-0000 | 3 | 115.38 | 238-340-07-0000 | 3 | 115.38 | 238-340-08-0000 | 3 | 115.38 |
| 238-340-09-0000 | 3 | 115.38 | 238-340-10-0000 | 3 | 115.38 | 238-340-11-0000 | 3 | 115.38 |
| 238-340-12-0000 | 3 | 115.38 | 238-340-13-0000 | 3 | 115.38 | 238-340-14-0000 | 3 | 115.38 |
| 238-340-15-0000 | 3 | 115.38 | 238-340-16-0000 | 3 | 115.38 | 238-340-17-0000 | 3 | 115.38 |
| 238-340-18-0000 | 3 | 115.38 | 238-340-19-0000 | 3 | 115.38 | 238-340-20-0000 | 3 | 115.38 |
| 238-340-21-0000 | 3 | 115.38 | 238-340-22-0000 | 3 | 115.38 | 238-340-23-0000 | 3 | 115.38 |
| 238-340-24-0000 | 3 | 115.38 | 238-340-25-0000 | 3 | 115.38 | 238-340-26-0000 | 3 | 115.38 |
| 238-340-27-0000 | 3 | 115.38 | 238-340-28-0000 | 3 | 115.38 | 238-340-29-0000 | 3 | 115.38 |
| 238-340-30-0000 | 3 | 115.38 | 238-340-31-0000 | 3 | 115.38 | 238-340-32-0000 | 3 | 115.38 |
| 238-340-33-0000 | 3 | 115.38 | 238-340-34-0000 | 3 | 115.38 | 238-340-35-0000 | 3 | 115.38 |
| 238-340-36-0000 | 3 | 115.38 | 238-340-37-0000 | 3 | 115.38 | 238-340-38-0000 | 3 | 115.38 |
| 238-340-39-0000 | 3 | 115.38 | 238-340-40-0000 | 3 | 115.38 | 238-340-41-0000 | 3 | 115.38 |
| 238-340-42-0000 | 3 | 115.38 | 238-340-44-0000 | 3 | 115.38 | 238-340-45-0000 | 3 | 115.38 |
| 238-340-46-0000 | 3 | 115.38 | 238-340-47-0000 | 3 | 115.38 | 238-340-48-0000 | 3 | 115.38 |
| 238-340-49-0000 | 3 | 115.38 | 238-340-50-0000 | 3 | 115.38 | 238-340-51-0000 | 3 | 115.38 |
| 238-340-52-0000 | 3 | 115.38 | 238-340-53-0000 | 3 | 115.38 | 238-340-54-0000 | 3 | 115.38 |
| 238-340-55-0000 | 3 | 115.38 | 238-350-01-0000 | 21 | 134.98 | 238-350-02-0000 | 21 | 134.98 |
| 238-350-03-0000 | 21 | 134.98 | 238-350-04-0000 | 21 | 134.98 | 238-350-05-0000 | 21 | 134.98 |
| 238-350-06-0000 | 21 | 134.98 | 238-350-07-0000 | 21 | 134.98 | 238-350-08-0000 | 21 | 134.98 |
| 238-350-09-0000 | 21 | 134.98 | 238-350-10-0000 | 21 | 134.98 | 238-350-11-0000 | 21 | 134.98 |
| 238-350-12-0000 | 21 | 134.98 | 238-350-13-0000 | 21 | 134.98 | 238-350-14-0000 | 21 | 134.98 |
| 238-350-15-0000 | 21 | 134.98 | 238-350-16-0000 | 21 | 134.98 | 238-350-17-0000 | 21 | 134.98 |
| 238-350-18-0000 | 21 | 134.98 | 238-350-19-0000 | 21 | 134.98 | 238-350-20-0000 | 21 | 134.98 |
| 238-350-21-0000 | 21 | 134.98 | 238-350-22-0000 | 21 | 134.98 | 238-350-23-0000 | 21 | 134.98 |
| 238-350-24-0000 | 21 | 134.98 | 238-350-25-0000 | 21 | 134.98 | 238-350-26-0000 | 21 | 134.98 |
| 238-350-27-0000 | 21 | 134.98 | 238-350-28-0000 | 21 | 134.98 | 238-350-29-0000 | 21 | 134.98 |
| 238-350-30-0000 | 21 | 134.98 | 238-350-31-0000 | 21 | 134.98 | 238-350-32-0000 | 21 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-350-33-0000 | 21 | 134.98 | 238-350-34-0000 | 21 | 134.98 | 238-350-35-0000 | 21 | 134.98 |
| 238-350-36-0000 | 21 | 134.98 | 238-350-37-0000 | 21 | 134.98 | 238-350-38-0000 | 21 | 134.98 |
| 238-350-39-0000 | 21 | 134.98 | 238-350-40-0000 | 21 | 134.98 | 238-350-43-0000 | 21 | 134.98 |
| 238-350-44-0000 | 21 | 134.98 | 238-350-45-0000 | 21 | 134.98 | 238-350-46-0000 | 21 | 134.98 |
| 238-350-47-0000 | 21 | 134.98 | 238-360-01-0000 | 21 | 134.98 | 238-360-02-0000 | 21 | 134.98 |
| 238-360-03-0000 | 21 | 134.98 | 238-360-04-0000 | 21 | 134.98 | 238-360-05-0000 | 21 | 134.98 |
| 238-360-06-0000 | 21 | 134.98 | 238-360-07-0000 | 21 | 134.98 | 238-360-08-0000 | 21 | 134.98 |
| 238-360-09-0000 | 21 | 134.98 | 238-360-10-0000 | 21 | 134.98 | 238-360-11-0000 | 21 | 134.98 |
| 238-360-12-0000 | 21 | 134.98 | 238-360-13-0000 | 21 | 134.98 | 238-360-14-0000 | 21 | 134.98 |
| 238-360-15-0000 | 21 | 134.98 | 238-360-16-0000 | 21 | 134.98 | 238-360-17-0000 | 21 | 134.98 |
| 238-360-18-0000 | 21 | 134.98 | 238-360-19-0000 | 21 | 134.98 | 238-360-20-0000 | 21 | 134.98 |
| 238-360-21-0000 | 21 | 134.98 | 238-360-22-0000 | 21 | 134.98 | 238-360-23-0000 | 21 | 134.98 |
| 238-360-24-0000 | 21 | 134.98 | 238-360-25-0000 | 21 | 134.98 | 238-360-26-0000 | 21 | 134.98 |
| 238-360-27-0000 | 21 | 134.98 | 238-360-28-0000 | 21 | 134.98 | 238-360-29-0000 | 21 | 134.98 |
| 238-360-30-0000 | 21 | 134.98 | 238-360-31-0000 | 21 | 134.98 | 238-360-32-0000 | 21 | 134.98 |
| 238-360-33-0000 | 21 | 134.98 | 238-360-34-0000 | 21 | 134.98 | 238-360-35-0000 | 21 | 134.98 |
| 238-360-36-0000 | 21 | 134.98 | 238-360-37-0000 | 21 | 134.98 | 238-360-38-0000 | 21 | 134.98 |
| 238-360-39-0000 | 21 | 134.98 | 238-360-40-0000 | 21 | 134.98 | 238-360-41-0000 | 21 | 134.98 |
| 238-360-42-0000 | 21 | 134.98 | 238-360-43-0000 | 21 | 134.98 | 238-360-44-0000 | 21 | 134.98 |
| 238-360-45-0000 | 21 | 134.98 | 238-360-46-0000 | 21 | 134.98 | 238-360-47-0000 | 21 | 134.98 |
| 238-360-48-0000 | 21 | 134.98 | 238-360-49-0000 | 21 | 134.98 | 238-360-50-0000 | 21 | 134.98 |
| 238-360-51-0000 | 21 | 134.98 | 238-360-52-0000 | 21 | 134.98 | 238-360-53-0000 | 21 | 134.98 |
| 238-360-54-0000 | 21 | 134.98 | 238-360-55-0000 | 21 | 134.98 | 238-360-56-0000 | 21 | 134.98 |
| 238-360-57-0000 | 21 | 134.98 | 238-360-58-0000 | 21 | 134.98 | 238-360-59-0000 | 21 | 134.98 |
| 238-360-60-0000 | 21 | 134.98 | 238-360-61-0000 | 21 | 134.98 | 238-360-62-0000 | 21 | 134.98 |
| 238-360-63-0000 | 21 | 134.98 | 238-360-64-0000 | 21 | 134.98 | 238-360-65-0000 | 21 | 134.98 |
| 238-360-66-0000 | 21 | 134.98 | 238-360-67-0000 | 21 | 134.98 | 238-360-68-0000 | 21 | 134.98 |
| 238-360-69-0000 | 21 | 134.98 | 238-360-70-0000 | 21 | 134.98 | 238-360-71-0000 | 21 | 134.98 |
| 238-360-72-0000 | 21 | 134.98 | 238-360-73-0000 | 21 | 134.98 | 238-360-74-0000 | 21 | 134.98 |
| 238-360-75-0000 | 21 | 134.98 | 238-360-76-0000 | 21 | 134.98 | 238-360-77-0000 | 21 | 134.98 |
| 238-360-78-0000 | 21 | 134.98 | 238-360-79-0000 | 21 | 134.98 | 238-360-80-0000 | 21 | 134.98 |
| 238-370-01-0000 | 13 | 246.02 | 238-370-02-0000 | 13 | 246.02 | 238-370-03-0000 | 13 | 246.02 |
| 238-370-04-0000 | 13 | 246.02 | 238-370-05-0000 | 13 | 246.02 | 238-370-06-0000 | 13 | 246.02 |
| 238-370-07-0000 | 13 | 246.02 | 238-370-08-0000 | 13 | 246.02 | 238-370-09-0000 | 13 | 246.02 |
| 238-370-10-0000 | 13 | 246.02 | 238-370-11-0000 | 13 | 246.02 | 238-370-12-0000 | 13 | 246.02 |
| 238-370-13-0000 | 13 | 246.02 | 238-370-14-0000 | 13 | 246.02 | 238-370-15-0000 | 13 | 246.02 |
| 238-370-16-0000 | 13 | 246.02 | 238-370-17-0000 | 13 | 246.02 | 238-370-18-0000 | 13 | 246.02 |
| 238-370-19-0000 | 13 | 246.02 | 238-370-20-0000 | 13 | 246.02 | 238-370-21-0000 | 13 | 246.02 |
| 238-370-22-0000 | 13 | 246.02 | 238-370-23-0000 | 13 | 246.02 | 238-370-24-0000 | 13 | 246.02 |
| 238-370-25-0000 | 13 | 246.02 | 238-370-26-0000 | 13 | 246.02 | 238-370-27-0000 | 13 | 246.02 |
| 238-370-28-0000 | 13 | 246.02 | 238-370-29-0000 | 13 | 246.02 | 238-370-30-0000 | 13 | 246.02 |
| 238-370-31-0000 | 13 | 246.02 | 238-370-32-0000 | 13 | 246.02 | 238-370-33-0000 | 13 | 246.02 |
| 238-370-34-0000 | 13 | 246.02 | 238-370-35-0000 | 13 | 246.02 | 238-370-36-0000 | 13 | 246.02 |
| 238-370-37-0000 | 13 | 246.02 | 238-370-38-0000 | 13 | 246.02 | 238-370-39-0000 | 13 | 246.02 |
| 238-370-40-0000 | 13 | 246.02 | 238-370-41-0000 | 13 | 246.02 | 238-370-43-0000 | 13 | 246.02 |
| 238-370-44-0000 | 13 | 246.02 | 238-370-45-0000 | 13 | 246.02 | 238-370-46-0000 | 13 | 246.02 |
| 238-370-47-0000 | 13 | 246.02 | 238-370-48-0000 | 13 | 246.02 | 238-370-49-0000 | 13 | 246.02 |
| 238-370-50-0000 | 13 | 246.02 | 238-370-51-0000 | 13 | 246.02 | 238-370-52-0000 | 13 | 246.02 |
| 238-370-53-0000 | 13 | 246.02 | 238-370-54-0000 | 13 | 246.02 | 238-370-55-0000 | 13 | 246.02 |
| 238-370-56-0000 | 13 | 246.02 | 238-370-57-0000 | 13 | 246.02 | 238-370-58-0000 | 13 | 246.02 |
| 238-370-59-0000 | 13 | 246.02 | 238-370-60-0000 | 13 | 246.02 | 238-370-61-0000 | 13 | 246.02 |
| 238-370-62-0000 | 13 | 246.02 | 238-370-63-0000 | 13 | 246.02 | 238-370-64-0000 | 13 | 246.02 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-370-65-0000 | 13 | 246.02 | 238-370-66-0000 | 13 | 246.02 | 238-370-67-0000 | 13 | 246.02 |
| 238-370-68-0000 | 13 | 246.02 | 238-370-69-0000 | 13 | 246.02 | 238-370-70-0000 | 13 | 246.02 |
| 238-370-71-0000 | 13 | 246.02 | 238-370-72-0000 | 13 | 246.02 | 238-370-73-0000 | 13 | 246.02 |
| 238-370-74-0000 | 13 | 246.02 | 238-370-75-0000 | 13 | 246.02 | 238-370-76-0000 | 13 | 246.02 |
| 238-370-77-0000 | 13 | 246.02 | 238-370-78-0000 | 13 | 246.02 | 238-370-79-0000 | 13 | 246.02 |
| 238-370-80-0000 | 13 | 246.02 | 238-380-01-0000 | 13 | 246.02 | 238-380-02-0000 | 13 | 246.02 |
| 238-380-03-0000 | 13 | 246.02 | 238-380-04-0000 | 13 | 246.02 | 238-380-05-0000 | 13 | 246.02 |
| 238-380-06-0000 | 13 | 246.02 | 238-380-07-0000 | 13 | 246.02 | 238-380-08-0000 | 13 | 246.02 |
| 238-380-09-0000 | 13 | 246.02 | 238-380-10-0000 | 13 | 246.02 | 238-380-11-0000 | 13 | 246.02 |
| 238-380-12-0000 | 13 | 246.02 | 238-380-13-0000 | 13 | 246.02 | 238-380-14-0000 | 13 | 246.02 |
| 238-380-15-0000 | 13 | 246.02 | 238-380-16-0000 | 13 | 246.02 | 238-380-17-0000 | 13 | 246.02 |
| 238-380-18-0000 | 13 | 246.02 | 238-380-19-0000 | 13 | 246.02 | 238-380-20-0000 | 13 | 246.02 |
| 238-380-21-0000 | 13 | 246.02 | 238-380-22-0000 | 13 | 246.02 | 238-380-23-0000 | 13 | 246.02 |
| 238-380-24-0000 | 13 | 246.02 | 238-380-25-0000 | 13 | 246.02 | 238-380-26-0000 | 13 | 246.02 |
| 238-380-27-0000 | 13 | 246.02 | 238-380-28-0000 | 13 | 246.02 | 238-380-29-0000 | 13 | 246.02 |
| 238-380-30-0000 | 13 | 246.02 | 238-380-31-0000 | 13 | 246.02 | 238-380-32-0000 | 13 | 246.02 |
| 238-380-33-0000 | 13 | 246.02 | 238-380-34-0000 | 13 | 246.02 | 238-380-35-0000 | 13 | 246.02 |
| 238-380-36-0000 | 13 | 246.02 | 238-380-37-0000 | 13 | 246.02 | 238-380-38-0000 | 13 | 246.02 |
| 238-380-39-0000 | 13 | 246.02 | 238-380-40-0000 | 13 | 246.02 | 238-380-41-0000 | 13 | 246.02 |
| 238-380-42-0000 | 13 | 246.02 | 238-380-43-0000 | 13 | 246.02 | 238-380-44-0000 | 13 | 246.02 |
| 238-380-45-0000 | 13 | 246.02 | 238-380-46-0000 | 13 | 246.02 | 238-380-47-0000 | 13 | 246.02 |
| 238-380-48-0000 | 13 | 246.02 | 238-380-49-0000 | 13 | 246.02 | 238-380-50-0000 | 13 | 246.02 |
| 238-380-51-0000 | 13 | 246.02 | 238-380-52-0000 | 13 | 246.02 | 238-380-53-0000 | 13 | 246.02 |
| 238-380-54-0000 | 13 | 246.02 | 238-380-55-0000 | 13 | 246.02 | 238-380-56-0000 | 13 | 246.02 |
| 238-380-57-0000 | 13 | 246.02 | 238-380-58-0000 | 13 | 246.02 | 238-380-59-0000 | 13 | 246.02 |
| 238-380-60-0000 | 13 | 246.02 | 238-380-61-0000 | 13 | 246.02 | 238-380-62-0000 | 13 | 246.02 |
| 238-380-63-0000 | 13 | 246.02 | 238-380-64-0000 | 13 | 246.02 | 238-380-65-0000 | 13 | 246.02 |
| 238-380-66-0000 | 13 | 246.02 | 238-380-67-0000 | 13 | 246.02 | 238-380-68-0000 | 13 | 246.02 |
| 238-380-69-0000 | 13 | 246.02 | 238-380-70-0000 | 13 | 246.02 | 238-380-71-0000 | 13 | 246.02 |
| 238-390-01-0000 | 3 | 115.38 | 238-390-02-0000 | 3 | 115.38 | 238-390-03-0000 | 3 | 115.38 |
| 238-390-04-0000 | 3 | 115.38 | 238-390-05-0000 | 3 | 115.38 | 238-390-06-0000 | 3 | 115.38 |
| 238-390-07-0000 | 3 | 115.38 | 238-390-08-0000 | 3 | 115.38 | 238-390-09-0000 | 3 | 115.38 |
| 238-390-10-0000 | 3 | 115.38 | 238-390-11-0000 | 3 | 115.38 | 238-390-12-0000 | 3 | 115.38 |
| 238-390-13-0000 | 3 | 115.38 | 238-390-14-0000 | 3 | 115.38 | 238-390-15-0000 | 3 | 115.38 |
| 238-390-16-0000 | 3 | 115.38 | 238-390-17-0000 | 3 | 115.38 | 238-390-18-0000 | 3 | 115.38 |
| 238-390-19-0000 | 3 | 115.38 | 238-390-20-0000 | 3 | 115.38 | 238-390-21-0000 | 3 | 115.38 |
| 238-390-22-0000 | 3 | 115.38 | 238-390-23-0000 | 3 | 115.38 | 238-390-24-0000 | 3 | 115.38 |
| 238-390-25-0000 | 3 | 115.38 | 238-390-26-0000 | 3 | 115.38 | 238-390-27-0000 | 3 | 115.38 |
| 238-390-28-0000 | 3 | 115.38 | 238-390-29-0000 | 3 | 115.38 | 238-390-30-0000 | 3 | 115.38 |
| 238-390-31-0000 | 3 | 115.38 | 238-390-32-0000 | 3 | 115.38 | 238-390-33-0000 | 3 | 115.38 |
| 238-390-34-0000 | 3 | 115.38 | 238-390-35-0000 | 3 | 115.38 | 238-390-36-0000 | 3 | 115.38 |
| 238-390-37-0000 | 3 | 115.38 | 238-390-38-0000 | 3 | 115.38 | 238-390-39-0000 | 3 | 115.38 |
| 238-390-40-0000 | 3 | 115.38 | 238-390-41-0000 | 3 | 115.38 | 238-390-42-0000 | 3 | 115.38 |
| 238-390-43-0000 | 3 | 115.38 | 238-390-44-0000 | 3 | 115.38 | 238-390-45-0000 | 3 | 115.38 |
| 238-390-46-0000 | 3 | 115.38 | 238-390-47-0000 | 3 | 115.38 | 238-390-48-0000 | 3 | 115.38 |
| 238-390-49-0000 | 3 | 115.38 | 238-390-50-0000 | 3 | 115.38 | 238-390-51-0000 | 3 | 115.38 |
| 238-390-52-0000 | 3 | 115.38 | 238-390-53-0000 | 3 | 115.38 | 238-390-54-0000 | 3 | 115.38 |
| 238-390-55-0000 | 3 | 115.38 | 238-390-56-0000 | 3 | 115.38 | 238-390-57-0000 | 3 | 115.38 |
| 238-390-58-0000 | 3 | 115.38 | 238-400-01-0000 | 16 | 134.98 | 238-400-02-0000 | 16 | 134.98 |
| 238-400-03-0000 | 16 | 134.98 | 238-400-04-0000 | 16 | 134.98 | 238-400-05-0000 | 16 | 134.98 |
| 238-400-06-0000 | 16 | 134.98 | 238-400-07-0000 | 16 | 134.98 | 238-400-08-0000 | 16 | 134.98 |
| 238-400-09-0000 | 16 | 134.98 | 238-400-10-0000 | 16 | 134.98 | 238-400-11-0000 | 16 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-400-12-0000 | 16 | 134.98 | 238-400-13-0000 | 16 | 134.98 | 238-400-14-0000 | 16 | 134.98 |
| 238-400-15-0000 | 16 | 134.98 | 238-400-16-0000 | 16 | 134.98 | 238-400-17-0000 | 16 | 134.98 |
| 238-400-18-0000 | 16 | 134.98 | 238-400-19-0000 | 16 | 134.98 | 238-400-20-0000 | 16 | 134.98 |
| 238-400-21-0000 | 16 | 134.98 | 238-400-22-0000 | 16 | 134.98 | 238-400-23-0000 | 16 | 134.98 |
| 238-400-24-0000 | 16 | 134.98 | 238-400-25-0000 | 16 | 134.98 | 238-400-26-0000 | 16 | 134.98 |
| 238-400-27-0000 | 16 | 134.98 | 238-400-28-0000 | 16 | 134.98 | 238-400-29-0000 | 16 | 134.98 |
| 238-400-30-0000 | 16 | 134.98 | 238-400-31-0000 | 16 | 134.98 | 238-400-32-0000 | 16 | 134.98 |
| 238-400-33-0000 | 16 | 134.98 | 238-400-34-0000 | 16 | 134.98 | 238-400-35-0000 | 16 | 134.98 |
| 238-400-36-0000 | 16 | 134.98 | 238-400-40-0000 | 16 | 134.98 | 238-400-41-0000 | 16 | 134.98 |
| 238-400-42-0000 | 16 | 134.98 | 238-400-43-0000 | 16 | 134.98 | 238-400-44-0000 | 16 | 134.98 |
| 238-400-45-0000 | 16 | 134.98 | 238-400-46-0000 | 16 | 134.98 | 238-400-47-0000 | 16 | 134.98 |
| 238-400-48-0000 | 16 | 134.98 | 238-400-49-0000 | 16 | 134.98 | 238-400-50-0000 | 16 | 134.98 |
| 238-400-51-0000 | 16 | 134.98 | 238-400-52-0000 | 16 | 134.98 | 238-400-53-0000 | 16 | 134.98 |
| 238-400-54-0000 | 16 | 134.98 | 238-400-55-0000 | 16 | 134.98 | 238-400-56-0000 | 16 | 134.98 |
| 238-400-57-0000 | 16 | 134.98 | 238-400-58-0000 | 16 | 134.98 | 238-400-59-0000 | 16 | 134.98 |
| 238-410-01-0000 | 16 | 134.98 | 238-410-02-0000 | 16 | 134.98 | 238-410-03-0000 | 16 | 134.98 |
| 238-410-04-0000 | 16 | 134.98 | 238-410-05-0000 | 16 | 134.98 | 238-410-06-0000 | 16 | 134.98 |
| 238-410-07-0000 | 16 | 134.98 | 238-410-08-0000 | 16 | 134.98 | 238-410-09-0000 | 16 | 134.98 |
| 238-410-10-0000 | 16 | 134.98 | 238-410-11-0000 | 16 | 134.98 | 238-410-12-0000 | 16 | 134.98 |
| 238-410-13-0000 | 16 | 134.98 | 238-410-14-0000 | 16 | 134.98 | 238-410-15-0000 | 16 | 134.98 |
| 238-410-16-0000 | 16 | 134.98 | 238-410-17-0000 | 16 | 134.98 | 238-410-18-0000 | 16 | 134.98 |
| 238-410-19-0000 | 16 | 134.98 | 238-410-20-0000 | 16 | 134.98 | 238-410-21-0000 | 16 | 134.98 |
| 238-410-22-0000 | 16 | 134.98 | 238-410-23-0000 | 16 | 134.98 | 238-410-24-0000 | 16 | 134.98 |
| 238-410-25-0000 | 16 | 134.98 | 238-410-26-0000 | 16 | 134.98 | 238-410-27-0000 | 16 | 134.98 |
| 238-410-28-0000 | 16 | 134.98 | 238-410-29-0000 | 16 | 134.98 | 238-410-30-0000 | 16 | 134.98 |
| 238-410-31-0000 | 16 | 134.98 | 238-410-32-0000 | 16 | 134.98 | 238-410-33-0000 | 16 | 134.98 |
| 238-410-34-0000 | 16 | 134.98 | 238-410-35-0000 | 16 | 134.98 | 238-420-01-0000 | 16 | 134.98 |
| 238-420-02-0000 | 16 | 134.98 | 238-420-03-0000 | 16 | 134.98 | 238-420-04-0000 | 16 | 134.98 |
| 238-420-05-0000 | 16 | 134.98 | 238-420-06-0000 | 16 | 134.98 | 238-420-07-0000 | 16 | 134.98 |
| 238-420-08-0000 | 16 | 134.98 | 238-420-09-0000 | 16 | 134.98 | 238-420-10-0000 | 16 | 134.98 |
| 238-420-11-0000 | 16 | 134.98 | 238-420-12-0000 | 16 | 134.98 | 238-420-13-0000 | 16 | 134.98 |
| 238-420-14-0000 | 16 | 134.98 | 238-420-15-0000 | 16 | 134.98 | 238-420-16-0000 | 16 | 134.98 |
| 238-420-17-0000 | 16 | 134.98 | 238-420-18-0000 | 16 | 134.98 | 238-420-19-0000 | 16 | 134.98 |
| 238-420-20-0000 | 16 | 134.98 | 238-420-21-0000 | 16 | 134.98 | 238-420-22-0000 | 16 | 134.98 |
| 238-420-23-0000 | 16 | 134.98 | 238-420-25-0000 | 16 | 134.98 | 238-420-26-0000 | 16 | 134.98 |
| 238-420-27-0000 | 16 | 134.98 | 238-420-28-0000 | 16 | 134.98 | 238-420-29-0000 | 16 | 134.98 |
| 238-420-30-0000 | 16 | 134.98 | 238-420-31-0000 | 16 | 134.98 | 238-420-32-0000 | 16 | 134.98 |
| 238-420-33-0000 | 16 | 134.98 | 238-420-34-0000 | 16 | 134.98 | 238-420-35-0000 | 16 | 134.98 |
| 238-420-36-0000 | 16 | 134.98 | 238-430-01-0000 | 21 | 134.98 | 238-430-02-0000 | 21 | 134.98 |
| 238-430-03-0000 | 21 | 134.98 | 238-430-04-0000 | 21 | 134.98 | 238-430-05-0000 | 21 | 134.98 |
| 238-430-06-0000 | 21 | 134.98 | 238-430-07-0000 | 21 | 134.98 | 238-430-08-0000 | 21 | 134.98 |
| 238-430-09-0000 | 21 | 134.98 | 238-430-10-0000 | 21 | 134.98 | 238-430-11-0000 | 21 | 134.98 |
| 238-430-12-0000 | 21 | 134.98 | 238-430-13-0000 | 21 | 134.98 | 238-430-14-0000 | 21 | 134.98 |
| 238-430-15-0000 | 21 | 134.98 | 238-430-16-0000 | 21 | 134.98 | 238-430-17-0000 | 21 | 134.98 |
| 238-430-18-0000 | 21 | 134.98 | 238-430-19-0000 | 21 | 134.98 | 238-430-20-0000 | 21 | 134.98 |
| 238-430-21-0000 | 21 | 134.98 | 238-430-22-0000 | 21 | 134.98 | 238-430-23-0000 | 21 | 134.98 |
| 238-430-24-0000 | 21 | 134.98 | 238-430-25-0000 | 21 | 134.98 | 238-430-26-0000 | 21 | 134.98 |
| 238-430-27-0000 | 21 | 134.98 | 238-430-28-0000 | 21 | 134.98 | 238-430-29-0000 | 21 | 134.98 |
| 238-430-30-0000 | 21 | 134.98 | 238-430-31-0000 | 21 | 134.98 | 238-430-32-0000 | 21 | 134.98 |
| 238-430-33-0000 | 21 | 134.98 | 238-440-01-0000 | 16 | 134.98 | 238-440-02-0000 | 16 | 134.98 |
| 238-440-03-0000 | 16 | 134.98 | 238-440-04-0000 | 16 | 134.98 | 238-440-05-0000 | 16 | 134.98 |
| 238-440-06-0000 | 16 | 134.98 | 238-440-07-0000 | 16 | 134.98 | 238-440-08-0000 | 16 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-440-09-0000 | 16 | 134.98 | 238-440-10-0000 | 16 | 134.98 | 238-440-11-0000 | 16 | 134.98 |
| 238-440-12-0000 | 16 | 134.98 | 238-440-13-0000 | 16 | 134.98 | 238-440-14-0000 | 16 | 134.98 |
| 238-440-15-0000 | 16 | 134.98 | 238-440-16-0000 | 16 | 134.98 | 238-440-17-0000 | 16 | 134.98 |
| 238-440-18-0000 | 16 | 134.98 | 238-440-19-0000 | 16 | 134.98 | 238-440-20-0000 | 16 | 134.98 |
| 238-440-21-0000 | 16 | 134.98 | 238-440-22-0000 | 16 | 134.98 | 238-440-23-0000 | 16 | 134.98 |
| 238-440-24-0000 | 16 | 134.98 | 238-440-25-0000 | 16 | 134.98 | 238-440-26-0000 | 16 | 134.98 |
| 238-440-27-0000 | 16 | 134.98 | 238-440-28-0000 | 16 | 134.98 | 238-440-29-0000 | 16 | 134.98 |
| 238-440-34-0000 | 16 | 134.98 | 238-440-35-0000 | 16 | 134.98 | 238-440-36-0000 | 16 | 134.98 |
| 238-440-37-0000 | 16 | 134.98 | 238-440-38-0000 | 16 | 134.98 | 238-440-39-0000 | 16 | 134.98 |
| 238-440-40-0000 | 16 | 134.98 | 238-440-41-0000 | 16 | 134.98 | 238-440-42-0000 | 16 | 134.98 |
| 238-440-43-0000 | 16 | 134.98 | 238-440-44-0000 | 16 | 134.98 | 238-440-45-0000 | 16 | 134.98 |
| 238-440-46-0000 | 16 | 134.98 | 238-440-48-0000 | 16 | 134.98 | 238-440-49-0000 | 16 | 134.98 |
| 238-440-50-0000 | 16 | 134.98 | 238-440-51-0000 | 16 | 134.98 | 238-440-52-0000 | 16 | 134.98 |
| 238-440-53-0000 | 16 | 134.98 | 238-440-54-0000 | 16 | 134.98 | 238-440-55-0000 | 16 | 134.98 |
| 238-440-56-0000 | 16 | 134.98 | 238-440-57-0000 | 16 | 134.98 | 238-440-58-0000 | 16 | 134.98 |
| 238-440-59-0000 | 16 | 134.98 | 238-440-60-0000 | 16 | 134.98 | 238-440-61-0000 | 16 | 134.98 |
| 238-440-62-0000 | 16 | 134.98 | 238-440-63-0000 | 16 | 134.98 | 238-440-64-0000 | 16 | 134.98 |
| 238-440-65-0000 | 16 | 134.98 | 238-440-66-0000 | 16 | 134.98 | 238-440-67-0000 | 16 | 134.98 |
| 238-440-68-0000 | 16 | 134.98 | 238-440-70-0000 | 16 | 134.98 | 238-440-71-0000 | 16 | 134.98 |
| 238-440-72-0000 | 16 | 134.98 | 238-440-75-0000 | 16 | 134.98 | 238-440-76-0000 | 16 | 134.98 |
| 238-440-79-0000 | 16 | 134.98 | 238-440-80-0000 | 16 | 134.98 | 238-450-01-0000 | 3 | 115.38 |
| 238-450-02-0000 | 3 | 115.38 | 238-450-03-0000 | 3 | 115.38 | 238-450-04-0000 | 3 | 115.38 |
| 238-450-05-0000 | 3 | 115.38 | 238-450-06-0000 | 3 | 115.38 | 238-450-07-0000 | 3 | 115.38 |
| 238-450-08-0000 | 3 | 115.38 | 238-450-09-0000 | 3 | 115.38 | 238-450-10-0000 | 3 | 115.38 |
| 238-450-11-0000 | 3 | 115.38 | 238-450-12-0000 | 3 | 115.38 | 238-450-13-0000 | 3 | 115.38 |
| 238-450-14-0000 | 3 | 115.38 | 238-450-15-0000 | 3 | 115.38 | 238-450-16-0000 | 3 | 115.38 |
| 238-450-17-0000 | 3 | 115.38 | 238-450-18-0000 | 3 | 115.38 | 238-450-19-0000 | 3 | 115.38 |
| 238-450-20-0000 | 3 | 115.38 | 238-450-21-0000 | 3 | 115.38 | 238-450-22-0000 | 3 | 115.38 |
| 238-450-23-0000 | 3 | 115.38 | 238-450-24-0000 | 3 | 115.38 | 238-450-25-0000 | 3 | 115.38 |
| 238-450-26-0000 | 3 | 115.38 | 238-450-27-0000 | 3 | 115.38 | 238-450-28-0000 | 3 | 115.38 |
| 238-450-29-0000 | 3 | 115.38 | 238-450-30-0000 | 3 | 115.38 | 238-450-31-0000 | 3 | 115.38 |
| 238-450-32-0000 | 3 | 115.38 | 238-450-33-0000 | 3 | 115.38 | 238-450-34-0000 | 3 | 115.38 |
| 238-450-35-0000 | 3 | 115.38 | 238-450-36-0000 | 3 | 115.38 | 238-450-37-0000 | 3 | 115.38 |
| 238-450-38-0000 | 3 | 115.38 | 238-450-39-0000 | 3 | 115.38 | 238-450-40-0000 | 3 | 115.38 |
| 238-450-41-0000 | 3 | 115.38 | 238-450-42-0000 | 3 | 115.38 | 238-450-43-0000 | 3 | 115.38 |
| 238-450-44-0000 | 3 | 115.38 | 238-450-45-0000 | 3 | 115.38 | 238-450-46-0000 | 3 | 115.38 |
| 238-450-47-0000 | 3 | 115.38 | 238-450-48-0000 | 3 | 115.38 | 238-450-49-0000 | 3 | 115.38 |
| 238-450-50-0000 | 3 | 115.38 | 238-450-51-0000 | 3 | 115.38 | 238-450-52-0000 | 3 | 115.38 |
| 238-450-53-0000 | 3 | 115.38 | 238-450-54-0000 | 3 | 115.38 | 238-450-55-0000 | 3 | 115.38 |
| 238-450-56-0000 | 3 | 115.38 | 238-450-57-0000 | 3 | 115.38 | 238-450-58-0000 | 3 | 115.38 |
| 238-450-59-0000 | 3 | 115.38 | 238-450-60-0000 | 3 | 115.38 | 238-450-61-0000 | 3 | 115.38 |
| 238-450-62-0000 | 3 | 115.38 | 238-450-63-0000 | 3 | 115.38 | 238-450-64-0000 | 3 | 115.38 |
| 238-450-65-0000 | 3 | 115.38 | 238-450-66-0000 | 3 | 115.38 | 238-450-67-0000 | 3 | 115.38 |
| 238-450-68-0000 | 3 | 115.38 | 238-450-69-0000 | 3 | 115.38 | 238-460-01-0000 | 16 | 134.98 |
| 238-460-02-0000 | 16 | 134.98 | 238-460-03-0000 | 16 | 134.98 | 238-460-04-0000 | 16 | 134.98 |
| 238-460-05-0000 | 16 | 134.98 | 238-460-06-0000 | 16 | 134.98 | 238-460-07-0000 | 16 | 134.98 |
| 238-460-08-0000 | 16 | 134.98 | 238-460-09-0000 | 16 | 134.98 | 238-460-10-0000 | 16 | 134.98 |
| 238-460-11-0000 | 16 | 134.98 | 238-460-12-0000 | 16 | 134.98 | 238-460-13-0000 | 16 | 134.98 |
| 238-460-16-0000 | 16 | 134.98 | 238-460-17-0000 | 16 | 134.98 | 238-460-18-0000 | 16 | 134.98 |
| 238-460-19-0000 | 16 | 134.98 | 238-460-20-0000 | 16 | 134.98 | 238-460-21-0000 | 16 | 134.98 |
| 238-470-01-0000 | 13 | 246.02 | 238-470-02-0000 | 13 | 246.02 | 238-470-03-0000 | 13 | 246.02 |
| 238-470-04-0000 | 13 | 246.02 | 238-470-05-0000 | 13 | 246.02 | 238-470-06-0000 | 13 | 246.02 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-470-07-0000 | 13 | 246.02 | 238-470-08-0000 | 13 | 246.02 | 238-470-09-0000 | 13 | 246.02 |
| 238-470-10-0000 | 13 | 246.02 | 238-470-11-0000 | 13 | 246.02 | 238-470-12-0000 | 13 | 246.02 |
| 238-470-13-0000 | 13 | 246.02 | 238-470-14-0000 | 13 | 246.02 | 238-470-15-0000 | 13 | 246.02 |
| 238-470-16-0000 | 13 | 246.02 | 238-470-17-0000 | 13 | 246.02 | 238-470-18-0000 | 13 | 246.02 |
| 238-470-19-0000 | 13 | 246.02 | 238-470-20-0000 | 13 | 246.02 | 238-470-21-0000 | 13 | 246.02 |
| 238-470-22-0000 | 13 | 246.02 | 238-470-23-0000 | 13 | 246.02 | 238-470-24-0000 | 13 | 246.02 |
| 238-470-25-0000 | 13 | 246.02 | 238-470-26-0000 | 13 | 246.02 | 238-470-27-0000 | 13 | 246.02 |
| 238-470-28-0000 | 13 | 246.02 | 238-470-29-0000 | 13 | 246.02 | 238-470-30-0000 | 13 | 246.02 |
| 238-470-31-0000 | 13 | 246.02 | 238-470-32-0000 | 13 | 246.02 | 238-470-33-0000 | 13 | 246.02 |
| 238-470-34-0000 | 13 | 246.02 | 238-470-35-0000 | 13 | 246.02 | 238-470-36-0000 | 13 | 246.02 |
| 238-470-37-0000 | 13 | 246.02 | 238-470-38-0000 | 13 | 246.02 | 238-470-39-0000 | 13 | 246.02 |
| 238-470-40-0000 | 13 | 246.02 | 238-470-41-0000 | 13 | 246.02 | 238-470-42-0000 | 13 | 246.02 |
| 238-470-43-0000 | 13 | 246.02 | 238-470-44-0000 | 13 | 246.02 | 238-470-45-0000 | 13 | 246.02 |
| 238-470-46-0000 | 13 | 246.02 | 238-470-47-0000 | 13 | 246.02 | 238-470-48-0000 | 13 | 246.02 |
| 238-470-49-0000 | 13 | 246.02 | 238-470-50-0000 | 13 | 246.02 | 238-470-51-0000 | 13 | 246.02 |
| 238-470-52-0000 | 13 | 246.02 | 238-470-53-0000 | 13 | 246.02 | 238-470-54-0000 | 13 | 246.02 |
| 238-470-55-0000 | 13 | 246.02 | 238-480-01-0000 | 13 | 246.02 | 238-480-02-0000 | 13 | 246.02 |
| 238-480-03-0000 | 13 | 246.02 | 238-480-04-0000 | 13 | 246.02 | 238-480-05-0000 | 13 | 246.02 |
| 238-480-06-0000 | 13 | 246.02 | 238-480-07-0000 | 13 | 246.02 | 238-480-08-0000 | 13 | 246.02 |
| 238-480-09-0000 | 13 | 246.02 | 238-480-10-0000 | 13 | 246.02 | 238-480-11-0000 | 13 | 246.02 |
| 238-480-12-0000 | 13 | 246.02 | 238-480-13-0000 | 13 | 246.02 | 238-480-14-0000 | 13 | 246.02 |
| 238-480-15-0000 | 13 | 246.02 | 238-480-16-0000 | 13 | 246.02 | 238-480-17-0000 | 13 | 246.02 |
| 238-480-18-0000 | 13 | 246.02 | 238-480-19-0000 | 13 | 246.02 | 238-480-20-0000 | 13 | 246.02 |
| 238-480-21-0000 | 13 | 246.02 | 238-480-22-0000 | 13 | 246.02 | 238-480-23-0000 | 13 | 246.02 |
| 238-480-24-0000 | 13 | 246.02 | 238-480-25-0000 | 13 | 246.02 | 238-480-26-0000 | 13 | 246.02 |
| 238-480-27-0000 | 13 | 246.02 | 238-480-28-0000 | 13 | 246.02 | 238-480-29-0000 | 13 | 246.02 |
| 238-480-30-0000 | 13 | 246.02 | 238-480-31-0000 | 13 | 246.02 | 238-480-32-0000 | 13 | 246.02 |
| 238-480-33-0000 | 13 | 246.02 | 238-480-34-0000 | 13 | 246.02 | 238-480-35-0000 | 13 | 246.02 |
| 238-480-36-0000 | 13 | 246.02 | 238-480-37-0000 | 13 | 246.02 | 238-480-38-0000 | 13 | 246.02 |
| 238-480-39-0000 | 13 | 246.02 | 238-480-40-0000 | 13 | 246.02 | 238-480-41-0000 | 13 | 246.02 |
| 238-480-42-0000 | 13 | 246.02 | 238-480-43-0000 | 13 | 246.02 | 238-480-44-0000 | 13 | 246.02 |
| 238-480-45-0000 | 13 | 246.02 | 238-480-46-0000 | 13 | 246.02 | 238-480-47-0000 | 13 | 246.02 |
| 238-480-48-0000 | 13 | 246.02 | 238-480-49-0000 | 13 | 246.02 | 238-480-50-0000 | 13 | 246.02 |
| 238-480-51-0000 | 13 | 246.02 | 238-480-52-0000 | 13 | 246.02 | 238-480-53-0000 | 13 | 246.02 |
| 238-480-54-0000 | 13 | 246.02 | 238-480-55-0000 | 13 | 246.02 | 238-480-56-0000 | 13 | 246.02 |
| 238-480-57-0000 | 13 | 246.02 | 238-480-58-0000 | 13 | 246.02 | 238-480-59-0000 | 13 | 246.02 |
| 238-480-60-0000 | 13 | 246.02 | 238-480-61-0000 | 13 | 246.02 | 238-480-62-0000 | 13 | 246.02 |
| 238-480-63-0000 | 13 | 246.02 | 238-490-01-0000 | 3 | 115.38 | 238-490-02-0000 | 3 | 115.38 |
| 238-490-03-0000 | 3 | 115.38 | 238-490-04-0000 | 3 | 115.38 | 238-490-05-0000 | 3 | 115.38 |
| 238-490-06-0000 | 3 | 115.38 | 238-490-07-0000 | 3 | 115.38 | 238-490-08-0000 | 3 | 115.38 |
| 238-490-09-0000 | 3 | 115.38 | 238-490-10-0000 | 3 | 115.38 | 238-490-11-0000 | 3 | 115.38 |
| 238-490-12-0000 | 3 | 115.38 | 238-490-13-0000 | 3 | 115.38 | 238-490-14-0000 | 3 | 115.38 |
| 238-490-15-0000 | 3 | 115.38 | 238-490-16-0000 | 3 | 115.38 | 238-490-17-0000 | 3 | 115.38 |
| 238-490-18-0000 | 3 | 115.38 | 238-490-19-0000 | 3 | 115.38 | 238-490-20-0000 | 3 | 115.38 |
| 238-490-21-0000 | 3 | 115.38 | 238-490-22-0000 | 3 | 115.38 | 238-490-23-0000 | 3 | 115.38 |
| 238-490-24-0000 | 3 | 115.38 | 238-500-01-0000 | 21 | 134.98 | 238-500-02-0000 | 21 | 134.98 |
| 238-500-03-0000 | 21 | 134.98 | 238-500-04-0000 | 21 | 134.98 | 238-500-05-0000 | 21 | 134.98 |
| 238-500-06-0000 | 21 | 134.98 | 238-500-07-0000 | 21 | 134.98 | 238-500-08-0000 | 21 | 134.98 |
| 238-500-09-0000 | 21 | 134.98 | 238-500-10-0000 | 21 | 134.98 | 238-500-11-0000 | 21 | 134.98 |
| 238-500-12-0000 | 21 | 134.98 | 238-500-13-0000 | 21 | 134.98 | 238-500-14-0000 | 21 | 134.98 |
| 238-500-15-0000 | 21 | 134.98 | 238-500-16-0000 | 21 | 134.98 | 238-500-17-0000 | 21 | 134.98 |
| 238-500-18-0000 | 21 | 134.98 | 238-500-19-0000 | 21 | 134.98 | 238-500-20-0000 | 21 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-500-21-0000 | 21 | 134.98 | 238-500-22-0000 | 21 | 134.98 | 238-500-23-0000 | 21 | 134.98 |
| 238-500-24-0000 | 21 | 134.98 | 238-510-01-0000 | 21 | 134.98 | 238-510-02-0000 | 21 | 134.98 |
| 238-510-03-0000 | 21 | 134.98 | 238-510-04-0000 | 21 | 134.98 | 238-510-05-0000 | 21 | 134.98 |
| 238-510-06-0000 | 21 | 134.98 | 238-510-07-0000 | 21 | 134.98 | 238-510-08-0000 | 21 | 134.98 |
| 238-510-09-0000 | 21 | 134.98 | 238-510-10-0000 | 21 | 134.98 | 238-510-11-0000 | 21 | 134.98 |
| 238-510-12-0000 | 21 | 134.98 | 238-510-13-0000 | 21 | 134.98 | 238-510-14-0000 | 21 | 134.98 |
| 238-510-15-0000 | 21 | 134.98 | 238-510-16-0000 | 21 | 134.98 | 238-510-17-0000 | 21 | 134.98 |
| 238-520-01-0000 | 21 | 134.98 | 238-520-02-0000 | 21 | 134.98 | 238-520-03-0000 | 21 | 134.98 |
| 238-520-04-0000 | 21 | 134.98 | 238-520-05-0000 | 21 | 134.98 | 238-520-06-0000 | 21 | 134.98 |
| 238-520-07-0000 | 21 | 134.98 | 238-520-08-0000 | 21 | 134.98 | 238-520-09-0000 | 21 | 134.98 |
| 238-520-10-0000 | 21 | 134.98 | 238-520-11-0000 | 21 | 134.98 | 238-520-12-0000 | 21 | 134.98 |
| 238-520-13-0000 | 21 | 134.98 | 238-520-14-0000 | 21 | 134.98 | 238-520-15-0000 | 21 | 134.98 |
| 238-520-16-0000 | 21 | 134.98 | 238-520-17-0000 | 21 | 134.98 | 238-520-18-0000 | 21 | 134.98 |
| 238-520-19-0000 | 21 | 134.98 | 238-520-20-0000 | 21 | 134.98 | 238-520-21-0000 | 21 | 134.98 |
| 238-520-22-0000 | 21 | 134.98 | 238-520-23-0000 | 21 | 134.98 | 238-520-24-0000 | 21 | 134.98 |
| 238-520-25-0000 | 21 | 134.98 | 238-520-26-0000 | 21 | 134.98 | 238-520-27-0000 | 21 | 134.98 |
| 238-520-28-0000 | 21 | 134.98 | 238-520-29-0000 | 21 | 134.98 | 238-520-30-0000 | 21 | 134.98 |
| 238-520-31-0000 | 21 | 134.98 | 238-520-32-0000 | 21 | 134.98 | 238-520-33-0000 | 21 | 134.98 |
| 238-520-34-0000 | 21 | 134.98 | 238-530-01-0000 | 21 | 134.98 | 238-530-02-0000 | 21 | 134.98 |
| 238-530-03-0000 | 21 | 134.98 | 238-530-04-0000 | 21 | 134.98 | 238-530-05-0000 | 21 | 134.98 |
| 238-530-06-0000 | 21 | 134.98 | 238-530-07-0000 | 21 | 134.98 | 238-530-08-0000 | 21 | 134.98 |
| 238-530-09-0000 | 21 | 134.98 | 238-530-10-0000 | 21 | 134.98 | 238-530-11-0000 | 21 | 134.98 |
| 238-530-12-0000 | 21 | 134.98 | 238-530-13-0000 | 21 | 134.98 | 238-530-14-0000 | 21 | 134.98 |
| 238-530-15-0000 | 21 | 134.98 | 238-530-16-0000 | 21 | 134.98 | 238-530-17-0000 | 21 | 134.98 |
| 238-530-18-0000 | 21 | 134.98 | 238-530-19-0000 | 21 | 134.98 | 238-530-20-0000 | 21 | 134.98 |
| 238-530-21-0000 | 21 | 134.98 | 238-530-22-0000 | 21 | 134.98 | 238-530-23-0000 | 21 | 134.98 |
| 238-530-24-0000 | 21 | 134.98 | 238-530-25-0000 | 21 | 134.98 | 238-530-26-0000 | 21 | 134.98 |
| 238-530-27-0000 | 21 | 134.98 | 238-530-28-0000 | 21 | 134.98 | 238-530-29-0000 | 21 | 134.98 |
| 238-530-30-0000 | 21 | 134.98 | 238-530-31-0000 | 21 | 134.98 | 238-530-32-0000 | 21 | 134.98 |
| 238-530-33-0000 | 21 | 134.98 | 238-530-34-0000 | 21 | 134.98 | 238-540-01-0000 | 21 | 134.98 |
| 238-540-02-0000 | 21 | 134.98 | 238-540-03-0000 | 21 | 134.98 | 238-540-04-0000 | 21 | 134.98 |
| 238-540-05-0000 | 21 | 134.98 | 238-540-06-0000 | 21 | 134.98 | 238-540-07-0000 | 21 | 134.98 |
| 238-540-08-0000 | 21 | 134.98 | 238-540-09-0000 | 21 | 134.98 | 238-540-10-0000 | 21 | 134.98 |
| 238-540-11-0000 | 21 | 134.98 | 238-540-12-0000 | 21 | 134.98 | 238-540-13-0000 | 21 | 134.98 |
| 238-540-14-0000 | 21 | 134.98 | 238-540-15-0000 | 21 | 134.98 | 238-540-16-0000 | 21 | 134.98 |
| 238-540-17-0000 | 21 | 134.98 | 238-540-18-0000 | 21 | 134.98 | 238-540-19-0000 | 21 | 134.98 |
| 238-540-20-0000 | 21 | 134.98 | 238-540-21-0000 | 21 | 134.98 | 238-540-22-0000 | 21 | 134.98 |
| 238-540-23-0000 | 21 | 134.98 | 238-540-24-0000 | 21 | 134.98 | 238-540-25-0000 | 21 | 134.98 |
| 238-540-26-0000 | 21 | 134.98 | 238-540-27-0000 | 21 | 134.98 | 238-540-28-0000 | 21 | 134.98 |
| 238-540-29-0000 | 21 | 134.98 | 238-540-30-0000 | 21 | 134.98 | 238-540-31-0000 | 21 | 134.98 |
| 238-540-32-0000 | 21 | 134.98 | 238-540-33-0000 | 21 | 134.98 | 238-540-34-0000 | 21 | 134.98 |
| 238-540-35-0000 | 21 | 134.98 | 238-540-36-0000 | 21 | 134.98 | 238-540-37-0000 | 21 | 134.98 |
| 238-540-38-0000 | 21 | 134.98 | 238-540-39-0000 | 21 | 134.98 | 238-540-40-0000 | 21 | 134.98 |
| 238-540-41-0000 | 21 | 134.98 | 238-540-42-0000 | 21 | 134.98 | 238-540-43-0000 | 21 | 134.98 |
| 238-540-44-0000 | 21 | 134.98 | 238-540-45-0000 | 21 | 134.98 | 238-540-46-0000 | 21 | 134.98 |
| 238-540-47-0000 | 21 | 134.98 | 238-540-48-0000 | 21 | 134.98 | 238-540-49-0000 | 21 | 134.98 |
| 238-540-50-0000 | 21 | 134.98 | 238-540-51-0000 | 21 | 134.98 | 238-540-52-0000 | 21 | 134.98 |
| 238-540-53-0000 | 21 | 134.98 | 238-540-54-0000 | 21 | 134.98 | 238-540-55-0000 | 21 | 134.98 |
| 238-540-56-0000 | 21 | 134.98 | 238-540-57-0000 | 21 | 134.98 | 238-540-58-0000 | 21 | 134.98 |
| 238-540-59-0000 | 21 | 134.98 | 238-540-60-0000 | 21 | 134.98 | 238-550-01-0000 | 13 | 246.02 |
| 238-550-02-0000 | 13 | 246.02 | 238-550-03-0000 | 13 | 246.02 | 238-550-04-0000 | 13 | 246.02 |
| 238-550-05-0000 | 13 | 246.02 | 238-550-06-0000 | 13 | 246.02 | 238-550-07-0000 | 13 | 246.02 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-550-08-0000 | 13 | 246.02 | 238-550-09-0000 | 13 | 246.02 | 238-550-10-0000 | 13 | 246.02 |
| 238-550-11-0000 | 13 | 246.02 | 238-550-12-0000 | 13 | 246.02 | 238-550-13-0000 | 13 | 246.02 |
| 238-550-14-0000 | 13 | 246.02 | 238-550-15-0000 | 13 | 246.02 | 238-550-20-0000 | 13 | 246.02 |
| 238-550-21-0000 | 13 | 246.02 | 238-550-22-0000 | 13 | 246.02 | 238-550-23-0000 | 13 | 246.02 |
| 238-550-24-0000 | 13 | 246.02 | 238-550-25-0000 | 13 | 246.02 | 238-550-26-0000 | 13 | 246.02 |
| 238-550-27-0000 | 13 | 246.02 | 238-550-28-0000 | 13 | 246.02 | 238-550-29-0000 | 13 | 246.02 |
| 238-550-30-0000 | 13 | 246.02 | 238-550-31-0000 | 13 | 246.02 | 238-550-32-0000 | 13 | 246.02 |
| 238-550-33-0000 | 13 | 246.02 | 238-550-34-0000 | 13 | 246.02 | 238-550-35-0000 | 13 | 246.02 |
| 238-550-36-0000 | 13 | 246.02 | 238-550-37-0000 | 13 | 246.02 | 238-550-38-0000 | 13 | 246.02 |
| 238-550-39-0000 | 13 | 246.02 | 238-550-40-0000 | 13 | 246.02 | 238-550-41-0000 | 13 | 246.02 |
| 238-550-42-0000 | 13 | 246.02 | 238-550-43-0000 | 13 | 246.02 | 238-550-44-0000 | 13 | 246.02 |
| 238-550-45-0000 | 13 | 246.02 | 238-550-46-0000 | 13 | 246.02 | 238-560-01-0000 | 13 | 246.02 |
| 238-560-02-0000 | 13 | 246.02 | 238-560-03-0000 | 13 | 246.02 | 238-560-04-0000 | 13 | 246.02 |
| 238-560-05-0000 | 13 | 246.02 | 238-560-06-0000 | 13 | 246.02 | 238-560-07-0000 | 13 | 246.02 |
| 238-560-08-0000 | 13 | 246.02 | 238-560-09-0000 | 13 | 246.02 | 238-560-10-0000 | 13 | 246.02 |
| 238-560-11-0000 | 13 | 246.02 | 238-560-12-0000 | 13 | 246.02 | 238-560-13-0000 | 13 | 246.02 |
| 238-560-14-0000 | 13 | 246.02 | 238-560-15-0000 | 13 | 246.02 | 238-560-16-0000 | 13 | 246.02 |
| 238-560-17-0000 | 13 | 246.02 | 238-560-18-0000 | 13 | 246.02 | 238-560-19-0000 | 13 | 246.02 |
| 238-560-20-0000 | 13 | 246.02 | 238-560-21-0000 | 13 | 246.02 | 238-560-22-0000 | 13 | 246.02 |
| 238-560-23-0000 | 13 | 246.02 | 238-560-24-0000 | 13 | 246.02 | 238-560-25-0000 | 13 | 246.02 |
| 238-560-26-0000 | 13 | 246.02 | 238-560-27-0000 | 13 | 246.02 | 238-560-28-0000 | 13 | 246.02 |
| 238-560-29-0000 | 13 | 246.02 | 238-560-30-0000 | 13 | 246.02 | 238-560-31-0000 | 13 | 246.02 |
| 238-560-32-0000 | 13 | 246.02 | 238-560-33-0000 | 13 | 246.02 | 238-560-34-0000 | 13 | 246.02 |
| 238-560-35-0000 | 13 | 246.02 | 238-560-36-0000 | 13 | 246.02 | 238-560-37-0000 | 13 | 246.02 |
| 238-560-38-0000 | 13 | 246.02 | 238-560-39-0000 | 13 | 246.02 | 238-560-40-0000 | 13 | 246.02 |
| 238-560-41-0000 | 13 | 246.02 | 238-560-42-0000 | 13 | 246.02 | 238-560-43-0000 | 13 | 246.02 |
| 238-560-44-0000 | 13 | 246.02 | 238-560-45-0000 | 13 | 246.02 | 238-560-46-0000 | 13 | 246.02 |
| 238-570-01-0000 | 16 | 134.98 | 238-570-02-0000 | 16 | 134.98 | 238-570-03-0000 | 16 | 134.98 |
| 238-570-04-0000 | 16 | 134.98 | 238-570-05-0000 | 16 | 134.98 | 238-570-06-0000 | 16 | 134.98 |
| 238-570-07-0000 | 16 | 134.98 | 238-570-08-0000 | 16 | 134.98 | 238-570-09-0000 | 16 | 134.98 |
| 238-570-10-0000 | 16 | 134.98 | 238-570-11-0000 | 16 | 134.98 | 238-570-12-0000 | 16 | 134.98 |
| 238-570-13-0000 | 16 | 134.98 | 238-570-14-0000 | 16 | 134.98 | 238-570-15-0000 | 16 | 134.98 |
| 238-570-16-0000 | 16 | 134.98 | 238-570-17-0000 | 16 | 134.98 | 238-570-18-0000 | 16 | 134.98 |
| 238-570-19-0000 | 16 | 134.98 | 238-570-20-0000 | 16 | 134.98 | 238-570-21-0000 | 16 | 134.98 |
| 238-570-22-0000 | 16 | 134.98 | 238-570-23-0000 | 16 | 134.98 | 238-570-24-0000 | 16 | 134.98 |
| 238-570-25-0000 | 16 | 134.98 | 238-570-26-0000 | 16 | 134.98 | 238-570-27-0000 | 16 | 134.98 |
| 238-570-28-0000 | 16 | 134.98 | 238-570-29-0000 | 16 | 134.98 | 238-570-30-0000 | 16 | 134.98 |
| 238-570-31-0000 | 16 | 134.98 | 238-570-32-0000 | 16 | 134.98 | 238-570-33-0000 | 16 | 134.98 |
| 238-570-34-0000 | 16 | 134.98 | 238-570-35-0000 | 16 | 134.98 | 238-570-36-0000 | 16 | 134.98 |
| 238-580-01-0000 | 21 | 134.98 | 238-580-02-0000 | 21 | 134.98 | 238-580-03-0000 | 21 | 134.98 |
| 238-580-04-0000 | 21 | 134.98 | 238-580-05-0000 | 21 | 134.98 | 238-580-06-0000 | 21 | 134.98 |
| 238-580-07-0000 | 21 | 134.98 | 238-580-08-0000 | 21 | 134.98 | 238-580-09-0000 | 21 | 134.98 |
| 238-580-10-0000 | 21 | 134.98 | 238-580-11-0000 | 21 | 134.98 | 238-580-12-0000 | 21 | 134.98 |
| 238-580-13-0000 | 21 | 134.98 | 238-580-14-0000 | 21 | 134.98 | 238-580-15-0000 | 21 | 134.98 |
| 238-580-16-0000 | 21 | 134.98 | 238-580-17-0000 | 21 | 134.98 | 238-580-18-0000 | 21 | 134.98 |
| 238-580-19-0000 | 21 | 134.98 | 238-580-20-0000 | 21 | 134.98 | 238-580-21-0000 | 21 | 134.98 |
| 238-580-22-0000 | 21 | 134.98 | 238-580-23-0000 | 21 | 134.98 | 238-580-24-0000 | 21 | 134.98 |
| 238-580-25-0000 | 21 | 134.98 | 238-580-26-0000 | 21 | 134.98 | 238-580-27-0000 | 21 | 134.98 |
| 238-580-28-0000 | 21 | 134.98 | 238-580-29-0000 | 21 | 134.98 | 238-580-30-0000 | 21 | 134.98 |
| 238-580-31-0000 | 21 | 134.98 | 238-580-32-0000 | 21 | 134.98 | 238-580-33-0000 | 21 | 134.98 |
| 238-580-34-0000 | 21 | 134.98 | 238-580-35-0000 | 21 | 134.98 | 238-580-36-0000 | 21 | 134.98 |
| 238-580-37-0000 | 21 | 134.98 | 238-580-38-0000 | 21 | 134.98 | 238-580-39-0000 | 21 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 238-580-40-0000 | 21 | 134.98 | 238-580-41-0000 | 21 | 134.98 | 238-580-42-0000 | 21 | 134.98 |
| 238-580-43-0000 | 21 | 134.98 | 238-580-44-0000 | 21 | 134.98 | 238-580-45-0000 | 21 | 134.98 |
| 238-580-46-0000 | 21 | 134.98 | 238-580-47-0000 | 21 | 134.98 | 238-580-48-0000 | 21 | 134.98 |
| 238-580-49-0000 | 21 | 134.98 | 238-580-50-0000 | 21 | 134.98 | 238-580-51-0000 | 21 | 134.98 |
| 238-580-52-0000 | 21 | 134.98 | 238-580-53-0000 | 21 | 134.98 | 238-580-54-0000 | 21 | 134.98 |
| 238-580-55-0000 | 21 | 134.98 | 238-580-56-0000 | 21 | 134.98 | 238-580-57-0000 | 21 | 134.98 |
| 238-580-58-0000 | 21 | 134.98 | 238-580-59-0000 | 21 | 134.98 | 238-580-60-0000 | 21 | 134.98 |
| 238-580-61-0000 | 21 | 134.98 | 238-590-01-0000 | 3 | 115.38 | 238-590-02-0000 | 3 | 115.38 |
| 238-590-03-0000 | 3 | 115.38 | 238-590-04-0000 | 3 | 115.38 | 238-590-05-0000 | 3 | 115.38 |
| 238-590-06-0000 | 3 | 115.38 | 238-590-07-0000 | 3 | 115.38 | 238-590-08-0000 | 3 | 115.38 |
| 238-590-09-0000 | 3 | 115.38 | 238-590-10-0000 | 3 | 115.38 | 238-590-11-0000 | 3 | 115.38 |
| 238-590-12-0000 | 3 | 115.38 | 238-590-13-0000 | 3 | 115.38 | 238-590-14-0000 | 3 | 115.38 |
| 238-590-15-0000 | 3 | 115.38 | 238-590-16-0000 | 3 | 115.38 | 238-590-17-0000 | 3 | 115.38 |
| 238-590-18-0000 | 3 | 115.38 | 238-590-19-0000 | 3 | 115.38 | 238-590-20-0000 | 3 | 115.38 |
| 238-590-21-0000 | 3 | 115.38 | 238-590-22-0000 | 3 | 115.38 | 238-590-23-0000 | 3 | 115.38 |
| 238-590-24-0000 | 3 | 115.38 | 238-590-25-0000 | 3 | 115.38 | 238-590-26-0000 | 3 | 115.38 |
| 238-590-27-0000 | 3 | 115.38 | 238-590-28-0000 | 3 | 115.38 | 238-590-29-0000 | 3 | 115.38 |
| 238-590-30-0000 | 3 | 115.38 | 238-590-31-0000 | 3 | 115.38 | 238-590-32-0000 | 3 | 115.38 |
| 238-590-33-0000 | 3 | 115.38 | 238-590-34-0000 | 3 | 115.38 | 238-590-35-0000 | 3 | 115.38 |
| 238-600-01-0000 | 12 | 485.10 | 238-600-02-0000 | 12 | 446.64 | 238-600-03-0000 | 12 | 588.26 |
| 238-600-04-0000 | 12 | 1,365.00 | 238-600-05-0000 | 12 | 1,104.04 | 238-600-06-0000 | 12 | 9,127.96 |
| 238-600-07-0000 | 12 | 111.52 | 238-600-08-0000 | 12 | 2,658.64 | 238-600-09-0000 | 12 | 664.66 |
| 238-600-10-0000 | 12 | 541.98 | 238-600-11-0000 | 12 | 684.16 | 238-600-12-0000 | 12 | 87.52 |
| 238-600-13-0000 | 12 | 557.04 | 238-600-14-0000 | 12 | 1,038.80 | 238-600-15-0000 | 12 | 31.70 |
| 238-600-16-0000 | 12 | 1,801.04 | 238-600-17-0000 | 12 | 741.60 | 238-600-18-0000 | 12 | 23.28 |
| 238-600-19-0000 | 12 | 332.32 | 238-600-20-0000 | 12 | 730.46 | 238-600-21-0000 | 12 | 1,176.54 |
| 238-600-27-0000 | 3 | 2,999.94 | 238-600-28-0000 | 3 | 6,957.56 | 238-600-30-0000 | 3 | 346.14 |
| 238-610-01-0000 | 3 | 115.38 | 238-610-02-0000 | 3 | 115.38 | 238-610-03-0000 | 3 | 115.38 |
| 238-610-04-0000 | 3 | 115.38 | 238-610-05-0000 | 3 | 115.38 | 238-610-06-0000 | 3 | 115.38 |
| 238-610-11-0000 | 3 | 115.38 | 238-610-12-0000 | 3 | 115.38 | 238-610-13-0000 | 3 | 115.38 |
| 238-610-14-0000 | 3 | 115.38 | 238-610-15-0000 | 3 | 115.38 | 238-610-16-0000 | 3 | 115.38 |
| 238-610-17-0000 | 3 | 115.38 | 238-610-18-0000 | 3 | 115.38 | 238-610-19-0000 | 3 | 115.38 |
| 238-610-20-0000 | 3 | 115.38 | 238-610-21-0000 | 3 | 115.38 | 240-040-03-0000 | 27 | 4,062.28 |
| 240-050-08-0000 | 26 | 3,793.70 | 240-050-26-0000 | 26 | 173.70 | 240-050-37-0000 | 27 | 3,296.66 |
| 240-050-38-0000 | 27 | 16.92 | 240-070-03-0000 | 14 | 134.98 | 240-070-08-0000 | 14 | 134.98 |
| 240-070-16-0000 | 14 | 405.34 | 240-150-01-0000 | 14 | 134.98 | 240-150-02-0000 | 14 | 134.98 |
| 240-150-03-0000 | 14 | 134.98 | 240-150-04-0000 | 14 | 134.98 | 240-150-05-0000 | 14 | 134.98 |
| 240-150-06-0000 | 14 | 134.98 | 240-150-07-0000 | 14 | 134.98 | 240-150-08-0000 | 14 | 134.98 |
| 240-150-09-0000 | 14 | 134.98 | 240-150-10-0000 | 14 | 134.98 | 240-150-11-0000 | 14 | 134.98 |
| 240-150-12-0000 | 14 | 134.98 | 240-150-13-0000 | 14 | 134.98 | 240-150-14-0000 | 14 | 134.98 |
| 240-150-15-0000 | 14 | 134.98 | 240-150-16-0000 | 14 | 134.98 | 240-150-17-0000 | 14 | 134.98 |
| 240-150-18-0000 | 14 | 134.98 | 240-150-19-0000 | 14 | 134.98 | 240-150-20-0000 | 14 | 134.98 |
| 240-150-21-0000 | 14 | 134.98 | 240-150-22-0000 | 14 | 134.98 | 240-150-27-0000 | 14 | 134.98 |
| 240-150-28-0000 | 14 | 134.98 | 240-150-29-0000 | 14 | 134.98 | 240-150-30-0000 | 14 | 134.98 |
| 240-150-31-0000 | 14 | 134.98 | 240-150-32-0000 | 14 | 134.98 | 240-150-33-0000 | 14 | 134.98 |
| 240-150-34-0000 | 14 | 134.98 | 240-150-35-0000 | 14 | 134.98 | 240-150-36-0000 | 14 | 134.98 |
| 240-150-37-0000 | 14 | 134.98 | 240-150-38-0000 | 14 | 134.98 | 240-150-39-0000 | 14 | 134.98 |
| 240-150-40-0000 | 14 | 134.98 | 240-150-41-0000 | 14 | 134.98 | 240-150-42-0000 | 14 | 134.98 |
| 240-150-43-0000 | 14 | 134.98 | 240-150-44-0000 | 14 | 134.98 | 240-150-45-0000 | 14 | 134.98 |
| 240-150-46-0000 | 14 | 134.98 | 240-150-47-0000 | 14 | 134.98 | 240-150-48-0000 | 14 | 134.98 |
| 240-150-49-0000 | 14 | 134.98 | 240-150-50-0000 | 14 | 134.98 | 240-150-51-0000 | 14 | 134.98 |
| 240-150-52-0000 | 14 | 134.98 | 240-150-53-0000 | 14 | 134.98 | 240-150-54-0000 | 14 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-150-55-0000 | 14 | 134.98 | 240-150-56-0000 | 14 | 134.98 | 240-150-57-0000 | 14 | 134.98 |
| 240-150-58-0000 | 14 | 134.98 | 240-160-01-0000 | 14 | 134.98 | 240-160-02-0000 | 14 | 134.98 |
| 240-160-03-0000 | 14 | 134.98 | 240-160-04-0000 | 14 | 134.98 | 240-160-05-0000 | 14 | 134.98 |
| 240-160-06-0000 | 14 | 134.98 | 240-160-07-0000 | 14 | 134.98 | 240-160-08-0000 | 14 | 134.98 |
| 240-160-09-0000 | 14 | 134.98 | 240-160-10-0000 | 14 | 134.98 | 240-160-11-0000 | 14 | 134.98 |
| 240-160-12-0000 | 14 | 134.98 | 240-160-13-0000 | 14 | 134.98 | 240-160-14-0000 | 14 | 134.98 |
| 240-160-15-0000 | 14 | 134.98 | 240-160-16-0000 | 14 | 134.98 | 240-160-17-0000 | 14 | 134.98 |
| 240-160-18-0000 | 14 | 134.98 | 240-160-19-0000 | 14 | 134.98 | 240-160-20-0000 | 14 | 134.98 |
| 240-160-21-0000 | 14 | 134.98 | 240-160-22-0000 | 14 | 134.98 | 240-160-23-0000 | 14 | 134.98 |
| 240-160-24-0000 | 14 | 134.98 | 240-160-25-0000 | 14 | 134.98 | 240-160-26-0000 | 14 | 134.98 |
| 240-160-27-0000 | 14 | 134.98 | 240-160-28-0000 | 14 | 134.98 | 240-160-29-0000 | 14 | 134.98 |
| 240-160-30-0000 | 14 | 134.98 | 240-160-31-0000 | 14 | 134.98 | 240-160-32-0000 | 14 | 134.98 |
| 240-160-33-0000 | 14 | 134.98 | 240-160-34-0000 | 14 | 134.98 | 240-160-35-0000 | 14 | 134.98 |
| 240-160-38-0000 | 14 | 134.98 | 240-160-39-0000 | 14 | 134.98 | 240-160-40-0000 | 14 | 134.98 |
| 240-160-41-0000 | 14 | 134.98 | 240-160-42-0000 | 14 | 134.98 | 240-160-43-0000 | 14 | 134.98 |
| 240-160-44-0000 | 14 | 134.98 | 240-160-45-0000 | 14 | 134.98 | 240-160-46-0000 | 14 | 134.98 |
| 240-160-47-0000 | 14 | 134.98 | 240-160-48-0000 | 14 | 134.98 | 240-160-49-0000 | 14 | 134.98 |
| 240-160-50-0000 | 14 | 134.98 | 240-160-51-0000 | 14 | 134.98 | 240-160-52-0000 | 14 | 134.98 |
| 240-160-53-0000 | 14 | 134.98 | 240-160-54-0000 | 14 | 134.98 | 240-160-55-0000 | 14 | 134.98 |
| 240-160-56-0000 | 14 | 134.98 | 240-160-57-0000 | 14 | 134.98 | 240-160-58-0000 | 14 | 134.98 |
| 240-160-59-0000 | 14 | 134.98 | 240-160-60-0000 | 14 | 134.98 | 240-160-61-0000 | 14 | 134.98 |
| 240-160-62-0000 | 14 | 134.98 | 240-160-63-0000 | 14 | 134.98 | 240-160-64-0000 | 14 | 134.98 |
| 240-160-65-0000 | 14 | 134.98 | 240-160-66-0000 | 14 | 134.98 | 240-170-01-0000 | 14 | 134.98 |
| 240-170-02-0000 | 14 | 134.98 | 240-170-03-0000 | 14 | 134.98 | 240-170-04-0000 | 14 | 134.98 |
| 240-170-05-0000 | 14 | 134.98 | 240-170-06-0000 | 14 | 134.98 | 240-170-07-0000 | 14 | 134.98 |
| 240-170-08-0000 | 14 | 134.98 | 240-170-09-0000 | 14 | 134.98 | 240-170-10-0000 | 14 | 134.98 |
| 240-170-11-0000 | 14 | 134.98 | 240-170-12-0000 | 14 | 134.98 | 240-170-13-0000 | 14 | 134.98 |
| 240-170-14-0000 | 14 | 134.98 | 240-170-15-0000 | 14 | 134.98 | 240-170-16-0000 | 14 | 134.98 |
| 240-170-17-0000 | 14 | 134.98 | 240-170-18-0000 | 14 | 134.98 | 240-170-19-0000 | 14 | 134.98 |
| 240-170-20-0000 | 14 | 134.98 | 240-170-21-0000 | 14 | 134.98 | 240-170-22-0000 | 14 | 134.98 |
| 240-170-23-0000 | 14 | 134.98 | 240-170-24-0000 | 14 | 134.98 | 240-170-25-0000 | 14 | 134.98 |
| 240-170-26-0000 | 14 | 134.98 | 240-170-27-0000 | 14 | 134.98 | 240-170-28-0000 | 14 | 134.98 |
| 240-170-29-0000 | 14 | 134.98 | 240-170-30-0000 | 14 | 134.98 | 240-170-31-0000 | 14 | 134.98 |
| 240-170-32-0000 | 14 | 134.98 | 240-170-33-0000 | 14 | 134.98 | 240-170-34-0000 | 14 | 134.98 |
| 240-170-35-0000 | 14 | 134.98 | 240-170-36-0000 | 14 | 134.98 | 240-170-37-0000 | 14 | 134.98 |
| 240-170-38-0000 | 14 | 134.98 | 240-170-39-0000 | 14 | 134.98 | 240-170-45-0000 | 14 | 134.98 |
| 240-170-46-0000 | 14 | 134.98 | 240-170-47-0000 | 14 | 134.98 | 240-170-48-0000 | 14 | 134.98 |
| 240-170-49-0000 | 14 | 134.98 | 240-170-50-0000 | 14 | 134.98 | 240-170-51-0000 | 14 | 134.98 |
| 240-170-52-0000 | 14 | 134.98 | 240-170-53-0000 | 14 | 134.98 | 240-170-54-0000 | 14 | 134.98 |
| 240-170-55-0000 | 14 | 134.98 | 240-170-56-0000 | 14 | 134.98 | 240-170-57-0000 | 14 | 134.98 |
| 240-170-58-0000 | 14 | 134.98 | 240-170-59-0000 | 14 | 134.98 | 240-170-60-0000 | 14 | 134.98 |
| 240-170-61-0000 | 14 | 134.98 | 240-170-62-0000 | 14 | 134.98 | 240-170-63-0000 | 14 | 134.98 |
| 240-170-64-0000 | 14 | 134.98 | 240-170-65-0000 | 14 | 134.98 | 240-170-66-0000 | 14 | 134.98 |
| 240-170-67-0000 | 14 | 134.98 | 240-170-68-0000 | 14 | 134.98 | 240-170-69-0000 | 14 | 134.98 |
| 240-170-70-0000 | 14 | 134.98 | 240-170-71-0000 | 14 | 134.98 | 240-170-72-0000 | 14 | 134.98 |
| 240-170-73-0000 | 14 | 134.98 | 240-170-74-0000 | 14 | 134.98 | 240-170-75-0000 | 14 | 134.98 |
| 240-170-76-0000 | 14 | 134.98 | 240-180-01-0000 | 26 | 173.70 | 240-180-02-0000 | 26 | 173.70 |
| 240-180-03-0000 | 26 | 173.70 | 240-180-04-0000 | 26 | 173.70 | 240-180-05-0000 | 26 | 173.70 |
| 240-180-06-0000 | 26 | 173.70 | 240-180-07-0000 | 26 | 173.70 | 240-180-10-0000 | 26 | 173.70 |
| 240-180-11-0000 | 26 | 173.70 | 240-180-12-0000 | 26 | 173.70 | 240-180-13-0000 | 26 | 173.70 |
| 240-180-14-0000 | 26 | 173.70 | 240-180-15-0000 | 26 | 173.70 | 240-180-16-0000 | 26 | 173.70 |
| 240-180-17-0000 | 26 | 173.70 | 240-180-18-0000 | 26 | 173.70 | 240-180-19-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-180-20-0000 | 26 | 173.70 | 240-180-21-0000 | 26 | 173.70 | 240-180-22-0000 | 26 | 173.70 |
| 240-180-23-0000 | 26 | 173.70 | 240-180-24-0000 | 26 | 173.70 | 240-180-25-0000 | 26 | 173.70 |
| 240-180-26-0000 | 26 | 173.70 | 240-180-27-0000 | 26 | 173.70 | 240-180-28-0000 | 26 | 173.70 |
| 240-180-29-0000 | 26 | 173.70 | 240-180-30-0000 | 26 | 173.70 | 240-180-31-0000 | 26 | 173.70 |
| 240-180-32-0000 | 26 | 173.70 | 240-180-33-0000 | 26 | 173.70 | 240-180-34-0000 | 26 | 173.70 |
| 240-180-36-0000 | 26 | 173.70 | 240-180-37-0000 | 26 | 173.70 | 240-180-38-0000 | 26 | 173.70 |
| 240-180-39-0000 | 26 | 173.70 | 240-180-40-0000 | 26 | 173.70 | 240-180-41-0000 | 26 | 173.70 |
| 240-180-42-0000 | 26 | 173.70 | 240-180-43-0000 | 26 | 173.70 | 240-190-01-0000 | 26 | 173.70 |
| 240-190-02-0000 | 26 | 173.70 | 240-190-03-0000 | 26 | 173.70 | 240-190-04-0000 | 26 | 173.70 |
| 240-190-05-0000 | 26 | 173.70 | 240-190-06-0000 | 26 | 173.70 | 240-190-07-0000 | 26 | 173.70 |
| 240-190-08-0000 | 26 | 173.70 | 240-190-09-0000 | 26 | 173.70 | 240-190-10-0000 | 26 | 173.70 |
| 240-190-11-0000 | 26 | 173.70 | 240-190-12-0000 | 26 | 173.70 | 240-190-13-0000 | 26 | 173.70 |
| 240-190-14-0000 | 26 | 173.70 | 240-190-15-0000 | 26 | 173.70 | 240-190-16-0000 | 26 | 173.70 |
| 240-190-17-0000 | 26 | 173.70 | 240-190-18-0000 | 26 | 173.70 | 240-190-19-0000 | 26 | 173.70 |
| 240-190-21-0000 | 26 | 173.70 | 240-190-22-0000 | 26 | 173.70 | 240-190-23-0000 | 26 | 173.70 |
| 240-190-24-0000 | 26 | 173.70 | 240-190-25-0000 | 26 | 173.70 | 240-190-27-0000 | 26 | 173.70 |
| 240-190-28-0000 | 26 | 173.70 | 240-190-29-0000 | 26 | 173.70 | 240-190-30-0000 | 26 | 173.70 |
| 240-190-31-0000 | 26 | 173.70 | 240-190-32-0000 | 26 | 173.70 | 240-190-33-0000 | 26 | 173.70 |
| 240-190-34-0000 | 26 | 173.70 | 240-190-35-0000 | 26 | 173.70 | 240-190-36-0000 | 26 | 173.70 |
| 240-190-37-0000 | 26 | 173.70 | 240-190-38-0000 | 26 | 173.70 | 240-190-39-0000 | 26 | 173.70 |
| 240-190-40-0000 | 26 | 173.70 | 240-190-41-0000 | 26 | 173.70 | 240-190-42-0000 | 26 | 173.70 |
| 240-190-43-0000 | 26 | 173.70 | 240-190-44-0000 | 26 | 173.70 | 240-190-45-0000 | 26 | 173.70 |
| 240-190-46-0000 | 26 | 173.70 | 240-190-47-0000 | 26 | 173.70 | 240-190-48-0000 | 26 | 173.70 |
| 240-190-49-0000 | 26 | 173.70 | 240-190-50-0000 | 26 | 173.70 | 240-190-51-0000 | 26 | 173.70 |
| 240-190-52-0000 | 26 | 173.70 | 240-190-53-0000 | 26 | 173.70 | 240-190-54-0000 | 26 | 173.70 |
| 240-190-55-0000 | 26 | 173.70 | 240-190-56-0000 | 26 | 173.70 | 240-190-57-0000 | 26 | 173.70 |
| 240-190-58-0000 | 26 | 173.70 | 240-200-01-0000 | 26 | 173.70 | 240-200-02-0000 | 26 | 173.70 |
| 240-200-03-0000 | 26 | 173.70 | 240-200-04-0000 | 26 | 173.70 | 240-200-05-0000 | 26 | 173.70 |
| 240-200-06-0000 | 26 | 173.70 | 240-200-07-0000 | 26 | 173.70 | 240-200-08-0000 | 26 | 173.70 |
| 240-200-09-0000 | 26 | 173.70 | 240-200-10-0000 | 26 | 173.70 | 240-200-11-0000 | 26 | 173.70 |
| 240-200-12-0000 | 26 | 173.70 | 240-200-13-0000 | 26 | 173.70 | 240-200-14-0000 | 26 | 173.70 |
| 240-200-15-0000 | 26 | 173.70 | 240-200-16-0000 | 26 | 173.70 | 240-200-17-0000 | 26 | 173.70 |
| 240-200-18-0000 | 26 | 173.70 | 240-200-21-0000 | 26 | 173.70 | 240-200-22-0000 | 26 | 173.70 |
| 240-200-23-0000 | 26 | 173.70 | 240-200-24-0000 | 26 | 173.70 | 240-200-25-0000 | 26 | 173.70 |
| 240-200-26-0000 | 26 | 173.70 | 240-200-27-0000 | 26 | 173.70 | 240-200-28-0000 | 26 | 173.70 |
| 240-200-29-0000 | 26 | 173.70 | 240-200-32-0000 | 26 | 173.70 | 240-200-33-0000 | 26 | 173.70 |
| 240-200-34-0000 | 26 | 173.70 | 240-200-35-0000 | 26 | 173.70 | 240-200-36-0000 | 26 | 173.70 |
| 240-200-37-0000 | 26 | 173.70 | 240-200-38-0000 | 26 | 173.70 | 240-200-39-0000 | 26 | 173.70 |
| 240-200-40-0000 | 26 | 173.70 | 240-200-41-0000 | 26 | 173.70 | 240-200-42-0000 | 26 | 173.70 |
| 240-200-43-0000 | 26 | 173.70 | 240-200-44-0000 | 26 | 173.70 | 240-200-45-0000 | 26 | 173.70 |
| 240-200-46-0000 | 26 | 173.70 | 240-210-01-0000 | 26 | 173.70 | 240-210-02-0000 | 26 | 173.70 |
| 240-210-03-0000 | 26 | 173.70 | 240-210-04-0000 | 26 | 173.70 | 240-210-14-0000 | 26 | 173.70 |
| 240-210-15-0000 | 26 | 173.70 | 240-210-16-0000 | 26 | 173.70 | 240-210-17-0000 | 26 | 173.70 |
| 240-210-18-0000 | 26 | 173.70 | 240-210-19-0000 | 26 | 173.70 | 240-210-20-0000 | 26 | 173.70 |
| 240-210-21-0000 | 26 | 173.70 | 240-210-22-0000 | 26 | 173.70 | 240-210-23-0000 | 26 | 173.70 |
| 240-210-24-0000 | 26 | 173.70 | 240-210-25-0000 | 26 | 173.70 | 240-210-26-0000 | 26 | 173.70 |
| 240-210-27-0000 | 26 | 173.70 | 240-210-28-0000 | 26 | 173.70 | 240-210-29-0000 | 26 | 173.70 |
| 240-210-30-0000 | 26 | 173.70 | 240-210-31-0000 | 26 | 173.70 | 240-210-32-0000 | 26 | 173.70 |
| 240-210-33-0000 | 26 | 173.70 | 240-210-34-0000 | 26 | 173.70 | 240-210-35-0000 | 26 | 173.70 |
| 240-210-36-0000 | 26 | 173.70 | 240-210-37-0000 | 26 | 173.70 | 240-210-38-0000 | 26 | 173.70 |
| 240-210-39-0000 | 26 | 173.70 | 240-210-40-0000 | 26 | 173.70 | 240-210-41-0000 | 26 | 173.70 |
| 240-210-42-0000 | 26 | 173.70 | 240-210-44-0000 | 26 | 173.70 | 240-210-45-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-210-46-0000 | 26 | 173.70 | 240-210-47-0000 | 26 | 173.70 | 240-210-48-0000 | 26 | 173.70 |
| 240-210-49-0000 | 26 | 173.70 | 240-210-50-0000 | 26 | 173.70 | 240-210-51-0000 | 26 | 173.70 |
| 240-210-52-0000 | 26 | 173.70 | 240-220-01-0000 | 26 | 173.70 | 240-220-02-0000 | 26 | 173.70 |
| 240-220-03-0000 | 26 | 173.70 | 240-220-04-0000 | 26 | 173.70 | 240-220-05-0000 | 26 | 173.70 |
| 240-220-06-0000 | 26 | 173.70 | 240-220-07-0000 | 26 | 173.70 | 240-220-08-0000 | 26 | 173.70 |
| 240-220-09-0000 | 26 | 173.70 | 240-220-10-0000 | 26 | 173.70 | 240-220-11-0000 | 26 | 173.70 |
| 240-220-12-0000 | 26 | 173.70 | 240-220-13-0000 | 26 | 173.70 | 240-220-14-0000 | 26 | 173.70 |
| 240-220-15-0000 | 26 | 173.70 | 240-220-16-0000 | 26 | 173.70 | 240-220-17-0000 | 26 | 173.70 |
| 240-220-18-0000 | 26 | 173.70 | 240-220-19-0000 | 26 | 173.70 | 240-220-20-0000 | 26 | 173.70 |
| 240-220-21-0000 | 26 | 173.70 | 240-220-22-0000 | 26 | 173.70 | 240-220-23-0000 | 26 | 173.70 |
| 240-220-24-0000 | 26 | 173.70 | 240-220-25-0000 | 26 | 173.70 | 240-220-26-0000 | 26 | 173.70 |
| 240-220-27-0000 | 26 | 173.70 | 240-220-28-0000 | 26 | 173.70 | 240-220-29-0000 | 26 | 173.70 |
| 240-220-30-0000 | 26 | 173.70 | 240-220-31-0000 | 26 | 173.70 | 240-220-32-0000 | 26 | 173.70 |
| 240-220-33-0000 | 26 | 173.70 | 240-220-34-0000 | 26 | 173.70 | 240-220-35-0000 | 26 | 173.70 |
| 240-220-36-0000 | 26 | 173.70 | 240-220-37-0000 | 26 | 173.70 | 240-220-38-0000 | 26 | 173.70 |
| 240-220-39-0000 | 26 | 173.70 | 240-220-40-0000 | 26 | 173.70 | 240-220-41-0000 | 26 | 173.70 |
| 240-220-42-0000 | 26 | 173.70 | 240-220-43-0000 | 26 | 173.70 | 240-220-44-0000 | 26 | 173.70 |
| 240-220-45-0000 | 26 | 173.70 | 240-220-46-0000 | 26 | 173.70 | 240-220-47-0000 | 26 | 173.70 |
| 240-220-48-0000 | 26 | 173.70 | 240-220-51-0000 | 26 | 173.70 | 240-220-52-0000 | 26 | 173.70 |
| 240-220-53-0000 | 26 | 173.70 | 240-220-54-0000 | 26 | 173.70 | 240-220-55-0000 | 26 | 173.70 |
| 240-220-56-0000 | 26 | 173.70 | 240-220-57-0000 | 26 | 173.70 | 240-220-58-0000 | 26 | 173.70 |
| 240-220-59-0000 | 26 | 173.70 | 240-220-60-0000 | 26 | 173.70 | 240-220-61-0000 | 26 | 173.70 |
| 240-220-62-0000 | 26 | 173.70 | 240-220-63-0000 | 26 | 173.70 | 240-220-64-0000 | 26 | 173.70 |
| 240-220-65-0000 | 26 | 173.70 | 240-220-66-0000 | 26 | 173.70 | 240-220-67-0000 | 26 | 173.70 |
| 240-220-68-0000 | 26 | 173.70 | 240-220-69-0000 | 26 | 173.70 | 240-220-70-0000 | 26 | 173.70 |
| 240-220-71-0000 | 26 | 173.70 | 240-220-72-0000 | 26 | 173.70 | 240-220-73-0000 | 26 | 173.70 |
| 240-220-74-0000 | 26 | 173.70 | 240-220-75-0000 | 26 | 173.70 | 240-220-76-0000 | 26 | 173.70 |
| 240-220-77-0000 | 26 | 173.70 | 240-220-78-0000 | 26 | 173.70 | 240-220-79-0000 | 26 | 173.70 |
| 240-220-80-0000 | 26 | 173.70 | 240-220-81-0000 | 26 | 173.70 | 240-230-01-0000 | 26 | 173.70 |
| 240-230-02-0000 | 26 | 173.70 | 240-230-03-0000 | 26 | 173.70 | 240-230-04-0000 | 26 | 173.70 |
| 240-230-05-0000 | 26 | 173.70 | 240-230-06-0000 | 26 | 173.70 | 240-230-07-0000 | 26 | 173.70 |
| 240-230-08-0000 | 26 | 173.70 | 240-230-09-0000 | 26 | 173.70 | 240-230-10-0000 | 26 | 173.70 |
| 240-230-11-0000 | 26 | 173.70 | 240-230-12-0000 | 26 | 173.70 | 240-230-13-0000 | 26 | 173.70 |
| 240-230-14-0000 | 26 | 173.70 | 240-230-15-0000 | 26 | 173.70 | 240-230-16-0000 | 26 | 173.70 |
| 240-230-17-0000 | 26 | 173.70 | 240-230-18-0000 | 26 | 173.70 | 240-230-19-0000 | 26 | 173.70 |
| 240-230-20-0000 | 26 | 173.70 | 240-230-21-0000 | 26 | 173.70 | 240-230-22-0000 | 26 | 173.70 |
| 240-230-23-0000 | 26 | 173.70 | 240-230-24-0000 | 26 | 173.70 | 240-240-01-0000 | 26 | 173.70 |
| 240-240-02-0000 | 26 | 173.70 | 240-240-03-0000 | 26 | 173.70 | 240-240-04-0000 | 26 | 173.70 |
| 240-240-05-0000 | 26 | 173.70 | 240-240-06-0000 | 26 | 173.70 | 240-240-07-0000 | 26 | 173.70 |
| 240-240-08-0000 | 26 | 173.70 | 240-240-09-0000 | 26 | 173.70 | 240-240-10-0000 | 26 | 173.70 |
| 240-240-11-0000 | 26 | 173.70 | 240-240-12-0000 | 26 | 173.70 | 240-240-13-0000 | 26 | 173.70 |
| 240-240-14-0000 | 26 | 173.70 | 240-240-15-0000 | 26 | 173.70 | 240-240-16-0000 | 26 | 173.70 |
| 240-240-17-0000 | 26 | 173.70 | 240-240-18-0000 | 26 | 173.70 | 240-240-19-0000 | 26 | 173.70 |
| 240-240-20-0000 | 26 | 173.70 | 240-240-22-0000 | 26 | 173.70 | 240-240-23-0000 | 26 | 173.70 |
| 240-240-24-0000 | 26 | 173.70 | 240-240-25-0000 | 26 | 173.70 | 240-240-28-0000 | 26 | 173.70 |
| 240-240-29-0000 | 26 | 173.70 | 240-240-30-0000 | 26 | 173.70 | 240-240-31-0000 | 26 | 173.70 |
| 240-240-32-0000 | 26 | 173.70 | 240-240-33-0000 | 26 | 173.70 | 240-240-34-0000 | 26 | 173.70 |
| 240-240-35-0000 | 26 | 173.70 | 240-240-36-0000 | 26 | 173.70 | 240-240-37-0000 | 26 | 173.70 |
| 240-240-38-0000 | 26 | 173.70 | 240-240-39-0000 | 26 | 173.70 | 240-240-40-0000 | 26 | 173.70 |
| 240-240-41-0000 | 26 | 173.70 | 240-240-42-0000 | 26 | 173.70 | 240-240-43-0000 | 26 | 173.70 |
| 240-240-44-0000 | 26 | 173.70 | 240-240-45-0000 | 26 | 173.70 | 240-240-46-0000 | 26 | 173.70 |
| 240-240-47-0000 | 26 | 173.70 | 240-240-48-0000 | 26 | 173.70 | 240-240-50-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-240-51-0000 | 26 | 173.70 | 240-240-52-0000 | 26 | 173.70 | 240-240-53-0000 | 26 | 173.70 |
| 240-240-54-0000 | 26 | 173.70 | 240-240-55-0000 | 26 | 173.70 | 240-240-56-0000 | 26 | 173.70 |
| 240-240-57-0000 | 26 | 173.70 | 240-240-58-0000 | 26 | 173.70 | 240-240-59-0000 | 26 | 173.70 |
| 240-250-01-0000 | 14 | 134.98 | 240-250-02-0000 | 14 | 134.98 | 240-250-03-0000 | 14 | 134.98 |
| 240-250-04-0000 | 14 | 134.98 | 240-250-05-0000 | 14 | 134.98 | 240-250-06-0000 | 14 | 134.98 |
| 240-250-07-0000 | 14 | 134.98 | 240-250-08-0000 | 14 | 134.98 | 240-250-09-0000 | 14 | 134.98 |
| 240-250-10-0000 | 14 | 134.98 | 240-250-11-0000 | 14 | 134.98 | 240-250-12-0000 | 14 | 134.98 |
| 240-250-13-0000 | 14 | 134.98 | 240-250-14-0000 | 14 | 134.98 | 240-250-15-0000 | 14 | 134.98 |
| 240-250-16-0000 | 14 | 134.98 | 240-250-17-0000 | 14 | 134.98 | 240-250-18-0000 | 14 | 134.98 |
| 240-250-19-0000 | 14 | 134.98 | 240-250-20-0000 | 14 | 134.98 | 240-250-21-0000 | 14 | 134.98 |
| 240-250-22-0000 | 14 | 134.98 | 240-250-23-0000 | 14 | 134.98 | 240-250-24-0000 | 14 | 134.98 |
| 240-250-25-0000 | 14 | 134.98 | 240-250-26-0000 | 14 | 134.98 | 240-250-27-0000 | 14 | 134.98 |
| 240-250-28-0000 | 14 | 134.98 | 240-250-29-0000 | 14 | 134.98 | 240-250-30-0000 | 14 | 134.98 |
| 240-250-31-0000 | 14 | 134.98 | 240-250-32-0000 | 14 | 134.98 | 240-250-33-0000 | 14 | 134.98 |
| 240-250-34-0000 | 14 | 134.98 | 240-250-35-0000 | 14 | 134.98 | 240-250-36-0000 | 14 | 134.98 |
| 240-250-37-0000 | 14 | 134.98 | 240-250-38-0000 | 14 | 134.98 | 240-250-39-0000 | 14 | 134.98 |
| 240-250-40-0000 | 14 | 134.98 | 240-250-41-0000 | 14 | 134.98 | 240-250-42-0000 | 14 | 134.98 |
| 240-250-43-0000 | 14 | 134.98 | 240-250-47-0000 | 14 | 134.98 | 240-250-49-0000 | 14 | 134.98 |
| 240-250-50-0000 | 14 | 134.98 | 240-250-51-0000 | 14 | 134.98 | 240-250-52-0000 | 14 | 134.98 |
| 240-250-53-0000 | 14 | 134.98 | 240-250-54-0000 | 14 | 134.98 | 240-250-55-0000 | 14 | 134.98 |
| 240-250-56-0000 | 14 | 134.98 | 240-250-59-0000 | 14 | 134.98 | 240-250-60-0000 | 14 | 134.98 |
| 240-250-61-0000 | 14 | 134.98 | 240-250-62-0000 | 14 | 134.98 | 240-250-63-0000 | 14 | 134.98 |
| 240-250-64-0000 | 14 | 134.98 | 240-250-65-0000 | 14 | 134.98 | 240-250-66-0000 | 14 | 134.98 |
| 240-250-68-0000 | 14 | 134.98 | 240-250-69-0000 | 14 | 134.98 | 240-250-70-0000 | 14 | 134.98 |
| 240-250-72-0000 | 14 | 134.98 | 240-250-73-0000 | 14 | 134.98 | 240-250-74-0000 | 14 | 134.98 |
| 240-250-75-0000 | 14 | 134.98 | 240-250-76-0000 | 14 | 134.98 | 240-250-78-0000 | 14 | 134.98 |
| 240-250-79-0000 | 14 | 134.98 | 240-250-80-0000 | 14 | 134.98 | 240-250-81-0000 | 14 | 134.98 |
| 240-250-82-0000 | 14 | 134.98 | 240-250-83-0000 | 14 | 134.98 | 240-250-84-0000 | 14 | 134.98 |
| 240-250-85-0000 | 14 | 134.98 | 240-250-86-0000 | 14 | 134.98 | 240-280-01-0000 | 14 | 134.98 |
| 240-280-02-0000 | 14 | 134.98 | 240-280-03-0000 | 14 | 134.98 | 240-280-06-0000 | 14 | 134.98 |
| 240-280-07-0000 | 14 | 134.98 | 240-280-08-0000 | 14 | 134.98 | 240-280-09-0000 | 14 | 134.98 |
| 240-280-10-0000 | 14 | 134.98 | 240-280-11-0000 | 14 | 134.98 | 240-280-13-0000 | 14 | 134.98 |
| 240-280-14-0000 | 14 | 134.98 | 240-280-15-0000 | 14 | 134.98 | 240-280-16-0000 | 14 | 134.98 |
| 240-280-17-0000 | 14 | 134.98 | 240-280-18-0000 | 14 | 134.98 | 240-280-19-0000 | 14 | 134.98 |
| 240-280-20-0000 | 14 | 134.98 | 240-280-21-0000 | 14 | 134.98 | 240-280-22-0000 | 14 | 134.98 |
| 240-280-23-0000 | 14 | 134.98 | 240-280-24-0000 | 14 | 134.98 | 240-280-25-0000 | 14 | 134.98 |
| 240-280-26-0000 | 14 | 134.98 | 240-280-27-0000 | 14 | 134.98 | 240-280-28-0000 | 14 | 134.98 |
| 240-280-29-0000 | 14 | 134.98 | 240-280-30-0000 | 14 | 134.98 | 240-280-31-0000 | 14 | 134.98 |
| 240-280-32-0000 | 14 | 134.98 | 240-280-33-0000 | 14 | 134.98 | 240-280-34-0000 | 14 | 134.98 |
| 240-280-35-0000 | 14 | 134.98 | 240-280-36-0000 | 14 | 134.98 | 240-280-37-0000 | 14 | 134.98 |
| 240-280-38-0000 | 14 | 134.98 | 240-280-39-0000 | 14 | 134.98 | 240-280-40-0000 | 14 | 134.98 |
| 240-280-41-0000 | 14 | 134.98 | 240-280-42-0000 | 14 | 134.98 | 240-280-43-0000 | 14 | 134.98 |
| 240-280-44-0000 | 14 | 134.98 | 240-280-45-0000 | 14 | 134.98 | 240-280-47-0000 | 14 | 134.98 |
| 240-280-48-0000 | 14 | 134.98 | 240-280-49-0000 | 14 | 134.98 | 240-280-50-0000 | 14 | 134.98 |
| 240-280-51-0000 | 14 | 134.98 | 240-340-01-0000 | 26 | 173.70 | 240-340-02-0000 | 26 | 173.70 |
| 240-340-03-0000 | 26 | 173.70 | 240-340-04-0000 | 26 | 173.70 | 240-340-05-0000 | 26 | 173.70 |
| 240-340-06-0000 | 26 | 173.70 | 240-340-07-0000 | 26 | 173.70 | 240-340-08-0000 | 26 | 173.70 |
| 240-340-09-0000 | 26 | 173.70 | 240-340-10-0000 | 26 | 173.70 | 240-340-11-0000 | 26 | 173.70 |
| 240-340-12-0000 | 26 | 173.70 | 240-340-13-0000 | 26 | 173.70 | 240-340-14-0000 | 26 | 173.70 |
| 240-340-15-0000 | 26 | 173.70 | 240-340-17-0000 | 26 | 173.70 | 240-340-18-0000 | 26 | 173.70 |
| 240-340-19-0000 | 26 | 173.70 | 240-340-20-0000 | 26 | 173.70 | 240-340-21-0000 | 26 | 173.70 |
| 240-340-22-0000 | 26 | 173.70 | 240-340-23-0000 | 26 | 173.70 | 240-340-24-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-340-25-0000 | 26 | 173.70 | 240-340-26-0000 | 26 | 173.70 | 240-350-01-0000 | 26 | 173.70 |
| 240-350-02-0000 | 26 | 173.70 | 240-350-03-0000 | 26 | 173.70 | 240-350-04-0000 | 26 | 173.70 |
| 240-350-05-0000 | 26 | 173.70 | 240-350-06-0000 | 26 | 173.70 | 240-350-07-0000 | 26 | 173.70 |
| 240-350-08-0000 | 26 | 173.70 | 240-350-09-0000 | 26 | 173.70 | 240-350-10-0000 | 26 | 173.70 |
| 240-350-11-0000 | 26 | 173.70 | 240-350-12-0000 | 26 | 173.70 | 240-350-13-0000 | 26 | 173.70 |
| 240-350-14-0000 | 26 | 173.70 | 240-350-15-0000 | 26 | 173.70 | 240-350-16-0000 | 26 | 173.70 |
| 240-350-17-0000 | 26 | 173.70 | 240-350-18-0000 | 26 | 173.70 | 240-350-19-0000 | 26 | 173.70 |
| 240-350-20-0000 | 26 | 173.70 | 240-350-21-0000 | 26 | 173.70 | 240-350-22-0000 | 26 | 173.70 |
| 240-350-23-0000 | 26 | 173.70 | 240-350-24-0000 | 26 | 173.70 | 240-350-25-0000 | 26 | 173.70 |
| 240-350-26-0000 | 26 | 173.70 | 240-350-27-0000 | 26 | 173.70 | 240-350-28-0000 | 26 | 173.70 |
| 240-350-29-0000 | 26 | 173.70 | 240-350-30-0000 | 26 | 173.70 | 240-350-31-0000 | 26 | 173.70 |
| 240-350-32-0000 | 26 | 173.70 | 240-350-33-0000 | 26 | 173.70 | 240-350-34-0000 | 26 | 173.70 |
| 240-350-35-0000 | 26 | 173.70 | 240-350-36-0000 | 26 | 173.70 | 240-350-37-0000 | 26 | 173.70 |
| 240-350-38-0000 | 26 | 173.70 | 240-350-39-0000 | 26 | 173.70 | 240-350-40-0000 | 26 | 173.70 |
| 240-350-41-0000 | 26 | 173.70 | 240-350-42-0000 | 26 | 173.70 | 240-350-43-0000 | 26 | 173.70 |
| 240-350-44-0000 | 26 | 173.70 | 240-350-45-0000 | 26 | 173.70 | 240-350-46-0000 | 26 | 173.70 |
| 240-350-47-0000 | 26 | 173.70 | 240-350-48-0000 | 26 | 173.70 | 240-350-49-0000 | 26 | 173.70 |
| 240-350-50-0000 | 26 | 173.70 | 240-350-51-0000 | 26 | 173.70 | 240-350-52-0000 | 26 | 173.70 |
| 240-350-53-0000 | 26 | 173.70 | 240-350-54-0000 | 26 | 173.70 | 240-350-55-0000 | 26 | 173.70 |
| 240-360-01-0000 | 26 | 173.70 | 240-360-02-0000 | 26 | 173.70 | 240-360-03-0000 | 26 | 173.70 |
| 240-360-04-0000 | 26 | 173.70 | 240-360-05-0000 | 26 | 173.70 | 240-360-06-0000 | 26 | 173.70 |
| 240-360-07-0000 | 26 | 173.70 | 240-360-08-0000 | 26 | 173.70 | 240-360-09-0000 | 26 | 173.70 |
| 240-360-10-0000 | 26 | 173.70 | 240-360-11-0000 | 26 | 173.70 | 240-360-12-0000 | 26 | 173.70 |
| 240-360-13-0000 | 26 | 173.70 | 240-360-14-0000 | 26 | 173.70 | 240-360-15-0000 | 26 | 173.70 |
| 240-360-16-0000 | 26 | 173.70 | 240-360-17-0000 | 26 | 173.70 | 240-360-18-0000 | 26 | 173.70 |
| 240-360-19-0000 | 26 | 173.70 | 240-360-20-0000 | 26 | 173.70 | 240-360-21-0000 | 26 | 173.70 |
| 240-360-22-0000 | 26 | 173.70 | 240-360-23-0000 | 26 | 173.70 | 240-360-24-0000 | 26 | 173.70 |
| 240-360-25-0000 | 26 | 173.70 | 240-360-26-0000 | 26 | 173.70 | 240-360-27-0000 | 26 | 173.70 |
| 240-360-28-0000 | 26 | 173.70 | 240-360-29-0000 | 26 | 173.70 | 240-360-30-0000 | 26 | 173.70 |
| 240-360-31-0000 | 26 | 173.70 | 240-360-32-0000 | 26 | 173.70 | 240-360-33-0000 | 26 | 173.70 |
| 240-360-34-0000 | 26 | 173.70 | 240-360-35-0000 | 26 | 173.70 | 240-360-36-0000 | 26 | 173.70 |
| 240-360-37-0000 | 26 | 173.70 | 240-360-38-0000 | 26 | 173.70 | 240-360-39-0000 | 26 | 173.70 |
| 240-360-40-0000 | 26 | 173.70 | 240-360-41-0000 | 26 | 173.70 | 240-360-42-0000 | 26 | 173.70 |
| 240-360-43-0000 | 26 | 173.70 | 240-370-01-0000 | 26 | 173.70 | 240-370-02-0000 | 26 | 173.70 |
| 240-370-03-0000 | 26 | 173.70 | 240-370-04-0000 | 26 | 173.70 | 240-370-05-0000 | 26 | 173.70 |
| 240-370-06-0000 | 26 | 173.70 | 240-370-07-0000 | 26 | 173.70 | 240-370-08-0000 | 26 | 173.70 |
| 240-370-09-0000 | 26 | 173.70 | 240-370-10-0000 | 26 | 173.70 | 240-370-11-0000 | 26 | 173.70 |
| 240-370-12-0000 | 26 | 173.70 | 240-370-13-0000 | 26 | 173.70 | 240-370-14-0000 | 26 | 173.70 |
| 240-370-15-0000 | 26 | 173.70 | 240-370-16-0000 | 26 | 173.70 | 240-370-17-0000 | 26 | 173.70 |
| 240-370-18-0000 | 26 | 173.70 | 240-370-19-0000 | 26 | 173.70 | 240-370-20-0000 | 26 | 173.70 |
| 240-370-21-0000 | 26 | 173.70 | 240-370-22-0000 | 26 | 173.70 | 240-370-23-0000 | 26 | 173.70 |
| 240-380-01-0000 | 26 | 173.70 | 240-380-02-0000 | 26 | 173.70 | 240-380-03-0000 | 26 | 173.70 |
| 240-380-04-0000 | 26 | 173.70 | 240-380-05-0000 | 26 | 173.70 | 240-380-06-0000 | 26 | 173.70 |
| 240-380-07-0000 | 26 | 173.70 | 240-380-08-0000 | 26 | 173.70 | 240-380-09-0000 | 26 | 173.70 |
| 240-380-10-0000 | 26 | 173.70 | 240-380-11-0000 | 26 | 173.70 | 240-380-12-0000 | 26 | 173.70 |
| 240-380-13-0000 | 26 | 173.70 | 240-380-14-0000 | 26 | 173.70 | 240-380-15-0000 | 26 | 173.70 |
| 240-380-16-0000 | 26 | 173.70 | 240-380-17-0000 | 26 | 173.70 | 240-380-18-0000 | 26 | 173.70 |
| 240-380-19-0000 | 26 | 173.70 | 240-380-20-0000 | 26 | 173.70 | 240-380-21-0000 | 26 | 173.70 |
| 240-380-22-0000 | 26 | 173.70 | 240-380-23-0000 | 26 | 173.70 | 240-380-24-0000 | 26 | 173.70 |
| 240-380-25-0000 | 26 | 173.70 | 240-380-26-0000 | 26 | 173.70 | 240-380-27-0000 | 26 | 173.70 |
| 240-380-28-0000 | 26 | 173.70 | 240-380-29-0000 | 26 | 173.70 | 240-380-30-0000 | 26 | 173.70 |
| 240-380-31-0000 | 26 | 173.70 | 240-380-32-0000 | 26 | 173.70 | 240-380-33-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-380-34-0000 | 26 | 173.70 | 240-380-35-0000 | 26 | 173.70 | 240-380-36-0000 | 26 | 173.70 |
| 240-380-37-0000 | 26 | 173.70 | 240-380-38-0000 | 26 | 173.70 | 240-380-39-0000 | 26 | 173.70 |
| 240-380-40-0000 | 26 | 173.70 | 240-380-41-0000 | 26 | 173.70 | 240-380-42-0000 | 26 | 173.70 |
| 240-380-43-0000 | 26 | 173.70 | 240-380-44-0000 | 26 | 173.70 | 240-380-45-0000 | 26 | 173.70 |
| 240-380-46-0000 | 26 | 173.70 | 240-380-47-0000 | 26 | 173.70 | 240-380-48-0000 | 26 | 173.70 |
| 240-380-49-0000 | 26 | 173.70 | 240-380-50-0000 | 26 | 173.70 | 240-380-51-0000 | 26 | 173.70 |
| 240-380-52-0000 | 26 | 173.70 | 240-380-53-0000 | 26 | 173.70 | 240-380-54-0000 | 26 | 173.70 |
| 240-380-55-0000 | 26 | 173.70 | 240-380-56-0000 | 26 | 173.70 | 240-380-57-0000 | 26 | 173.70 |
| 240-380-58-0000 | 26 | 173.70 | 240-380-59-0000 | 26 | 173.70 | 240-380-60-0000 | 26 | 173.70 |
| 240-380-61-0000 | 26 | 173.70 | 240-380-62-0000 | 26 | 173.70 | 240-380-63-0000 | 26 | 173.70 |
| 240-390-01-0000 | 26 | 173.70 | 240-390-02-0000 | 26 | 173.70 | 240-390-03-0000 | 26 | 173.70 |
| 240-390-04-0000 | 26 | 173.70 | 240-390-05-0000 | 26 | 173.70 | 240-390-06-0000 | 26 | 173.70 |
| 240-390-07-0000 | 26 | 173.70 | 240-390-08-0000 | 26 | 173.70 | 240-390-09-0000 | 26 | 173.70 |
| 240-390-10-0000 | 26 | 173.70 | 240-390-11-0000 | 26 | 173.70 | 240-390-12-0000 | 26 | 173.70 |
| 240-390-13-0000 | 26 | 173.70 | 240-390-14-0000 | 26 | 173.70 | 240-390-15-0000 | 26 | 173.70 |
| 240-390-16-0000 | 26 | 173.70 | 240-390-18-0000 | 26 | 173.70 | 240-390-19-0000 | 26 | 173.70 |
| 240-390-20-0000 | 26 | 173.70 | 240-390-21-0000 | 26 | 173.70 | 240-390-22-0000 | 26 | 173.70 |
| 240-390-23-0000 | 26 | 173.70 | 240-390-24-0000 | 26 | 173.70 | 240-390-25-0000 | 26 | 173.70 |
| 240-390-26-0000 | 26 | 173.70 | 240-390-27-0000 | 26 | 173.70 | 240-390-28-0000 | 26 | 173.70 |
| 240-390-29-0000 | 26 | 173.70 | 240-390-30-0000 | 26 | 173.70 | 240-390-31-0000 | 26 | 173.70 |
| 240-390-32-0000 | 26 | 173.70 | 240-400-01-0000 | 28 | 134.98 | 240-400-02-0000 | 28 | 134.98 |
| 240-400-03-0000 | 28 | 134.98 | 240-400-04-0000 | 28 | 134.98 | 240-400-05-0000 | 28 | 134.98 |
| 240-400-06-0000 | 28 | 134.98 | 240-400-07-0000 | 28 | 134.98 | 240-400-08-0000 | 28 | 134.98 |
| 240-400-09-0000 | 28 | 134.98 | 240-400-10-0000 | 28 | 134.98 | 240-400-11-0000 | 28 | 134.98 |
| 240-400-12-0000 | 28 | 134.98 | 240-400-13-0000 | 28 | 134.98 | 240-400-14-0000 | 28 | 134.98 |
| 240-400-15-0000 | 28 | 134.98 | 240-400-16-0000 | 28 | 134.98 | 240-400-17-0000 | 28 | 134.98 |
| 240-400-18-0000 | 28 | 134.98 | 240-400-19-0000 | 28 | 134.98 | 240-400-20-0000 | 28 | 134.98 |
| 240-400-21-0000 | 28 | 134.98 | 240-400-22-0000 | 28 | 134.98 | 240-400-23-0000 | 28 | 134.98 |
| 240-400-24-0000 | 28 | 134.98 | 240-400-25-0000 | 28 | 134.98 | 240-400-26-0000 | 28 | 134.98 |
| 240-400-27-0000 | 28 | 134.98 | 240-400-29-0000 | 28 | 134.98 | 240-400-30-0000 | 28 | 134.98 |
| 240-400-31-0000 | 28 | 134.98 | 240-400-32-0000 | 28 | 134.98 | 240-410-01-0000 | 28 | 134.98 |
| 240-410-02-0000 | 28 | 134.98 | 240-410-03-0000 | 28 | 134.98 | 240-410-04-0000 | 28 | 134.98 |
| 240-410-05-0000 | 28 | 134.98 | 240-410-06-0000 | 28 | 134.98 | 240-410-07-0000 | 28 | 134.98 |
| 240-410-08-0000 | 28 | 134.98 | 240-410-09-0000 | 28 | 134.98 | 240-410-10-0000 | 28 | 134.98 |
| 240-410-11-0000 | 28 | 134.98 | 240-410-12-0000 | 28 | 134.98 | 240-410-13-0000 | 28 | 134.98 |
| 240-410-14-0000 | 28 | 134.98 | 240-410-17-0000 | 28 | 134.98 | 240-410-18-0000 | 28 | 134.98 |
| 240-410-19-0000 | 28 | 134.98 | 240-410-20-0000 | 28 | 134.98 | 240-410-21-0000 | 28 | 134.98 |
| 240-410-22-0000 | 28 | 134.98 | 240-410-23-0000 | 28 | 134.98 | 240-410-24-0000 | 28 | 134.98 |
| 240-410-25-0000 | 28 | 134.98 | 240-410-26-0000 | 28 | 134.98 | 240-410-27-0000 | 28 | 134.98 |
| 240-410-28-0000 | 28 | 134.98 | 240-410-29-0000 | 28 | 134.98 | 240-410-30-0000 | 28 | 134.98 |
| 240-410-31-0000 | 28 | 134.98 | 240-410-32-0000 | 28 | 134.98 | 240-410-33-0000 | 28 | 134.98 |
| 240-410-34-0000 | 28 | 134.98 | 240-410-35-0000 | 28 | 134.98 | 240-410-36-0000 | 28 | 134.98 |
| 240-410-37-0000 | 28 | 134.98 | 240-410-38-0000 | 28 | 134.98 | 240-410-39-0000 | 28 | 134.98 |
| 240-410-40-0000 | 28 | 134.98 | 240-410-41-0000 | 28 | 134.98 | 240-410-42-0000 | 28 | 134.98 |
| 240-410-43-0000 | 28 | 134.98 | 240-410-44-0000 | 28 | 134.98 | 240-410-45-0000 | 28 | 134.98 |
| 240-410-46-0000 | 28 | 134.98 | 240-410-47-0000 | 28 | 134.98 | 240-410-48-0000 | 28 | 134.98 |
| 240-410-49-0000 | 28 | 134.98 | 240-410-50-0000 | 28 | 134.98 | 240-410-51-0000 | 28 | 134.98 |
| 240-410-52-0000 | 28 | 134.98 | 240-420-01-0000 | 28 | 134.98 | 240-420-02-0000 | 28 | 134.98 |
| 240-420-03-0000 | 28 | 134.98 | 240-420-04-0000 | 28 | 134.98 | 240-420-05-0000 | 28 | 134.98 |
| 240-420-06-0000 | 28 | 134.98 | 240-420-07-0000 | 28 | 134.98 | 240-420-08-0000 | 28 | 134.98 |
| 240-420-09-0000 | 28 | 134.98 | 240-420-10-0000 | 28 | 134.98 | 240-420-11-0000 | 28 | 134.98 |
| 240-420-12-0000 | 28 | 134.98 | 240-420-13-0000 | 28 | 134.98 | 240-420-14-0000 | 28 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-420-15-0000 | 28 | 134.98 | 240-420-16-0000 | 28 | 134.98 | 240-420-17-0000 | 28 | 134.98 |
| 240-420-18-0000 | 28 | 134.98 | 240-420-19-0000 | 28 | 134.98 | 240-420-20-0000 | 28 | 134.98 |
| 240-420-21-0000 | 28 | 134.98 | 240-420-22-0000 | 28 | 134.98 | 240-420-23-0000 | 28 | 134.98 |
| 240-420-24-0000 | 28 | 134.98 | 240-420-25-0000 | 28 | 134.98 | 240-420-26-0000 | 28 | 134.98 |
| 240-420-27-0000 | 28 | 134.98 | 240-420-28-0000 | 28 | 134.98 | 240-420-31-0000 | 28 | 134.98 |
| 240-420-32-0000 | 28 | 134.98 | 240-420-33-0000 | 28 | 134.98 | 240-420-34-0000 | 28 | 134.98 |
| 240-420-35-0000 | 28 | 134.98 | 240-420-36-0000 | 28 | 134.98 | 240-420-37-0000 | 28 | 134.98 |
| 240-420-38-0000 | 28 | 134.98 | 240-420-39-0000 | 28 | 134.98 | 240-420-40-0000 | 28 | 134.98 |
| 240-420-41-0000 | 28 | 134.98 | 240-420-42-0000 | 28 | 134.98 | 240-420-43-0000 | 28 | 134.98 |
| 240-420-44-0000 | 28 | 134.98 | 240-420-45-0000 | 28 | 134.98 | 240-420-46-0000 | 28 | 134.98 |
| 240-420-47-0000 | 28 | 134.98 | 240-420-48-0000 | 28 | 134.98 | 240-430-01-0000 | 28 | 134.98 |
| 240-430-02-0000 | 28 | 134.98 | 240-430-03-0000 | 28 | 134.98 | 240-430-04-0000 | 28 | 134.98 |
| 240-430-05-0000 | 28 | 134.98 | 240-430-06-0000 | 28 | 134.98 | 240-430-07-0000 | 28 | 134.98 |
| 240-430-08-0000 | 28 | 134.98 | 240-430-09-0000 | 28 | 134.98 | 240-430-10-0000 | 28 | 134.98 |
| 240-430-14-0000 | 28 | 134.98 | 240-430-15-0000 | 28 | 134.98 | 240-430-16-0000 | 28 | 134.98 |
| 240-430-17-0000 | 28 | 134.98 | 240-430-18-0000 | 28 | 134.98 | 240-430-19-0000 | 28 | 134.98 |
| 240-430-20-0000 | 28 | 134.98 | 240-430-21-0000 | 28 | 134.98 | 240-430-22-0000 | 28 | 134.98 |
| 240-430-23-0000 | 28 | 134.98 | 240-430-24-0000 | 28 | 134.98 | 240-430-25-0000 | 28 | 134.98 |
| 240-430-26-0000 | 28 | 134.98 | 240-430-27-0000 | 28 | 134.98 | 240-430-28-0000 | 28 | 134.98 |
| 240-430-29-0000 | 28 | 134.98 | 240-430-30-0000 | 28 | 134.98 | 240-430-31-0000 | 28 | 134.98 |
| 240-430-32-0000 | 28 | 134.98 | 240-430-33-0000 | 28 | 134.98 | 240-430-34-0000 | 28 | 134.98 |
| 240-430-35-0000 | 28 | 134.98 | 240-430-36-0000 | 28 | 134.98 | 240-430-37-0000 | 28 | 134.98 |
| 240-430-38-0000 | 28 | 134.98 | 240-430-39-0000 | 28 | 134.98 | 240-430-40-0000 | 28 | 134.98 |
| 240-430-41-0000 | 28 | 134.98 | 240-430-42-0000 | 28 | 134.98 | 240-430-43-0000 | 28 | 134.98 |
| 240-430-44-0000 | 28 | 134.98 | 240-430-45-0000 | 28 | 134.98 | 240-430-46-0000 | 28 | 134.98 |
| 240-430-47-0000 | 28 | 134.98 | 240-430-48-0000 | 28 | 134.98 | 240-430-49-0000 | 28 | 134.98 |
| 240-430-50-0000 | 28 | 134.98 | 240-430-51-0000 | 28 | 134.98 | 240-430-52-0000 | 28 | 134.98 |
| 240-430-53-0000 | 28 | 134.98 | 240-430-54-0000 | 28 | 134.98 | 240-430-55-0000 | 28 | 134.98 |
| 240-430-56-0000 | 28 | 134.98 | 240-430-57-0000 | 28 | 134.98 | 240-430-58-0000 | 28 | 134.98 |
| 240-430-59-0000 | 28 | 134.98 | 240-430-60-0000 | 28 | 134.98 | 240-430-61-0000 | 28 | 134.98 |
| 240-430-62-0000 | 28 | 134.98 | 240-430-63-0000 | 28 | 134.98 | 240-430-64-0000 | 28 | 134.98 |
| 240-430-65-0000 | 28 | 134.98 | 240-430-66-0000 | 28 | 134.98 | 240-430-67-0000 | 28 | 134.98 |
| 240-430-68-0000 | 28 | 134.98 | 240-430-69-0000 | 28 | 134.98 | 240-430-70-0000 | 28 | 134.98 |
| 240-430-71-0000 | 28 | 134.98 | 240-430-72-0000 | 28 | 134.98 | 240-430-73-0000 | 28 | 134.98 |
| 240-430-74-0000 | 28 | 134.98 | 240-430-75-0000 | 28 | 134.98 | 240-430-76-0000 | 28 | 134.98 |
| 240-430-77-0000 | 28 | 134.98 | 240-430-78-0000 | 28 | 134.98 | 240-430-79-0000 | 28 | 134.98 |
| 240-430-80-0000 | 28 | 134.98 | 240-430-81-0000 | 28 | 134.98 | 240-430-82-0000 | 28 | 134.98 |
| 240-430-83-0000 | 28 | 134.98 | 240-430-84-0000 | 28 | 134.98 | 240-430-85-0000 | 28 | 134.98 |
| 240-430-86-0000 | 28 | 134.98 | 240-430-87-0000 | 28 | 134.98 | 240-440-01-0000 | 28 | 134.98 |
| 240-440-02-0000 | 28 | 134.98 | 240-440-03-0000 | 28 | 134.98 | 240-440-04-0000 | 28 | 134.98 |
| 240-440-05-0000 | 28 | 134.98 | 240-440-06-0000 | 28 | 134.98 | 240-440-07-0000 | 28 | 134.98 |
| 240-440-08-0000 | 28 | 134.98 | 240-440-09-0000 | 28 | 134.98 | 240-440-10-0000 | 28 | 134.98 |
| 240-440-11-0000 | 28 | 134.98 | 240-440-12-0000 | 28 | 134.98 | 240-440-13-0000 | 28 | 134.98 |
| 240-440-14-0000 | 28 | 134.98 | 240-440-15-0000 | 28 | 134.98 | 240-440-16-0000 | 28 | 134.98 |
| 240-440-17-0000 | 28 | 134.98 | 240-440-18-0000 | 28 | 134.98 | 240-440-19-0000 | 28 | 134.98 |
| 240-440-20-0000 | 28 | 134.98 | 240-440-21-0000 | 28 | 134.98 | 240-440-22-0000 | 28 | 134.98 |
| 240-440-23-0000 | 28 | 134.98 | 240-440-24-0000 | 28 | 134.98 | 240-440-25-0000 | 28 | 134.98 |
| 240-440-26-0000 | 28 | 134.98 | 240-440-27-0000 | 28 | 134.98 | 240-440-28-0000 | 28 | 134.98 |
| 240-440-29-0000 | 28 | 134.98 | 240-440-30-0000 | 28 | 134.98 | 240-440-31-0000 | 28 | 134.98 |
| 240-440-32-0000 | 28 | 134.98 | 240-440-33-0000 | 28 | 134.98 | 240-440-38-0000 | 28 | 134.98 |
| 240-440-39-0000 | 28 | 134.98 | 240-440-40-0000 | 28 | 134.98 | 240-440-41-0000 | 28 | 134.98 |
| 240-440-42-0000 | 28 | 134.98 | 240-440-43-0000 | 28 | 134.98 | 240-440-44-0000 | 28 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-440-45-0000 | 28 | 134.98 | 240-440-46-0000 | 28 | 134.98 | 240-440-47-0000 | 28 | 134.98 |
| 240-440-48-0000 | 28 | 134.98 | 240-440-49-0000 | 28 | 134.98 | 240-440-50-0000 | 28 | 134.98 |
| 240-440-51-0000 | 28 | 134.98 | 240-440-52-0000 | 28 | 134.98 | 240-440-53-0000 | 28 | 134.98 |
| 240-440-54-0000 | 28 | 134.98 | 240-440-55-0000 | 28 | 134.98 | 240-440-56-0000 | 28 | 134.98 |
| 240-440-57-0000 | 28 | 134.98 | 240-440-58-0000 | 28 | 134.98 | 240-440-59-0000 | 28 | 134.98 |
| 240-440-60-0000 | 28 | 134.98 | 240-440-61-0000 | 28 | 134.98 | 240-440-62-0000 | 28 | 134.98 |
| 240-440-63-0000 | 28 | 134.98 | 240-440-64-0000 | 28 | 134.98 | 240-450-01-0000 | 28 | 134.98 |
| 240-450-02-0000 | 28 | 134.98 | 240-450-03-0000 | 28 | 134.98 | 240-450-04-0000 | 28 | 134.98 |
| 240-450-05-0000 | 28 | 134.98 | 240-450-06-0000 | 28 | 134.98 | 240-450-07-0000 | 28 | 134.98 |
| 240-450-08-0000 | 28 | 134.98 | 240-450-09-0000 | 28 | 134.98 | 240-450-10-0000 | 28 | 134.98 |
| 240-450-11-0000 | 28 | 134.98 | 240-450-12-0000 | 28 | 134.98 | 240-450-13-0000 | 28 | 134.98 |
| 240-450-14-0000 | 28 | 134.98 | 240-450-15-0000 | 28 | 134.98 | 240-450-16-0000 | 28 | 134.98 |
| 240-450-17-0000 | 28 | 134.98 | 240-450-18-0000 | 28 | 134.98 | 240-450-19-0000 | 28 | 134.98 |
| 240-450-20-0000 | 28 | 134.98 | 240-450-21-0000 | 28 | 134.98 | 240-450-22-0000 | 28 | 134.98 |
| 240-450-23-0000 | 28 | 134.98 | 240-450-24-0000 | 28 | 134.98 | 240-450-25-0000 | 28 | 134.98 |
| 240-450-26-0000 | 28 | 134.98 | 240-450-27-0000 | 28 | 134.98 | 240-450-28-0000 | 28 | 134.98 |
| 240-450-29-0000 | 28 | 134.98 | 240-450-30-0000 | 28 | 134.98 | 240-450-31-0000 | 28 | 134.98 |
| 240-450-32-0000 | 28 | 134.98 | 240-450-33-0000 | 28 | 134.98 | 240-450-34-0000 | 28 | 134.98 |
| 240-450-38-0000 | 28 | 134.98 | 240-450-39-0000 | 28 | 134.98 | 240-450-40-0000 | 28 | 134.98 |
| 240-450-41-0000 | 28 | 134.98 | 240-450-42-0000 | 28 | 134.98 | 240-450-43-0000 | 28 | 134.98 |
| 240-450-44-0000 | 28 | 134.98 | 240-450-45-0000 | 28 | 134.98 | 240-450-46-0000 | 28 | 134.98 |
| 240-450-47-0000 | 28 | 134.98 | 240-450-48-0000 | 28 | 134.98 | 240-450-49-0000 | 28 | 134.98 |
| 240-450-50-0000 | 28 | 134.98 | 240-450-51-0000 | 28 | 134.98 | 240-450-52-0000 | 28 | 134.98 |
| 240-450-53-0000 | 28 | 134.98 | 240-450-54-0000 | 28 | 134.98 | 240-450-55-0000 | 28 | 134.98 |
| 240-450-56-0000 | 28 | 134.98 | 240-450-57-0000 | 28 | 134.98 | 240-450-58-0000 | 28 | 134.98 |
| 240-450-59-0000 | 28 | 134.98 | 240-450-60-0000 | 28 | 134.98 | 240-450-61-0000 | 28 | 134.98 |
| 240-450-62-0000 | 28 | 134.98 | 240-450-63-0000 | 28 | 134.98 | 240-450-64-0000 | 28 | 134.98 |
| 240-450-65-0000 | 28 | 134.98 | 240-450-66-0000 | 28 | 134.98 | 240-450-67-0000 | 28 | 134.98 |
| 240-450-68-0000 | 28 | 134.98 | 240-450-69-0000 | 28 | 134.98 | 240-450-70-0000 | 28 | 134.98 |
| 240-450-71-0000 | 28 | 134.98 | 240-450-72-0000 | 28 | 134.98 | 240-450-73-0000 | 28 | 134.98 |
| 240-450-74-0000 | 28 | 134.98 | 240-450-75-0000 | 28 | 134.98 | 240-450-76-0000 | 28 | 134.98 |
| 240-450-77-0000 | 28 | 134.98 | 240-450-78-0000 | 28 | 134.98 | 240-450-79-0000 | 28 | 134.98 |
| 240-450-80-0000 | 28 | 134.98 | 240-460-01-0000 | 28 | 134.98 | 240-460-02-0000 | 28 | 134.98 |
| 240-460-03-0000 | 28 | 134.98 | 240-460-04-0000 | 28 | 134.98 | 240-460-05-0000 | 28 | 134.98 |
| 240-460-06-0000 | 28 | 134.98 | 240-460-07-0000 | 28 | 134.98 | 240-460-08-0000 | 28 | 134.98 |
| 240-460-09-0000 | 28 | 134.98 | 240-460-10-0000 | 28 | 134.98 | 240-460-11-0000 | 28 | 134.98 |
| 240-460-12-0000 | 28 | 134.98 | 240-460-13-0000 | 28 | 134.98 | 240-460-14-0000 | 28 | 134.98 |
| 240-460-15-0000 | 28 | 134.98 | 240-460-16-0000 | 28 | 134.98 | 240-460-17-0000 | 28 | 134.98 |
| 240-460-18-0000 | 28 | 134.98 | 240-460-19-0000 | 28 | 134.98 | 240-460-20-0000 | 28 | 134.98 |
| 240-460-21-0000 | 28 | 134.98 | 240-460-24-0000 | 28 | 134.98 | 240-460-25-0000 | 28 | 134.98 |
| 240-460-26-0000 | 28 | 134.98 | 240-460-27-0000 | 28 | 134.98 | 240-460-28-0000 | 28 | 134.98 |
| 240-460-29-0000 | 28 | 134.98 | 240-460-30-0000 | 28 | 134.98 | 240-460-31-0000 | 28 | 134.98 |
| 240-460-32-0000 | 28 | 134.98 | 240-460-33-0000 | 28 | 134.98 | 240-460-34-0000 | 28 | 134.98 |
| 240-460-35-0000 | 28 | 134.98 | 240-460-36-0000 | 28 | 134.98 | 240-460-37-0000 | 28 | 134.98 |
| 240-460-38-0000 | 28 | 134.98 | 240-460-39-0000 | 28 | 134.98 | 240-460-40-0000 | 28 | 134.98 |
| 240-460-41-0000 | 28 | 134.98 | 240-460-42-0000 | 28 | 134.98 | 240-460-43-0000 | 28 | 134.98 |
| 240-460-44-0000 | 28 | 134.98 | 240-460-45-0000 | 28 | 134.98 | 240-460-46-0000 | 28 | 134.98 |
| 240-460-47-0000 | 28 | 134.98 | 240-460-48-0000 | 28 | 134.98 | 240-460-49-0000 | 28 | 134.98 |
| 240-460-50-0000 | 28 | 134.98 | 240-460-51-0000 | 28 | 134.98 | 240-460-52-0000 | 28 | 134.98 |
| 240-460-53-0000 | 28 | 134.98 | 240-460-54-0000 | 28 | 134.98 | 240-460-55-0000 | 28 | 134.98 |
| 240-460-56-0000 | 28 | 134.98 | 240-460-57-0000 | 28 | 134.98 | 240-460-58-0000 | 28 | 134.98 |
| 240-460-59-0000 | 28 | 134.98 | 240-460-60-0000 | 28 | 134.98 | 240-460-61-0000 | 28 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-460-62-0000 | 28 | 134.98 | 240-460-63-0000 | 28 | 134.98 | 240-460-64-0000 | 28 | 134.98 |
| 240-460-65-0000 | 28 | 134.98 | 240-460-66-0000 | 28 | 134.98 | 240-470-01-0000 | 28 | 134.98 |
| 240-470-02-0000 | 28 | 134.98 | 240-470-03-0000 | 28 | 134.98 | 240-470-04-0000 | 28 | 134.98 |
| 240-470-05-0000 | 28 | 134.98 | 240-470-06-0000 | 28 | 134.98 | 240-470-07-0000 | 28 | 134.98 |
| 240-470-08-0000 | 28 | 134.98 | 240-470-09-0000 | 28 | 134.98 | 240-470-10-0000 | 28 | 134.98 |
| 240-470-11-0000 | 28 | 134.98 | 240-470-12-0000 | 28 | 134.98 | 240-470-13-0000 | 28 | 134.98 |
| 240-470-14-0000 | 28 | 134.98 | 240-470-15-0000 | 28 | 134.98 | 240-470-16-0000 | 28 | 134.98 |
| 240-470-17-0000 | 28 | 134.98 | 240-470-18-0000 | 28 | 134.98 | 240-470-19-0000 | 28 | 134.98 |
| 240-470-20-0000 | 28 | 134.98 | 240-470-21-0000 | 28 | 134.98 | 240-470-22-0000 | 28 | 134.98 |
| 240-470-23-0000 | 28 | 134.98 | 240-470-24-0000 | 28 | 134.98 | 240-470-25-0000 | 28 | 134.98 |
| 240-470-26-0000 | 28 | 134.98 | 240-470-27-0000 | 28 | 134.98 | 240-470-28-0000 | 28 | 134.98 |
| 240-470-29-0000 | 28 | 134.98 | 240-470-30-0000 | 28 | 134.98 | 240-470-31-0000 | 28 | 134.98 |
| 240-470-32-0000 | 28 | 134.98 | 240-470-33-0000 | 28 | 134.98 | 240-470-34-0000 | 28 | 134.98 |
| 240-470-35-0000 | 28 | 134.98 | 240-470-36-0000 | 28 | 134.98 | 240-470-37-0000 | 28 | 134.98 |
| 240-470-38-0000 | 28 | 134.98 | 240-470-39-0000 | 28 | 134.98 | 240-480-01-0000 | 26 | 173.70 |
| 240-480-02-0000 | 26 | 173.70 | 240-480-03-0000 | 26 | 173.70 | 240-480-04-0000 | 26 | 173.70 |
| 240-480-05-0000 | 26 | 173.70 | 240-480-06-0000 | 26 | 173.70 | 240-480-07-0000 | 26 | 173.70 |
| 240-480-08-0000 | 26 | 173.70 | 240-480-09-0000 | 26 | 173.70 | 240-480-10-0000 | 26 | 173.70 |
| 240-480-11-0000 | 26 | 173.70 | 240-480-12-0000 | 26 | 173.70 | 240-480-13-0000 | 26 | 173.70 |
| 240-480-14-0000 | 26 | 173.70 | 240-480-15-0000 | 26 | 173.70 | 240-480-16-0000 | 26 | 173.70 |
| 240-480-17-0000 | 26 | 173.70 | 240-480-18-0000 | 26 | 173.70 | 240-480-19-0000 | 26 | 173.70 |
| 240-480-20-0000 | 26 | 173.70 | 240-480-21-0000 | 26 | 173.70 | 240-480-22-0000 | 26 | 173.70 |
| 240-480-23-0000 | 26 | 173.70 | 240-480-25-0000 | 26 | 173.70 | 240-480-26-0000 | 26 | 173.70 |
| 240-480-27-0000 | 26 | 173.70 | 240-480-28-0000 | 26 | 173.70 | 240-480-29-0000 | 26 | 173.70 |
| 240-480-30-0000 | 26 | 173.70 | 240-480-31-0000 | 26 | 173.70 | 240-480-32-0000 | 26 | 173.70 |
| 240-480-33-0000 | 26 | 173.70 | 240-480-34-0000 | 26 | 173.70 | 240-480-35-0000 | 26 | 173.70 |
| 240-490-01-0000 | 14 | 134.98 | 240-490-02-0000 | 14 | 134.98 | 240-490-03-0000 | 14 | 134.98 |
| 240-490-04-0000 | 14 | 134.98 | 240-490-05-0000 | 14 | 134.98 | 240-490-06-0000 | 14 | 134.98 |
| 240-490-07-0000 | 14 | 134.98 | 240-490-08-0000 | 14 | 134.98 | 240-490-09-0000 | 14 | 134.98 |
| 240-490-10-0000 | 14 | 134.98 | 240-490-11-0000 | 14 | 134.98 | 240-490-12-0000 | 14 | 134.98 |
| 240-490-13-0000 | 14 | 134.98 | 240-490-14-0000 | 14 | 134.98 | 240-490-15-0000 | 14 | 134.98 |
| 240-490-16-0000 | 14 | 134.98 | 240-490-17-0000 | 14 | 134.98 | 240-490-18-0000 | 14 | 134.98 |
| 240-490-41-0000 | 14 | 134.98 | 240-490-42-0000 | 14 | 134.98 | 240-490-43-0000 | 14 | 134.98 |
| 240-490-44-0000 | 14 | 134.98 | 240-490-45-0000 | 14 | 134.98 | 240-490-46-0000 | 14 | 134.98 |
| 240-490-47-0000 | 14 | 134.98 | 240-490-48-0000 | 14 | 134.98 | 240-490-49-0000 | 14 | 134.98 |
| 240-490-50-0000 | 14 | 134.98 | 240-490-51-0000 | 14 | 134.98 | 240-490-52-0000 | 14 | 134.98 |
| 240-490-53-0000 | 14 | 134.98 | 240-490-54-0000 | 14 | 134.98 | 240-490-55-0000 | 14 | 134.98 |
| 240-490-56-0000 | 14 | 134.98 | 240-490-57-0000 | 14 | 134.98 | 240-490-58-0000 | 14 | 134.98 |
| 240-490-59-0000 | 14 | 134.98 | 240-490-60-0000 | 14 | 134.98 | 240-490-61-0000 | 14 | 134.98 |
| 240-490-62-0000 | 14 | 134.98 | 240-490-63-0000 | 14 | 134.98 | 240-490-64-0000 | 14 | 134.98 |
| 240-490-65-0000 | 14 | 134.98 | 240-490-66-0000 | 14 | 134.98 | 240-490-67-0000 | 14 | 134.98 |
| 240-490-68-0000 | 14 | 134.98 | 240-490-69-0000 | 14 | 134.98 | 240-490-70-0000 | 14 | 134.98 |
| 240-490-71-0000 | 14 | 134.98 | 240-490-72-0000 | 14 | 134.98 | 240-490-73-0000 | 14 | 134.98 |
| 240-490-74-0000 | 14 | 134.98 | 240-490-75-0000 | 14 | 134.98 | 240-510-01-0000 | 26 | 173.70 |
| 240-510-02-0000 | 26 | 173.70 | 240-510-03-0000 | 26 | 173.70 | 240-510-04-0000 | 26 | 173.70 |
| 240-510-05-0000 | 26 | 173.70 | 240-510-06-0000 | 26 | 173.70 | 240-510-07-0000 | 26 | 173.70 |
| 240-510-08-0000 | 26 | 173.70 | 240-510-09-0000 | 26 | 173.70 | 240-510-10-0000 | 26 | 173.70 |
| 240-510-11-0000 | 26 | 173.70 | 240-510-12-0000 | 26 | 173.70 | 240-510-13-0000 | 26 | 173.70 |
| 240-510-14-0000 | 26 | 173.70 | 240-510-17-0000 | 26 | 173.70 | 240-510-18-0000 | 26 | 173.70 |
| 240-510-19-0000 | 26 | 173.70 | 240-510-20-0000 | 26 | 173.70 | 240-510-21-0000 | 26 | 173.70 |
| 240-510-22-0000 | 26 | 173.70 | 240-510-23-0000 | 26 | 173.70 | 240-510-24-0000 | 26 | 173.70 |
| 240-510-25-0000 | 26 | 173.70 | 240-510-26-0000 | 26 | 173.70 | 240-510-27-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-510-28-0000 | 26 | 173.70 | 240-510-29-0000 | 26 | 173.70 | 240-510-30-0000 | 26 | 173.70 |
| 240-510-31-0000 | 26 | 173.70 | 240-510-32-0000 | 26 | 173.70 | 240-510-33-0000 | 26 | 173.70 |
| 240-510-34-0000 | 26 | 173.70 | 240-510-35-0000 | 26 | 173.70 | 240-510-36-0000 | 26 | 173.70 |
| 240-520-01-0000 | 26 | 173.70 | 240-520-02-0000 | 26 | 173.70 | 240-520-03-0000 | 26 | 173.70 |
| 240-520-04-0000 | 26 | 173.70 | 240-520-05-0000 | 26 | 173.70 | 240-520-06-0000 | 26 | 173.70 |
| 240-520-07-0000 | 26 | 173.70 | 240-520-08-0000 | 26 | 173.70 | 240-520-09-0000 | 26 | 173.70 |
| 240-520-10-0000 | 26 | 173.70 | 240-520-11-0000 | 26 | 173.70 | 240-520-12-0000 | 26 | 173.70 |
| 240-520-13-0000 | 26 | 173.70 | 240-520-14-0000 | 26 | 173.70 | 240-520-15-0000 | 26 | 173.70 |
| 240-520-16-0000 | 26 | 173.70 | 240-520-17-0000 | 26 | 173.70 | 240-520-18-0000 | 26 | 173.70 |
| 240-520-19-0000 | 26 | 173.70 | 240-520-20-0000 | 26 | 173.70 | 240-520-21-0000 | 26 | 173.70 |
| 240-520-22-0000 | 26 | 173.70 | 240-520-23-0000 | 26 | 173.70 | 240-520-24-0000 | 26 | 173.70 |
| 240-520-25-0000 | 26 | 173.70 | 240-520-26-0000 | 26 | 173.70 | 240-520-27-0000 | 26 | 173.70 |
| 240-520-28-0000 | 26 | 173.70 | 240-520-29-0000 | 26 | 173.70 | 240-520-30-0000 | 26 | 173.70 |
| 240-520-31-0000 | 26 | 173.70 | 240-520-32-0000 | 26 | 173.70 | 240-520-33-0000 | 26 | 173.70 |
| 240-520-34-0000 | 26 | 173.70 | 240-520-35-0000 | 26 | 173.70 | 240-520-36-0000 | 26 | 173.70 |
| 240-520-37-0000 | 26 | 173.70 | 240-520-38-0000 | 26 | 173.70 | 240-520-39-0000 | 26 | 173.70 |
| 240-520-40-0000 | 26 | 173.70 | 240-520-41-0000 | 26 | 173.70 | 240-520-42-0000 | 26 | 173.70 |
| 240-520-43-0000 | 26 | 173.70 | 240-520-44-0000 | 26 | 3,258.70 | 240-530-01-0000 | 26 | 173.70 |
| 240-530-02-0000 | 26 | 173.70 | 240-530-03-0000 | 26 | 173.70 | 240-530-04-0000 | 26 | 173.70 |
| 240-530-05-0000 | 26 | 173.70 | 240-530-06-0000 | 26 | 173.70 | 240-530-07-0000 | 26 | 173.70 |
| 240-530-08-0000 | 26 | 173.70 | 240-530-09-0000 | 26 | 173.70 | 240-530-10-0000 | 26 | 173.70 |
| 240-530-11-0000 | 26 | 173.70 | 240-530-12-0000 | 26 | 173.70 | 240-530-13-0000 | 26 | 173.70 |
| 240-530-14-0000 | 26 | 173.70 | 240-530-15-0000 | 26 | 173.70 | 240-530-16-0000 | 26 | 173.70 |
| 240-530-17-0000 | 26 | 173.70 | 240-530-18-0000 | 26 | 173.70 | 240-530-19-0000 | 26 | 173.70 |
| 240-530-20-0000 | 26 | 173.70 | 240-530-21-0000 | 26 | 173.70 | 240-530-24-0000 | 26 | 173.70 |
| 240-530-27-0000 | 26 | 173.70 | 240-530-28-0000 | 26 | 173.70 | 240-530-29-0000 | 26 | 173.70 |
| 240-530-30-0000 | 26 | 173.70 | 240-530-31-0000 | 26 | 173.70 | 240-530-32-0000 | 26 | 173.70 |
| 240-530-33-0000 | 26 | 173.70 | 240-530-34-0000 | 26 | 173.70 | 240-530-35-0000 | 26 | 173.70 |
| 240-530-36-0000 | 26 | 173.70 | 240-530-37-0000 | 26 | 173.70 | 240-530-38-0000 | 26 | 173.70 |
| 240-530-39-0000 | 26 | 173.70 | 240-530-40-0000 | 26 | 173.70 | 240-530-41-0000 | 26 | 173.70 |
| 240-530-42-0000 | 26 | 173.70 | 240-530-43-0000 | 26 | 173.70 | 240-530-44-0000 | 26 | 173.70 |
| 240-530-45-0000 | 26 | 173.70 | 240-530-46-0000 | 26 | 173.70 | 240-530-47-0000 | 26 | 173.70 |
| 240-530-48-0000 | 26 | 173.70 | 240-530-49-0000 | 26 | 173.70 | 240-530-50-0000 | 26 | 173.70 |
| 240-530-51-0000 | 26 | 173.70 | 240-530-52-0000 | 26 | 173.70 | 240-530-53-0000 | 26 | 173.70 |
| 240-530-54-0000 | 26 | 173.70 | 240-530-55-0000 | 26 | 173.70 | 240-530-56-0000 | 26 | 173.70 |
| 240-530-57-0000 | 26 | 173.70 | 240-530-58-0000 | 26 | 173.70 | 240-530-59-0000 | 26 | 173.70 |
| 240-530-60-0000 | 26 | 173.70 | 240-530-61-0000 | 26 | 173.70 | 240-530-62-0000 | 26 | 173.70 |
| 240-530-63-0000 | 26 | 173.70 | 240-540-01-0000 | 26 | 173.70 | 240-540-02-0000 | 26 | 173.70 |
| 240-540-03-0000 | 26 | 173.70 | 240-540-04-0000 | 26 | 173.70 | 240-540-05-0000 | 26 | 173.70 |
| 240-540-06-0000 | 26 | 173.70 | 240-540-07-0000 | 26 | 173.70 | 240-540-08-0000 | 26 | 173.70 |
| 240-540-09-0000 | 26 | 173.70 | 240-540-10-0000 | 26 | 173.70 | 240-540-11-0000 | 26 | 173.70 |
| 240-540-12-0000 | 26 | 173.70 | 240-540-13-0000 | 26 | 173.70 | 240-540-14-0000 | 26 | 173.70 |
| 240-540-15-0000 | 26 | 173.70 | 240-540-16-0000 | 26 | 173.70 | 240-540-17-0000 | 26 | 173.70 |
| 240-540-18-0000 | 26 | 173.70 | 240-540-19-0000 | 26 | 173.70 | 240-540-20-0000 | 26 | 173.70 |
| 240-540-21-0000 | 26 | 173.70 | 240-540-22-0000 | 26 | 173.70 | 240-540-23-0000 | 26 | 173.70 |
| 240-540-24-0000 | 26 | 173.70 | 240-540-25-0000 | 26 | 173.70 | 240-540-26-0000 | 26 | 173.70 |
| 240-540-27-0000 | 26 | 173.70 | 240-540-28-0000 | 26 | 173.70 | 240-540-29-0000 | 26 | 173.70 |
| 240-540-30-0000 | 26 | 173.70 | 240-540-31-0000 | 26 | 173.70 | 240-540-32-0000 | 26 | 173.70 |
| 240-540-33-0000 | 26 | 173.70 | 240-540-34-0000 | 26 | 173.70 | 240-540-35-0000 | 26 | 173.70 |
| 240-540-36-0000 | 26 | 173.70 | 240-540-37-0000 | 26 | 173.70 | 240-540-38-0000 | 26 | 173.70 |
| 240-540-39-0000 | 26 | 173.70 | 240-540-40-0000 | 26 | 173.70 | 240-540-41-0000 | 26 | 173.70 |
| 240-540-42-0000 | 26 | 173.70 | 240-540-43-0000 | 26 | 173.70 | 240-540-44-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-540-45-0000 | 26 | 173.70 | 240-540-46-0000 | 26 | 173.70 | 240-540-47-0000 | 26 | 173.70 |
| 240-540-48-0000 | 26 | 173.70 | 240-540-49-0000 | 26 | 173.70 | 240-540-50-0000 | 26 | 173.70 |
| 240-550-01-0000 | 26 | 173.70 | 240-550-02-0000 | 26 | 173.70 | 240-550-03-0000 | 26 | 173.70 |
| 240-550-04-0000 | 26 | 173.70 | 240-550-05-0000 | 26 | 173.70 | 240-550-06-0000 | 26 | 173.70 |
| 240-550-07-0000 | 26 | 173.70 | 240-550-08-0000 | 26 | 173.70 | 240-550-09-0000 | 26 | 173.70 |
| 240-550-10-0000 | 26 | 173.70 | 240-550-11-0000 | 26 | 173.70 | 240-550-12-0000 | 26 | 173.70 |
| 240-550-13-0000 | 26 | 173.70 | 240-550-14-0000 | 26 | 173.70 | 240-550-15-0000 | 26 | 173.70 |
| 240-550-16-0000 | 26 | 173.70 | 240-550-17-0000 | 26 | 173.70 | 240-550-18-0000 | 26 | 173.70 |
| 240-550-19-0000 | 26 | 173.70 | 240-550-20-0000 | 26 | 173.70 | 240-550-21-0000 | 26 | 173.70 |
| 240-550-22-0000 | 26 | 173.70 | 240-550-23-0000 | 26 | 173.70 | 240-550-24-0000 | 26 | 173.70 |
| 240-550-25-0000 | 26 | 173.70 | 240-550-26-0000 | 26 | 173.70 | 240-550-27-0000 | 26 | 173.70 |
| 240-550-28-0000 | 26 | 173.70 | 240-550-29-0000 | 26 | 173.70 | 240-550-30-0000 | 26 | 173.70 |
| 240-550-31-0000 | 26 | 173.70 | 240-550-32-0000 | 26 | 173.70 | 240-550-33-0000 | 26 | 173.70 |
| 240-550-34-0000 | 26 | 173.70 | 240-550-35-0000 | 26 | 173.70 | 240-550-36-0000 | 26 | 173.70 |
| 240-550-37-0000 | 26 | 173.70 | 240-550-38-0000 | 26 | 173.70 | 240-550-41-0000 | 26 | 173.70 |
| 240-550-42-0000 | 26 | 173.70 | 240-550-43-0000 | 26 | 173.70 | 240-550-44-0000 | 26 | 173.70 |
| 240-550-45-0000 | 26 | 173.70 | 240-550-46-0000 | 26 | 173.70 | 240-550-47-0000 | 26 | 173.70 |
| 240-550-48-0000 | 26 | 173.70 | 240-550-49-0000 | 26 | 173.70 | 240-550-50-0000 | 26 | 173.70 |
| 240-550-51-0000 | 26 | 173.70 | 240-550-52-0000 | 26 | 173.70 | 240-580-01-0000 | 26 | 173.70 |
| 240-580-02-0000 | 26 | 173.70 | 240-580-03-0000 | 26 | 173.70 | 240-580-04-0000 | 26 | 173.70 |
| 240-580-05-0000 | 26 | 173.70 | 240-580-06-0000 | 26 | 173.70 | 240-580-07-0000 | 26 | 173.70 |
| 240-580-08-0000 | 26 | 173.70 | 240-580-09-0000 | 26 | 173.70 | 240-580-10-0000 | 26 | 173.70 |
| 240-580-11-0000 | 26 | 173.70 | 240-580-12-0000 | 26 | 173.70 | 240-580-13-0000 | 26 | 173.70 |
| 240-580-14-0000 | 26 | 173.70 | 240-580-15-0000 | 26 | 173.70 | 240-580-16-0000 | 26 | 173.70 |
| 240-580-17-0000 | 26 | 173.70 | 240-580-18-0000 | 26 | 173.70 | 240-580-19-0000 | 26 | 173.70 |
| 240-580-20-0000 | 26 | 173.70 | 240-580-21-0000 | 26 | 173.70 | 240-580-22-0000 | 26 | 173.70 |
| 240-580-23-0000 | 26 | 173.70 | 240-580-24-0000 | 26 | 173.70 | 240-580-25-0000 | 26 | 173.70 |
| 240-580-26-0000 | 26 | 173.70 | 240-580-27-0000 | 26 | 173.70 | 240-580-28-0000 | 26 | 173.70 |
| 240-580-29-0000 | 26 | 173.70 | 240-580-30-0000 | 26 | 173.70 | 240-580-31-0000 | 26 | 173.70 |
| 240-580-32-0000 | 26 | 173.70 | 240-580-33-0000 | 26 | 173.70 | 240-580-34-0000 | 26 | 173.70 |
| 240-580-35-0000 | 26 | 173.70 | 240-580-36-0000 | 26 | 173.70 | 240-580-37-0000 | 26 | 173.70 |
| 240-580-38-0000 | 26 | 173.70 | 240-580-39-0000 | 26 | 173.70 | 240-580-40-0000 | 26 | 173.70 |
| 240-580-41-0000 | 26 | 173.70 | 240-580-42-0000 | 26 | 173.70 | 240-580-43-0000 | 26 | 173.70 |
| 240-580-44-0000 | 26 | 173.70 | 240-580-45-0000 | 26 | 173.70 | 240-580-46-0000 | 26 | 173.70 |
| 240-580-47-0000 | 26 | 173.70 | 240-580-48-0000 | 26 | 173.70 | 240-580-49-0000 | 26 | 173.70 |
| 240-580-50-0000 | 26 | 173.70 | 240-580-51-0000 | 26 | 173.70 | 240-580-52-0000 | 26 | 173.70 |
| 240-580-53-0000 | 26 | 173.70 | 240-580-54-0000 | 26 | 173.70 | 240-580-55-0000 | 26 | 173.70 |
| 240-580-56-0000 | 26 | 173.70 | 240-580-57-0000 | 26 | 173.70 | 240-580-58-0000 | 26 | 173.70 |
| 240-580-59-0000 | 26 | 173.70 | 240-580-60-0000 | 26 | 173.70 | 240-580-61-0000 | 26 | 173.70 |
| 240-580-62-0000 | 26 | 173.70 | 240-580-63-0000 | 26 | 173.70 | 240-580-64-0000 | 26 | 173.70 |
| 240-580-65-0000 | 26 | 173.70 | 240-580-66-0000 | 26 | 173.70 | 240-580-67-0000 | 26 | 173.70 |
| 240-580-68-0000 | 26 | 173.70 | 240-580-69-0000 | 26 | 173.70 | 240-580-70-0000 | 26 | 173.70 |
| 240-580-71-0000 | 26 | 173.70 | 240-580-72-0000 | 26 | 173.70 | 240-580-73-0000 | 26 | 173.70 |
| 240-580-74-0000 | 26 | 173.70 | 240-580-75-0000 | 26 | 173.70 | 240-580-76-0000 | 26 | 173.70 |
| 240-580-77-0000 | 26 | 173.70 | 240-580-78-0000 | 26 | 173.70 | 240-580-79-0000 | 26 | 173.70 |
| 240-580-80-0000 | 26 | 173.70 | 240-580-81-0000 | 26 | 173.70 | 240-590-01-0000 | 26 | 173.70 |
| 240-590-02-0000 | 26 | 173.70 | 240-590-03-0000 | 26 | 173.70 | 240-590-04-0000 | 26 | 173.70 |
| 240-590-05-0000 | 26 | 173.70 | 240-590-06-0000 | 26 | 173.70 | 240-590-10-0000 | 26 | 173.70 |
| 240-590-11-0000 | 26 | 173.70 | 240-590-12-0000 | 26 | 173.70 | 240-590-13-0000 | 26 | 173.70 |
| 240-590-14-0000 | 26 | 173.70 | 240-590-15-0000 | 26 | 173.70 | 240-590-16-0000 | 26 | 173.70 |
| 240-590-17-0000 | 26 | 173.70 | 240-590-18-0000 | 26 | 173.70 | 240-600-01-0000 | 26 | 173.70 |
| 240-600-02-0000 | 26 | 173.70 | 240-600-03-0000 | 26 | 173.70 | 240-600-04-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-600-05-0000 | 26 | 173.70 | 240-600-06-0000 | 26 | 173.70 | 240-600-07-0000 | 26 | 173.70 |
| 240-600-08-0000 | 26 | 173.70 | 240-600-09-0000 | 26 | 173.70 | 240-600-10-0000 | 26 | 173.70 |
| 240-600-11-0000 | 26 | 173.70 | 240-600-12-0000 | 26 | 173.70 | 240-600-13-0000 | 26 | 173.70 |
| 240-600-14-0000 | 26 | 173.70 | 240-600-15-0000 | 26 | 173.70 | 240-600-16-0000 | 26 | 173.70 |
| 240-600-17-0000 | 26 | 173.70 | 240-600-18-0000 | 26 | 173.70 | 240-600-19-0000 | 26 | 173.70 |
| 240-600-20-0000 | 26 | 173.70 | 240-600-21-0000 | 26 | 173.70 | 240-600-22-0000 | 26 | 173.70 |
| 240-600-23-0000 | 26 | 173.70 | 240-600-24-0000 | 26 | 173.70 | 240-600-25-0000 | 26 | 173.70 |
| 240-600-26-0000 | 26 | 173.70 | 240-600-27-0000 | 26 | 173.70 | 240-600-28-0000 | 26 | 173.70 |
| 240-610-01-0000 | 28 | 134.98 | 240-610-02-0000 | 28 | 134.98 | 240-610-03-0000 | 28 | 134.98 |
| 240-610-04-0000 | 28 | 134.98 | 240-610-05-0000 | 28 | 134.98 | 240-610-06-0000 | 28 | 134.98 |
| 240-610-07-0000 | 28 | 134.98 | 240-610-08-0000 | 28 | 134.98 | 240-610-09-0000 | 28 | 134.98 |
| 240-610-10-0000 | 28 | 134.98 | 240-610-11-0000 | 28 | 134.98 | 240-610-12-0000 | 28 | 134.98 |
| 240-610-13-0000 | 28 | 134.98 | 240-610-14-0000 | 28 | 134.98 | 240-610-15-0000 | 28 | 134.98 |
| 240-610-16-0000 | 28 | 134.98 | 240-610-17-0000 | 28 | 134.98 | 240-610-18-0000 | 28 | 134.98 |
| 240-610-19-0000 | 28 | 134.98 | 240-610-20-0000 | 28 | 134.98 | 240-610-21-0000 | 28 | 134.98 |
| 240-610-22-0000 | 28 | 134.98 | 240-610-23-0000 | 28 | 134.98 | 240-610-24-0000 | 28 | 134.98 |
| 240-610-25-0000 | 28 | 134.98 | 240-610-26-0000 | 28 | 134.98 | 240-610-27-0000 | 28 | 134.98 |
| 240-610-28-0000 | 28 | 134.98 | 240-610-29-0000 | 28 | 134.98 | 240-610-30-0000 | 28 | 134.98 |
| 240-610-31-0000 | 28 | 134.98 | 240-610-32-0000 | 28 | 134.98 | 240-610-33-0000 | 28 | 134.98 |
| 240-610-34-0000 | 28 | 134.98 | 240-610-35-0000 | 28 | 134.98 | 240-610-36-0000 | 28 | 134.98 |
| 240-610-37-0000 | 28 | 134.98 | 240-610-38-0000 | 28 | 134.98 | 240-610-39-0000 | 28 | 134.98 |
| 240-610-40-0000 | 28 | 134.98 | 240-610-41-0000 | 28 | 134.98 | 240-610-42-0000 | 28 | 134.98 |
| 240-610-43-0000 | 28 | 134.98 | 240-610-44-0000 | 28 | 134.98 | 240-610-45-0000 | 28 | 134.98 |
| 240-610-46-0000 | 28 | 134.98 | 240-610-47-0000 | 28 | 134.98 | 240-610-48-0000 | 28 | 134.98 |
| 240-610-49-0000 | 28 | 134.98 | 240-610-50-0000 | 28 | 134.98 | 240-610-51-0000 | 28 | 134.98 |
| 240-610-52-0000 | 28 | 134.98 | 240-610-53-0000 | 28 | 134.98 | 240-620-01-0000 | 28 | 134.98 |
| 240-620-02-0000 | 28 | 134.98 | 240-620-03-0000 | 28 | 134.98 | 240-620-04-0000 | 28 | 134.98 |
| 240-620-05-0000 | 28 | 134.98 | 240-620-06-0000 | 28 | 134.98 | 240-620-07-0000 | 28 | 134.98 |
| 240-620-08-0000 | 28 | 134.98 | 240-620-09-0000 | 28 | 134.98 | 240-620-10-0000 | 28 | 134.98 |
| 240-620-11-0000 | 28 | 134.98 | 240-620-12-0000 | 28 | 134.98 | 240-620-13-0000 | 28 | 134.98 |
| 240-620-14-0000 | 28 | 134.98 | 240-620-15-0000 | 28 | 134.98 | 240-620-16-0000 | 28 | 134.98 |
| 240-620-17-0000 | 28 | 134.98 | 240-620-18-0000 | 28 | 134.98 | 240-620-19-0000 | 28 | 134.98 |
| 240-620-20-0000 | 28 | 134.98 | 240-620-21-0000 | 28 | 134.98 | 240-620-22-0000 | 28 | 134.98 |
| 240-620-23-0000 | 28 | 134.98 | 240-620-24-0000 | 28 | 134.98 | 240-620-25-0000 | 28 | 134.98 |
| 240-620-26-0000 | 28 | 134.98 | 240-620-27-0000 | 28 | 134.98 | 240-620-28-0000 | 28 | 134.98 |
| 240-620-29-0000 | 28 | 134.98 | 240-620-30-0000 | 28 | 134.98 | 240-620-31-0000 | 28 | 134.98 |
| 240-620-32-0000 | 28 | 134.98 | 240-620-33-0000 | 28 | 134.98 | 240-620-34-0000 | 28 | 134.98 |
| 240-620-35-0000 | 28 | 134.98 | 240-620-36-0000 | 28 | 134.98 | 240-620-37-0000 | 28 | 134.98 |
| 240-620-38-0000 | 28 | 134.98 | 240-620-39-0000 | 28 | 134.98 | 240-620-40-0000 | 28 | 134.98 |
| 240-620-41-0000 | 28 | 134.98 | 240-620-42-0000 | 28 | 134.98 | 240-620-43-0000 | 28 | 134.98 |
| 240-620-44-0000 | 28 | 134.98 | 240-620-45-0000 | 28 | 134.98 | 240-620-46-0000 | 28 | 134.98 |
| 240-630-01-0000 | 26 | 173.70 | 240-630-02-0000 | 26 | 173.70 | 240-630-03-0000 | 26 | 173.70 |
| 240-630-04-0000 | 26 | 173.70 | 240-630-05-0000 | 26 | 173.70 | 240-630-06-0000 | 26 | 173.70 |
| 240-630-07-0000 | 26 | 173.70 | 240-630-08-0000 | 26 | 173.70 | 240-630-09-0000 | 26 | 173.70 |
| 240-630-10-0000 | 26 | 173.70 | 240-630-11-0000 | 26 | 173.70 | 240-630-12-0000 | 26 | 173.70 |
| 240-630-13-0000 | 26 | 173.70 | 240-630-14-0000 | 26 | 173.70 | 240-630-15-0000 | 26 | 173.70 |
| 240-630-16-0000 | 26 | 173.70 | 240-630-17-0000 | 26 | 173.70 | 240-630-18-0000 | 26 | 173.70 |
| 240-630-19-0000 | 26 | 173.70 | 240-630-20-0000 | 26 | 173.70 | 240-630-21-0000 | 26 | 173.70 |
| 240-630-22-0000 | 26 | 173.70 | 240-630-23-0000 | 26 | 173.70 | 240-630-24-0000 | 26 | 173.70 |
| 240-630-25-0000 | 26 | 173.70 | 240-630-26-0000 | 26 | 173.70 | 240-630-27-0000 | 26 | 173.70 |
| 240-630-28-0000 | 26 | 173.70 | 240-630-29-0000 | 26 | 173.70 | 240-630-30-0000 | 26 | 173.70 |
| 240-630-31-0000 | 26 | 173.70 | 240-630-32-0000 | 26 | 173.70 | 240-630-33-0000 | 26 | 173.70 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 240-630-34-0000 | 26 | 173.70 | 240-630-35-0000 | 26 | 173.70 | 240-630-36-0000 | 26 | 173.70 |
| 240-630-37-0000 | 26 | 173.70 | 240-630-38-0000 | 26 | 173.70 | 240-630-39-0000 | 26 | 173.70 |
| 240-630-40-0000 | 26 | 173.70 | 240-630-41-0000 | 26 | 173.70 | 240-630-42-0000 | 26 | 173.70 |
| 240-630-43-0000 | 26 | 173.70 | 240-630-44-0000 | 26 | 173.70 | 240-630-45-0000 | 26 | 173.70 |
| 240-630-46-0000 | 26 | 173.70 | 240-630-47-0000 | 26 | 173.70 | 240-640-01-0000 | 26 | 173.70 |
| 240-640-02-0000 | 26 | 173.70 | 240-640-03-0000 | 26 | 173.70 | 240-640-04-0000 | 26 | 173.70 |
| 240-640-05-0000 | 26 | 173.70 | 240-640-06-0000 | 26 | 173.70 | 240-640-07-0000 | 26 | 173.70 |
| 240-640-08-0000 | 26 | 173.70 | 240-640-09-0000 | 26 | 173.70 | 240-640-10-0000 | 26 | 173.70 |
| 240-640-11-0000 | 26 | 173.70 | 240-640-12-0000 | 26 | 173.70 | 240-640-13-0000 | 26 | 173.70 |
| 240-640-14-0000 | 26 | 173.70 | 240-640-15-0000 | 26 | 173.70 | 240-640-16-0000 | 26 | 173.70 |
| 240-640-17-0000 | 26 | 173.70 | 240-640-18-0000 | 26 | 173.70 | 240-640-19-0000 | 26 | 173.70 |
| 240-640-20-0000 | 26 | 173.70 | 240-640-21-0000 | 26 | 173.70 | 240-640-22-0000 | 26 | 173.70 |
| 240-640-23-0000 | 26 | 173.70 | 240-640-24-0000 | 26 | 173.70 | 240-640-25-0000 | 26 | 173.70 |
| 240-640-26-0000 | 26 | 173.70 | 240-640-27-0000 | 26 | 173.70 | 240-640-28-0000 | 26 | 173.70 |
| 240-640-29-0000 | 26 | 173.70 | 240-640-30-0000 | 26 | 173.70 | 240-640-31-0000 | 26 | 173.70 |
| 240-640-32-0000 | 26 | 173.70 | 240-640-33-0000 | 26 | 173.70 | 240-640-34-0000 | 26 | 173.70 |
| 240-640-35-0000 | 26 | 173.70 | 240-640-36-0000 | 26 | 173.70 | 240-640-37-0000 | 26 | 173.70 |
| 240-640-38-0000 | 26 | 173.70 | 240-640-39-0000 | 26 | 173.70 | 240-640-40-0000 | 26 | 173.70 |
| 240-640-41-0000 | 26 | 173.70 | 240-640-42-0000 | 26 | 173.70 | 240-640-43-0000 | 26 | 173.70 |
| 240-640-44-0000 | 26 | 173.70 | 240-640-45-0000 | 26 | 173.70 | 240-640-46-0000 | 26 | 173.70 |
| 240-640-47-0000 | 26 | 173.70 | 240-640-48-0000 | 26 | 173.70 | 240-640-49-0000 | 26 | 173.70 |
| 240-640-50-0000 | 26 | 173.70 | 240-640-51-0000 | 26 | 173.70 | 240-640-52-0000 | 26 | 173.70 |
| 240-640-53-0000 | 26 | 173.70 | 240-640-54-0000 | 26 | 173.70 | 240-640-55-0000 | 26 | 173.70 |
| 240-640-56-0000 | 26 | 173.70 | 240-640-57-0000 | 26 | 173.70 | 240-640-58-0000 | 26 | 173.70 |
| 240-640-59-0000 | 26 | 173.70 | 240-660-01-0000 | 27 | 16.92 | 240-660-02-0000 | 27 | 16.92 |
| 240-660-03-0000 | 27 | 16.92 | 240-660-04-0000 | 27 | 16.92 | 240-660-05-0000 | 27 | 16.92 |
| 240-660-06-0000 | 27 | 16.92 | 240-660-07-0000 | 27 | 16.92 | 240-660-08-0000 | 27 | 16.92 |
| 240-660-09-0000 | 27 | 16.92 | 240-660-10-0000 | 27 | 16.92 | 240-660-11-0000 | 27 | 16.92 |
| 240-660-12-0000 | 27 | 16.92 | 240-660-13-0000 | 27 | 16.92 | 240-660-14-0000 | 27 | 16.92 |
| 240-660-15-0000 | 27 | 16.92 | 240-660-16-0000 | 27 | 16.92 | 240-660-17-0000 | 27 | 16.92 |
| 240-660-18-0000 | 27 | 16.92 | 240-660-19-0000 | 27 | 16.92 | 240-660-20-0000 | 27 | 16.92 |
| 240-660-21-0000 | 27 | 16.92 | 240-660-22-0000 | 27 | 16.92 | 240-660-23-0000 | 27 | 16.92 |
| 240-660-24-0000 | 27 | 16.92 | 240-660-25-0000 | 27 | 16.92 | 240-660-26-0000 | 27 | 16.92 |
| 240-660-27-0000 | 27 | 16.92 | 240-660-28-0000 | 27 | 16.92 | 240-660-29-0000 | 27 | 16.92 |
| 240-660-30-0000 | 27 | 16.92 | 240-660-31-0000 | 27 | 16.92 | 240-660-32-0000 | 27 | 16.92 |
| 240-660-33-0000 | 27 | 16.92 | 240-660-34-0000 | 27 | 16.92 | 240-660-35-0000 | 27 | 16.92 |
| 240-660-36-0000 | 27 | 16.92 | 240-660-37-0000 | 27 | 232.18 | 240-670-01-0000 | 27 | 16.92 |
| 240-670-02-0000 | 27 | 16.92 | 240-670-03-0000 | 27 | 16.92 | 240-670-04-0000 | 27 | 16.92 |
| 240-670-05-0000 | 27 | 16.92 | 240-670-06-0000 | 27 | 16.92 | 240-670-07-0000 | 27 | 16.92 |
| 240-670-08-0000 | 27 | 16.92 | 240-670-09-0000 | 27 | 16.92 | 240-670-10-0000 | 27 | 16.92 |
| 240-670-11-0000 | 27 | 16.92 | 240-670-12-0000 | 27 | 16.92 | 240-670-13-0000 | 27 | 16.92 |
| 240-670-14-0000 | 27 | 16.92 | 240-670-15-0000 | 27 | 16.92 | 240-670-16-0000 | 27 | 16.92 |
| 240-670-17-0000 | 27 | 16.92 | 240-670-18-0000 | 27 | 16.92 | 240-670-19-0000 | 27 | 16.92 |
| 240-670-20-0000 | 27 | 16.92 | 240-670-21-0000 | 27 | 16.92 | 240-670-22-0000 | 27 | 16.92 |
| 240-670-23-0000 | 27 | 16.92 | 240-670-24-0000 | 27 | 16.92 | 240-670-25-0000 | 27 | 16.92 |
| 240-670-26-0000 | 27 | 16.92 | 240-670-27-0000 | 27 | 16.92 | 240-670-28-0000 | 27 | 16.92 |
| 240-670-29-0000 | 27 | 16.92 | 240-670-30-0000 | 27 | 16.92 | 240-670-31-0000 | 27 | 16.92 |
| 240-670-32-0000 | 27 | 16.92 | 240-670-33-0000 | 27 | 16.92 | 240-670-34-0000 | 27 | 16.92 |
| 240-670-35-0000 | 27 | 16.92 | 242-020-07-0000 | 9 | 651.16 | 242-020-22-0000 | 9 | 3,752.24 |
| 242-020-23-0000 | 9 | 986.40 | 242-020-24-0000 | 9 | 322.34 | 242-020-25-0000 | 9 | 451.30 |
| 242-020-29-0000 | 9 | 470.64 | 242-020-30-0000 | 9 | 464.18 | 242-040-23-0000 | 9 | 386.82 |
| 242-040-36-0000 | 23 | 17,768.74 | 242-040-42-0000 | 22 | 7,434.78 | 242-060-01-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-060-02-0000 | 9 | 128.94 | 242-060-03-0000 | 9 | 128.94 | 242-060-04-0000 | 9 | 128.94 |
| 242-060-05-0000 | 9 | 128.94 | 242-060-06-0000 | 9 | 128.94 | 242-060-07-0000 | 9 | 128.94 |
| 242-060-08-0000 | 9 | 128.94 | 242-060-09-0000 | 9 | 128.94 | 242-060-10-0000 | 9 | 128.94 |
| 242-060-11-0000 | 9 | 128.94 | 242-060-12-0000 | 9 | 128.94 | 242-060-13-0000 | 9 | 128.94 |
| 242-060-14-0000 | 9 | 128.94 | 242-060-15-0000 | 9 | 128.94 | 242-060-16-0000 | 9 | 128.94 |
| 242-060-17-0000 | 9 | 128.94 | 242-060-18-0000 | 9 | 128.94 | 242-060-19-0000 | 9 | 128.94 |
| 242-060-20-0000 | 9 | 128.94 | 242-060-21-0000 | 9 | 128.94 | 242-060-22-0000 | 9 | 128.94 |
| 242-060-23-0000 | 9 | 128.94 | 242-060-24-0000 | 9 | 128.94 | 242-060-25-0000 | 9 | 128.94 |
| 242-060-26-0000 | 9 | 128.94 | 242-060-27-0000 | 9 | 128.94 | 242-060-28-0000 | 9 | 128.94 |
| 242-060-29-0000 | 9 | 128.94 | 242-060-30-0000 | 9 | 128.94 | 242-060-31-0000 | 9 | 128.94 |
| 242-060-32-0000 | 9 | 128.94 | 242-060-33-0000 | 9 | 128.94 | 242-060-34-0000 | 9 | 128.94 |
| 242-060-35-0000 | 9 | 128.94 | 242-060-36-0000 | 9 | 128.94 | 242-060-37-0000 | 9 | 128.94 |
| 242-060-38-0000 | 9 | 128.94 | 242-060-39-0000 | 9 | 128.94 | 242-060-40-0000 | 9 | 128.94 |
| 242-060-41-0000 | 9 | 128.94 | 242-060-42-0000 | 9 | 128.94 | 242-060-43-0000 | 9 | 128.94 |
| 242-060-44-0000 | 9 | 128.94 | 242-060-45-0000 | 9 | 128.94 | 242-060-46-0000 | 9 | 128.94 |
| 242-060-47-0000 | 9 | 128.94 | 242-060-48-0000 | 9 | 128.94 | 242-060-49-0000 | 9 | 128.94 |
| 242-060-50-0000 | 9 | 128.94 | 242-060-51-0000 | 9 | 128.94 | 242-060-52-0000 | 9 | 128.94 |
| 242-060-53-0000 | 9 | 128.94 | 242-060-54-0000 | 9 | 128.94 | 242-060-55-0000 | 9 | 128.94 |
| 242-060-56-0000 | 9 | 128.94 | 242-060-57-0000 | 9 | 128.94 | 242-060-58-0000 | 9 | 128.94 |
| 242-060-59-0000 | 9 | 128.94 | 242-060-60-0000 | 9 | 128.94 | 242-060-61-0000 | 9 | 128.94 |
| 242-060-62-0000 | 9 | 128.94 | 242-060-63-0000 | 9 | 128.94 | 242-060-64-0000 | 9 | 128.94 |
| 242-060-65-0000 | 9 | 128.94 | 242-060-66-0000 | 9 | 128.94 | 242-060-67-0000 | 9 | 128.94 |
| 242-060-68-0000 | 9 | 128.94 | 242-060-69-0000 | 9 | 128.94 | 242-060-70-0000 | 9 | 128.94 |
| 242-060-71-0000 | 9 | 128.94 | 242-060-72-0000 | 9 | 128.94 | 242-060-73-0000 | 9 | 128.94 |
| 242-060-74-0000 | 9 | 128.94 | 242-060-75-0000 | 9 | 128.94 | 242-060-76-0000 | 9 | 128.94 |
| 242-060-77-0000 | 9 | 128.94 | 242-060-78-0000 | 9 | 128.94 | 242-060-79-0000 | 9 | 128.94 |
| 242-060-80-0000 | 9 | 128.94 | 242-060-81-0000 | 9 | 128.94 | 242-070-01-0000 | 9 | 128.94 |
| 242-070-02-0000 | 9 | 128.94 | 242-070-03-0000 | 9 | 128.94 | 242-070-04-0000 | 9 | 128.94 |
| 242-070-05-0000 | 9 | 128.94 | 242-070-06-0000 | 9 | 128.94 | 242-070-07-0000 | 9 | 128.94 |
| 242-070-08-0000 | 9 | 128.94 | 242-070-09-0000 | 9 | 128.94 | 242-070-10-0000 | 9 | 128.94 |
| 242-070-11-0000 | 9 | 128.94 | 242-070-12-0000 | 9 | 128.94 | 242-070-13-0000 | 9 | 128.94 |
| 242-070-14-0000 | 9 | 128.94 | 242-070-15-0000 | 9 | 128.94 | 242-070-16-0000 | 9 | 128.94 |
| 242-070-17-0000 | 9 | 128.94 | 242-070-18-0000 | 9 | 128.94 | 242-070-19-0000 | 9 | 128.94 |
| 242-070-20-0000 | 9 | 128.94 | 242-070-21-0000 | 9 | 128.94 | 242-070-22-0000 | 9 | 128.94 |
| 242-070-23-0000 | 9 | 128.94 | 242-070-24-0000 | 9 | 128.94 | 242-070-25-0000 | 9 | 128.94 |
| 242-070-26-0000 | 9 | 128.94 | 242-070-27-0000 | 9 | 128.94 | 242-070-28-0000 | 9 | 128.94 |
| 242-070-29-0000 | 9 | 128.94 | 242-070-30-0000 | 9 | 128.94 | 242-070-31-0000 | 9 | 128.94 |
| 242-070-32-0000 | 9 | 128.94 | 242-070-33-0000 | 9 | 128.94 | 242-070-34-0000 | 9 | 128.94 |
| 242-070-35-0000 | 9 | 128.94 | 242-070-36-0000 | 9 | 128.94 | 242-070-37-0000 | 9 | 128.94 |
| 242-070-38-0000 | 9 | 128.94 | 242-070-39-0000 | 9 | 128.94 | 242-070-40-0000 | 9 | 128.94 |
| 242-070-41-0000 | 9 | 128.94 | 242-070-42-0000 | 9 | 128.94 | 242-070-43-0000 | 9 | 128.94 |
| 242-070-44-0000 | 9 | 128.94 | 242-070-45-0000 | 9 | 128.94 | 242-070-46-0000 | 9 | 128.94 |
| 242-070-47-0000 | 9 | 128.94 | 242-070-48-0000 | 9 | 128.94 | 242-070-49-0000 | 9 | 128.94 |
| 242-070-50-0000 | 9 | 128.94 | 242-070-51-0000 | 9 | 128.94 | 242-070-52-0000 | 9 | 128.94 |
| 242-070-53-0000 | 9 | 128.94 | 242-070-54-0000 | 9 | 128.94 | 242-070-55-0000 | 9 | 128.94 |
| 242-080-01-0000 | 9 | 128.94 | 242-080-02-0000 | 9 | 128.94 | 242-080-03-0000 | 9 | 128.94 |
| 242-080-04-0000 | 9 | 128.94 | 242-080-05-0000 | 9 | 128.94 | 242-080-06-0000 | 9 | 128.94 |
| 242-080-07-0000 | 9 | 128.94 | 242-080-08-0000 | 9 | 128.94 | 242-080-09-0000 | 9 | 128.94 |
| 242-080-10-0000 | 9 | 128.94 | 242-080-11-0000 | 9 | 128.94 | 242-080-12-0000 | 9 | 128.94 |
| 242-080-13-0000 | 9 | 128.94 | 242-080-14-0000 | 9 | 128.94 | 242-080-15-0000 | 9 | 128.94 |
| 242-080-16-0000 | 9 | 128.94 | 242-080-17-0000 | 9 | 128.94 | 242-080-18-0000 | 9 | 128.94 |
| 242-080-19-0000 | 9 | 128.94 | 242-080-20-0000 | 9 | 128.94 | 242-080-21-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-080-22-0000 | 9 | 128.94 | 242-080-23-0000 | 9 | 128.94 | 242-080-24-0000 | 9 | 128.94 |
| 242-080-25-0000 | 9 | 128.94 | 242-080-26-0000 | 9 | 128.94 | 242-080-27-0000 | 9 | 128.94 |
| 242-080-28-0000 | 9 | 128.94 | 242-080-29-0000 | 9 | 128.94 | 242-080-30-0000 | 9 | 128.94 |
| 242-080-31-0000 | 9 | 128.94 | 242-080-32-0000 | 9 | 128.94 | 242-080-33-0000 | 9 | 128.94 |
| 242-080-34-0000 | 9 | 128.94 | 242-080-35-0000 | 9 | 128.94 | 242-080-36-0000 | 9 | 128.94 |
| 242-080-37-0000 | 9 | 128.94 | 242-080-38-0000 | 9 | 128.94 | 242-080-39-0000 | 9 | 128.94 |
| 242-080-40-0000 | 9 | 128.94 | 242-080-41-0000 | 9 | 128.94 | 242-080-42-0000 | 9 | 128.94 |
| 242-080-43-0000 | 9 | 128.94 | 242-080-44-0000 | 9 | 128.94 | 242-080-45-0000 | 9 | 128.94 |
| 242-080-46-0000 | 9 | 128.94 | 242-080-47-0000 | 9 | 128.94 | 242-080-48-0000 | 9 | 128.94 |
| 242-080-49-0000 | 9 | 128.94 | 242-080-50-0000 | 9 | 128.94 | 242-080-51-0000 | 9 | 128.94 |
| 242-080-52-0000 | 9 | 128.94 | 242-080-53-0000 | 9 | 128.94 | 242-080-54-0000 | 9 | 128.94 |
| 242-080-55-0000 | 9 | 128.94 | 242-080-56-0000 | 9 | 128.94 | 242-080-57-0000 | 9 | 128.94 |
| 242-080-58-0000 | 9 | 128.94 | 242-080-59-0000 | 9 | 128.94 | 242-080-60-0000 | 9 | 128.94 |
| 242-080-61-0000 | 9 | 128.94 | 242-080-62-0000 | 9 | 128.94 | 242-080-63-0000 | 9 | 128.94 |
| 242-090-01-0000 | 9 | 128.94 | 242-090-02-0000 | 9 | 128.94 | 242-090-03-0000 | 9 | 128.94 |
| 242-090-04-0000 | 9 | 128.94 | 242-090-05-0000 | 9 | 128.94 | 242-090-06-0000 | 9 | 128.94 |
| 242-090-07-0000 | 9 | 128.94 | 242-090-08-0000 | 9 | 128.94 | 242-090-09-0000 | 9 | 128.94 |
| 242-090-10-0000 | 9 | 128.94 | 242-090-11-0000 | 9 | 128.94 | 242-090-12-0000 | 9 | 128.94 |
| 242-090-13-0000 | 9 | 128.94 | 242-090-14-0000 | 9 | 128.94 | 242-090-15-0000 | 9 | 128.94 |
| 242-090-16-0000 | 9 | 128.94 | 242-090-17-0000 | 9 | 128.94 | 242-090-18-0000 | 9 | 128.94 |
| 242-090-19-0000 | 9 | 128.94 | 242-090-20-0000 | 9 | 128.94 | 242-090-21-0000 | 9 | 128.94 |
| 242-090-22-0000 | 9 | 128.94 | 242-090-23-0000 | 9 | 128.94 | 242-090-24-0000 | 9 | 128.94 |
| 242-090-25-0000 | 9 | 128.94 | 242-090-26-0000 | 9 | 128.94 | 242-090-27-0000 | 9 | 128.94 |
| 242-090-28-0000 | 9 | 128.94 | 242-090-29-0000 | 9 | 128.94 | 242-090-30-0000 | 9 | 128.94 |
| 242-090-31-0000 | 9 | 128.94 | 242-090-32-0000 | 9 | 128.94 | 242-090-33-0000 | 9 | 128.94 |
| 242-090-34-0000 | 9 | 128.94 | 242-090-35-0000 | 9 | 128.94 | 242-090-36-0000 | 9 | 128.94 |
| 242-090-37-0000 | 9 | 128.94 | 242-090-38-0000 | 9 | 128.94 | 242-090-39-0000 | 9 | 128.94 |
| 242-090-40-0000 | 9 | 128.94 | 242-090-41-0000 | 9 | 128.94 | 242-090-42-0000 | 9 | 128.94 |
| 242-090-43-0000 | 9 | 128.94 | 242-090-44-0000 | 9 | 128.94 | 242-090-45-0000 | 9 | 128.94 |
| 242-090-46-0000 | 9 | 128.94 | 242-090-47-0000 | 9 | 128.94 | 242-090-48-0000 | 9 | 128.94 |
| 242-090-49-0000 | 9 | 128.94 | 242-090-50-0000 | 9 | 128.94 | 242-090-51-0000 | 9 | 128.94 |
| 242-090-52-0000 | 9 | 128.94 | 242-090-53-0000 | 9 | 128.94 | 242-090-54-0000 | 9 | 128.94 |
| 242-090-55-0000 | 9 | 128.94 | 242-090-56-0000 | 9 | 128.94 | 242-090-57-0000 | 9 | 128.94 |
| 242-090-58-0000 | 9 | 128.94 | 242-090-59-0000 | 9 | 128.94 | 242-090-60-0000 | 9 | 128.94 |
| 242-090-61-0000 | 9 | 128.94 | 242-090-62-0000 | 9 | 128.94 | 242-090-63-0000 | 9 | 128.94 |
| 242-090-64-0000 | 9 | 128.94 | 242-090-65-0000 | 9 | 128.94 | 242-090-66-0000 | 9 | 128.94 |
| 242-090-67-0000 | 9 | 128.94 | 242-090-68-0000 | 9 | 128.94 | 242-090-69-0000 | 9 | 128.94 |
| 242-090-70-0000 | 9 | 128.94 | 242-090-71-0000 | 9 | 128.94 | 242-090-72-0000 | 9 | 128.94 |
| 242-090-73-0000 | 9 | 128.94 | 242-090-74-0000 | 9 | 128.94 | 242-090-75-0000 | 9 | 128.94 |
| 242-090-76-0000 | 9 | 128.94 | 242-090-77-0000 | 9 | 128.94 | 242-090-78-0000 | 9 | 128.94 |
| 242-090-79-0000 | 9 | 128.94 | 242-090-80-0000 | 9 | 128.94 | 242-090-81-0000 | 9 | 128.94 |
| 242-090-82-0000 | 9 | 128.94 | 242-100-01-0000 | 9 | 128.94 | 242-100-02-0000 | 9 | 128.94 |
| 242-100-03-0000 | 9 | 128.94 | 242-100-04-0000 | 9 | 128.94 | 242-100-05-0000 | 9 | 128.94 |
| 242-100-06-0000 | 9 | 128.94 | 242-100-07-0000 | 9 | 128.94 | 242-100-08-0000 | 9 | 128.94 |
| 242-100-09-0000 | 9 | 128.94 | 242-100-10-0000 | 9 | 128.94 | 242-100-11-0000 | 9 | 128.94 |
| 242-100-12-0000 | 9 | 128.94 | 242-100-13-0000 | 9 | 128.94 | 242-100-14-0000 | 9 | 128.94 |
| 242-100-15-0000 | 9 | 128.94 | 242-100-16-0000 | 9 | 128.94 | 242-100-17-0000 | 9 | 128.94 |
| 242-100-18-0000 | 9 | 128.94 | 242-100-19-0000 | 9 | 128.94 | 242-100-20-0000 | 9 | 128.94 |
| 242-100-21-0000 | 9 | 128.94 | 242-100-22-0000 | 9 | 128.94 | 242-100-23-0000 | 9 | 128.94 |
| 242-100-24-0000 | 9 | 128.94 | 242-100-25-0000 | 9 | 128.94 | 242-100-26-0000 | 9 | 128.94 |
| 242-100-27-0000 | 9 | 128.94 | 242-100-28-0000 | 9 | 128.94 | 242-100-29-0000 | 9 | 128.94 |
| 242-100-30-0000 | 9 | 128.94 | 242-100-31-0000 | 9 | 128.94 | 242-100-32-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-100-33-0000 | 9 | 128.94 | 242-100-34-0000 | 9 | 128.94 | 242-100-35-0000 | 9 | 128.94 |
| 242-100-36-0000 | 9 | 128.94 | 242-100-37-0000 | 9 | 128.94 | 242-100-38-0000 | 9 | 128.94 |
| 242-100-39-0000 | 9 | 128.94 | 242-100-40-0000 | 9 | 128.94 | 242-100-41-0000 | 9 | 128.94 |
| 242-100-42-0000 | 9 | 128.94 | 242-100-43-0000 | 9 | 128.94 | 242-100-44-0000 | 9 | 128.94 |
| 242-100-45-0000 | 9 | 128.94 | 242-100-46-0000 | 9 | 128.94 | 242-100-47-0000 | 9 | 128.94 |
| 242-100-48-0000 | 9 | 128.94 | 242-110-01-0000 | 9 | 128.94 | 242-110-02-0000 | 9 | 128.94 |
| 242-110-03-0000 | 9 | 128.94 | 242-110-04-0000 | 9 | 128.94 | 242-110-05-0000 | 9 | 128.94 |
| 242-110-06-0000 | 9 | 128.94 | 242-110-07-0000 | 9 | 128.94 | 242-110-08-0000 | 9 | 128.94 |
| 242-110-09-0000 | 9 | 128.94 | 242-110-10-0000 | 9 | 128.94 | 242-110-11-0000 | 9 | 128.94 |
| 242-110-12-0000 | 9 | 128.94 | 242-110-13-0000 | 9 | 128.94 | 242-110-14-0000 | 9 | 128.94 |
| 242-110-15-0000 | 9 | 128.94 | 242-110-16-0000 | 9 | 128.94 | 242-110-17-0000 | 9 | 128.94 |
| 242-110-18-0000 | 9 | 128.94 | 242-110-19-0000 | 9 | 128.94 | 242-110-20-0000 | 9 | 128.94 |
| 242-110-21-0000 | 9 | 128.94 | 242-110-22-0000 | 9 | 128.94 | 242-110-23-0000 | 9 | 128.94 |
| 242-110-24-0000 | 9 | 128.94 | 242-110-25-0000 | 9 | 128.94 | 242-110-26-0000 | 9 | 128.94 |
| 242-110-27-0000 | 9 | 128.94 | 242-110-28-0000 | 9 | 128.94 | 242-110-29-0000 | 9 | 128.94 |
| 242-110-30-0000 | 9 | 128.94 | 242-110-31-0000 | 9 | 128.94 | 242-110-32-0000 | 9 | 128.94 |
| 242-110-33-0000 | 9 | 128.94 | 242-110-34-0000 | 9 | 128.94 | 242-110-35-0000 | 9 | 128.94 |
| 242-110-36-0000 | 9 | 128.94 | 242-110-37-0000 | 9 | 128.94 | 242-110-38-0000 | 9 | 128.94 |
| 242-110-39-0000 | 9 | 128.94 | 242-110-40-0000 | 9 | 128.94 | 242-110-41-0000 | 9 | 128.94 |
| 242-110-42-0000 | 9 | 128.94 | 242-110-43-0000 | 9 | 128.94 | 242-110-44-0000 | 9 | 128.94 |
| 242-110-45-0000 | 9 | 128.94 | 242-110-46-0000 | 9 | 128.94 | 242-120-01-0000 | 9 | 128.94 |
| 242-120-02-0000 | 9 | 128.94 | 242-120-03-0000 | 9 | 128.94 | 242-120-04-0000 | 9 | 128.94 |
| 242-120-05-0000 | 9 | 128.94 | 242-120-06-0000 | 9 | 128.94 | 242-120-07-0000 | 9 | 128.94 |
| 242-120-08-0000 | 9 | 128.94 | 242-120-09-0000 | 9 | 128.94 | 242-120-10-0000 | 9 | 128.94 |
| 242-120-11-0000 | 9 | 128.94 | 242-120-12-0000 | 9 | 128.94 | 242-120-13-0000 | 9 | 128.94 |
| 242-120-14-0000 | 9 | 128.94 | 242-120-15-0000 | 9 | 128.94 | 242-120-16-0000 | 9 | 128.94 |
| 242-120-17-0000 | 9 | 128.94 | 242-120-18-0000 | 9 | 128.94 | 242-120-19-0000 | 9 | 128.94 |
| 242-120-20-0000 | 9 | 128.94 | 242-120-21-0000 | 9 | 128.94 | 242-120-22-0000 | 9 | 128.94 |
| 242-120-23-0000 | 9 | 128.94 | 242-120-24-0000 | 9 | 128.94 | 242-120-25-0000 | 9 | 128.94 |
| 242-120-26-0000 | 9 | 128.94 | 242-120-27-0000 | 9 | 128.94 | 242-120-28-0000 | 9 | 128.94 |
| 242-120-29-0000 | 9 | 128.94 | 242-120-30-0000 | 9 | 128.94 | 242-120-31-0000 | 9 | 128.94 |
| 242-120-32-0000 | 9 | 128.94 | 242-120-33-0000 | 9 | 128.94 | 242-120-34-0000 | 9 | 128.94 |
| 242-120-35-0000 | 9 | 128.94 | 242-120-36-0000 | 9 | 128.94 | 242-120-37-0000 | 9 | 128.94 |
| 242-120-39-0000 | 9 | 128.94 | 242-120-40-0000 | 9 | 128.94 | 242-120-41-0000 | 9 | 128.94 |
| 242-120-42-0000 | 9 | 128.94 | 242-120-43-0000 | 9 | 128.94 | 242-120-44-0000 | 9 | 128.94 |
| 242-120-45-0000 | 9 | 128.94 | 242-120-46-0000 | 9 | 128.94 | 242-120-47-0000 | 9 | 128.94 |
| 242-120-48-0000 | 9 | 128.94 | 242-120-49-0000 | 9 | 128.94 | 242-120-50-0000 | 9 | 128.94 |
| 242-120-51-0000 | 9 | 128.94 | 242-120-52-0000 | 9 | 128.94 | 242-120-53-0000 | 9 | 128.94 |
| 242-120-54-0000 | 9 | 128.94 | 242-120-55-0000 | 9 | 128.94 | 242-120-56-0000 | 9 | 128.94 |
| 242-120-57-0000 | 9 | 128.94 | 242-120-58-0000 | 9 | 128.94 | 242-130-01-0000 | 9 | 128.94 |
| 242-130-02-0000 | 9 | 128.94 | 242-130-03-0000 | 9 | 128.94 | 242-130-04-0000 | 9 | 128.94 |
| 242-130-05-0000 | 9 | 128.94 | 242-130-06-0000 | 9 | 128.94 | 242-130-07-0000 | 9 | 128.94 |
| 242-130-08-0000 | 9 | 128.94 | 242-130-09-0000 | 9 | 128.94 | 242-130-10-0000 | 9 | 128.94 |
| 242-130-11-0000 | 9 | 128.94 | 242-130-12-0000 | 9 | 128.94 | 242-130-13-0000 | 9 | 128.94 |
| 242-130-14-0000 | 9 | 128.94 | 242-130-15-0000 | 9 | 128.94 | 242-130-16-0000 | 9 | 128.94 |
| 242-130-17-0000 | 9 | 128.94 | 242-130-18-0000 | 9 | 128.94 | 242-130-19-0000 | 9 | 128.94 |
| 242-130-20-0000 | 9 | 128.94 | 242-130-21-0000 | 9 | 128.94 | 242-130-22-0000 | 9 | 128.94 |
| 242-130-23-0000 | 9 | 128.94 | 242-130-24-0000 | 9 | 128.94 | 242-130-25-0000 | 9 | 128.94 |
| 242-130-26-0000 | 9 | 128.94 | 242-130-27-0000 | 9 | 128.94 | 242-130-28-0000 | 9 | 128.94 |
| 242-130-29-0000 | 9 | 128.94 | 242-130-30-0000 | 9 | 128.94 | 242-130-31-0000 | 9 | 128.94 |
| 242-130-32-0000 | 9 | 128.94 | 242-130-33-0000 | 9 | 128.94 | 242-130-34-0000 | 9 | 128.94 |
| 242-130-35-0000 | 9 | 128.94 | 242-130-36-0000 | 9 | 128.94 | 242-130-37-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-130-38-0000 | 9 | 128.94 | 242-130-39-0000 | 9 | 128.94 | 242-130-40-0000 | 9 | 128.94 |
| 242-130-41-0000 | 9 | 128.94 | 242-130-42-0000 | 9 | 128.94 | 242-130-43-0000 | 9 | 128.94 |
| 242-130-44-0000 | 9 | 128.94 | 242-130-45-0000 | 9 | 128.94 | 242-130-46-0000 | 9 | 128.94 |
| 242-130-47-0000 | 9 | 128.94 | 242-130-48-0000 | 9 | 128.94 | 242-130-49-0000 | 9 | 128.94 |
| 242-140-01-0000 | 9 | 128.94 | 242-140-02-0000 | 9 | 128.94 | 242-140-03-0000 | 9 | 128.94 |
| 242-140-04-0000 | 9 | 128.94 | 242-140-05-0000 | 9 | 128.94 | 242-140-06-0000 | 9 | 128.94 |
| 242-140-07-0000 | 9 | 128.94 | 242-140-08-0000 | 9 | 128.94 | 242-140-09-0000 | 9 | 128.94 |
| 242-140-10-0000 | 9 | 128.94 | 242-140-11-0000 | 9 | 128.94 | 242-140-12-0000 | 9 | 128.94 |
| 242-140-13-0000 | 9 | 128.94 | 242-140-14-0000 | 9 | 128.94 | 242-140-15-0000 | 9 | 128.94 |
| 242-140-16-0000 | 9 | 128.94 | 242-140-17-0000 | 9 | 128.94 | 242-140-18-0000 | 9 | 128.94 |
| 242-140-19-0000 | 9 | 128.94 | 242-140-20-0000 | 9 | 128.94 | 242-140-21-0000 | 9 | 128.94 |
| 242-140-22-0000 | 9 | 128.94 | 242-140-23-0000 | 9 | 128.94 | 242-140-24-0000 | 9 | 128.94 |
| 242-140-25-0000 | 9 | 128.94 | 242-140-26-0000 | 9 | 128.94 | 242-140-27-0000 | 9 | 128.94 |
| 242-140-29-0000 | 9 | 128.94 | 242-140-30-0000 | 9 | 128.94 | 242-140-31-0000 | 9 | 128.94 |
| 242-140-32-0000 | 9 | 128.94 | 242-140-33-0000 | 9 | 128.94 | 242-140-34-0000 | 9 | 128.94 |
| 242-140-35-0000 | 9 | 128.94 | 242-140-36-0000 | 9 | 128.94 | 242-140-37-0000 | 9 | 128.94 |
| 242-140-38-0000 | 9 | 128.94 | 242-140-39-0000 | 9 | 128.94 | 242-140-40-0000 | 9 | 128.94 |
| 242-140-41-0000 | 9 | 128.94 | 242-140-42-0000 | 9 | 128.94 | 242-140-43-0000 | 9 | 128.94 |
| 242-140-44-0000 | 9 | 128.94 | 242-140-45-0000 | 9 | 128.94 | 242-140-46-0000 | 9 | 128.94 |
| 242-140-47-0000 | 9 | 128.94 | 242-150-01-0000 | 9 | 128.94 | 242-150-02-0000 | 9 | 128.94 |
| 242-150-03-0000 | 9 | 128.94 | 242-150-04-0000 | 9 | 128.94 | 242-150-05-0000 | 9 | 128.94 |
| 242-150-06-0000 | 9 | 128.94 | 242-150-07-0000 | 9 | 128.94 | 242-150-08-0000 | 9 | 128.94 |
| 242-150-09-0000 | 9 | 128.94 | 242-150-10-0000 | 9 | 128.94 | 242-150-11-0000 | 9 | 128.94 |
| 242-150-12-0000 | 9 | 128.94 | 242-150-13-0000 | 9 | 128.94 | 242-150-14-0000 | 9 | 128.94 |
| 242-150-15-0000 | 9 | 128.94 | 242-150-16-0000 | 9 | 128.94 | 242-150-17-0000 | 9 | 128.94 |
| 242-150-18-0000 | 9 | 128.94 | 242-150-19-0000 | 9 | 128.94 | 242-150-20-0000 | 9 | 128.94 |
| 242-150-21-0000 | 9 | 128.94 | 242-150-22-0000 | 9 | 128.94 | 242-150-23-0000 | 9 | 128.94 |
| 242-150-24-0000 | 9 | 128.94 | 242-150-25-0000 | 9 | 128.94 | 242-150-26-0000 | 9 | 128.94 |
| 242-150-27-0000 | 9 | 128.94 | 242-150-28-0000 | 9 | 128.94 | 242-150-29-0000 | 9 | 128.94 |
| 242-150-30-0000 | 9 | 128.94 | 242-150-31-0000 | 9 | 128.94 | 242-150-32-0000 | 9 | 128.94 |
| 242-150-33-0000 | 9 | 128.94 | 242-150-34-0000 | 9 | 128.94 | 242-150-35-0000 | 9 | 128.94 |
| 242-150-36-0000 | 9 | 128.94 | 242-150-37-0000 | 9 | 128.94 | 242-150-38-0000 | 9 | 128.94 |
| 242-150-39-0000 | 9 | 128.94 | 242-150-40-0000 | 9 | 128.94 | 242-150-41-0000 | 9 | 128.94 |
| 242-150-42-0000 | 9 | 128.94 | 242-150-43-0000 | 9 | 128.94 | 242-150-44-0000 | 9 | 128.94 |
| 242-150-45-0000 | 9 | 128.94 | 242-150-46-0000 | 9 | 128.94 | 242-150-47-0000 | 9 | 128.94 |
| 242-150-48-0000 | 9 | 128.94 | 242-150-49-0000 | 9 | 128.94 | 242-150-50-0000 | 9 | 128.94 |
| 242-150-51-0000 | 9 | 128.94 | 242-150-52-0000 | 9 | 128.94 | 242-150-53-0000 | 9 | 128.94 |
| 242-160-01-0000 | 9 | 128.94 | 242-160-02-0000 | 9 | 128.94 | 242-160-03-0000 | 9 | 128.94 |
| 242-160-04-0000 | 9 | 128.94 | 242-160-05-0000 | 9 | 128.94 | 242-160-06-0000 | 9 | 128.94 |
| 242-160-07-0000 | 9 | 128.94 | 242-160-08-0000 | 9 | 128.94 | 242-160-09-0000 | 9 | 128.94 |
| 242-160-10-0000 | 9 | 128.94 | 242-160-11-0000 | 9 | 128.94 | 242-160-12-0000 | 9 | 128.94 |
| 242-160-13-0000 | 9 | 128.94 | 242-160-14-0000 | 9 | 128.94 | 242-160-15-0000 | 9 | 128.94 |
| 242-160-16-0000 | 9 | 128.94 | 242-160-17-0000 | 9 | 128.94 | 242-160-18-0000 | 9 | 128.94 |
| 242-160-19-0000 | 9 | 128.94 | 242-160-20-0000 | 9 | 128.94 | 242-160-21-0000 | 9 | 128.94 |
| 242-160-22-0000 | 9 | 128.94 | 242-160-23-0000 | 9 | 128.94 | 242-160-24-0000 | 9 | 128.94 |
| 242-160-25-0000 | 9 | 128.94 | 242-160-26-0000 | 9 | 128.94 | 242-160-27-0000 | 9 | 128.94 |
| 242-160-28-0000 | 9 | 128.94 | 242-160-29-0000 | 9 | 128.94 | 242-160-30-0000 | 9 | 128.94 |
| 242-160-31-0000 | 9 | 128.94 | 242-160-32-0000 | 9 | 128.94 | 242-160-33-0000 | 9 | 128.94 |
| 242-160-34-0000 | 9 | 128.94 | 242-160-35-0000 | 9 | 128.94 | 242-160-36-0000 | 9 | 128.94 |
| 242-160-37-0000 | 9 | 128.94 | 242-160-38-0000 | 9 | 128.94 | 242-160-39-0000 | 9 | 128.94 |
| 242-160-40-0000 | 9 | 128.94 | 242-160-41-0000 | 9 | 128.94 | 242-160-42-0000 | 9 | 128.94 |
| 242-160-43-0000 | 9 | 128.94 | 242-160-44-0000 | 9 | 128.94 | 242-160-45-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-160-46-0000 | 9 | 128.94 | 242-160-47-0000 | 9 | 128.94 | 242-160-48-0000 | 9 | 128.94 |
| 242-160-49-0000 | 9 | 128.94 | 242-160-50-0000 | 9 | 128.94 | 242-160-51-0000 | 9 | 128.94 |
| 242-160-52-0000 | 9 | 128.94 | 242-160-53-0000 | 9 | 128.94 | 242-160-54-0000 | 9 | 128.94 |
| 242-160-55-0000 | 9 | 128.94 | 242-160-56-0000 | 9 | 128.94 | 242-160-57-0000 | 9 | 128.94 |
| 242-160-58-0000 | 9 | 128.94 | 242-160-59-0000 | 9 | 128.94 | 242-160-60-0000 | 9 | 128.94 |
| 242-160-61-0000 | 9 | 128.94 | 242-160-62-0000 | 9 | 128.94 | 242-160-63-0000 | 9 | 128.94 |
| 242-160-64-0000 | 9 | 128.94 | 242-160-65-0000 | 9 | 128.94 | 242-160-66-0000 | 9 | 128.94 |
| 242-160-67-0000 | 9 | 128.94 | 242-160-68-0000 | 9 | 128.94 | 242-160-69-0000 | 9 | 128.94 |
| 242-160-70-0000 | 9 | 128.94 | 242-160-71-0000 | 9 | 128.94 | 242-160-72-0000 | 9 | 128.94 |
| 242-160-73-0000 | 9 | 128.94 | 242-160-74-0000 | 9 | 128.94 | 242-170-01-0000 | 9 | 128.94 |
| 242-170-02-0000 | 9 | 128.94 | 242-170-03-0000 | 9 | 128.94 | 242-170-04-0000 | 9 | 128.94 |
| 242-170-05-0000 | 9 | 128.94 | 242-170-06-0000 | 9 | 128.94 | 242-170-07-0000 | 9 | 128.94 |
| 242-170-08-0000 | 9 | 128.94 | 242-170-09-0000 | 9 | 128.94 | 242-170-10-0000 | 9 | 128.94 |
| 242-170-11-0000 | 9 | 128.94 | 242-170-12-0000 | 9 | 128.94 | 242-170-13-0000 | 9 | 128.94 |
| 242-170-14-0000 | 9 | 128.94 | 242-170-15-0000 | 9 | 128.94 | 242-170-16-0000 | 9 | 128.94 |
| 242-170-17-0000 | 9 | 128.94 | 242-170-18-0000 | 9 | 128.94 | 242-170-19-0000 | 9 | 128.94 |
| 242-170-20-0000 | 9 | 128.94 | 242-170-21-0000 | 9 | 128.94 | 242-170-22-0000 | 9 | 128.94 |
| 242-170-30-0000 | 9 | 128.94 | 242-170-31-0000 | 9 | 128.94 | 242-170-32-0000 | 9 | 128.94 |
| 242-170-33-0000 | 9 | 128.94 | 242-170-34-0000 | 9 | 128.94 | 242-170-35-0000 | 9 | 128.94 |
| 242-170-36-0000 | 9 | 128.94 | 242-170-37-0000 | 9 | 128.94 | 242-170-38-0000 | 9 | 128.94 |
| 242-170-39-0000 | 9 | 128.94 | 242-170-40-0000 | 9 | 128.94 | 242-170-41-0000 | 9 | 128.94 |
| 242-170-42-0000 | 9 | 128.94 | 242-170-43-0000 | 9 | 128.94 | 242-170-44-0000 | 9 | 128.94 |
| 242-170-45-0000 | 9 | 128.94 | 242-170-46-0000 | 9 | 128.94 | 242-170-47-0000 | 9 | 128.94 |
| 242-170-48-0000 | 9 | 128.94 | 242-170-49-0000 | 9 | 128.94 | 242-170-50-0000 | 9 | 128.94 |
| 242-170-51-0000 | 9 | 128.94 | 242-170-52-0000 | 9 | 128.94 | 242-170-53-0000 | 9 | 128.94 |
| 242-170-54-0000 | 9 | 128.94 | 242-170-55-0000 | 9 | 128.94 | 242-170-57-0000 | 9 | 128.94 |
| 242-170-58-0000 | 9 | 128.94 | 242-170-59-0000 | 9 | 128.94 | 242-170-60-0000 | 9 | 128.94 |
| 242-170-61-0000 | 9 | 128.94 | 242-170-62-0000 | 9 | 128.94 | 242-170-63-0000 | 9 | 128.94 |
| 242-170-65-0000 | 9 | 128.94 | 242-170-66-0000 | 9 | 128.94 | 242-170-67-0000 | 9 | 128.94 |
| 242-170-68-0000 | 9 | 128.94 | 242-170-69-0000 | 9 | 128.94 | 242-180-01-0000 | 9 | 128.94 |
| 242-180-02-0000 | 9 | 128.94 | 242-180-03-0000 | 9 | 128.94 | 242-180-04-0000 | 9 | 128.94 |
| 242-180-05-0000 | 9 | 128.94 | 242-180-06-0000 | 9 | 128.94 | 242-180-07-0000 | 9 | 128.94 |
| 242-180-08-0000 | 9 | 128.94 | 242-180-09-0000 | 9 | 128.94 | 242-180-10-0000 | 9 | 128.94 |
| 242-180-11-0000 | 9 | 128.94 | 242-180-12-0000 | 9 | 128.94 | 242-180-13-0000 | 9 | 128.94 |
| 242-180-14-0000 | 9 | 128.94 | 242-180-15-0000 | 9 | 128.94 | 242-180-16-0000 | 9 | 128.94 |
| 242-180-17-0000 | 9 | 128.94 | 242-180-19-0000 | 9 | 128.94 | 242-180-20-0000 | 9 | 128.94 |
| 242-180-21-0000 | 9 | 128.94 | 242-180-22-0000 | 9 | 128.94 | 242-180-23-0000 | 9 | 128.94 |
| 242-180-24-0000 | 9 | 128.94 | 242-180-25-0000 | 9 | 128.94 | 242-180-26-0000 | 9 | 128.94 |
| 242-180-27-0000 | 9 | 128.94 | 242-180-28-0000 | 9 | 128.94 | 242-180-29-0000 | 9 | 128.94 |
| 242-180-30-0000 | 9 | 128.94 | 242-180-31-0000 | 9 | 128.94 | 242-180-32-0000 | 9 | 128.94 |
| 242-180-33-0000 | 9 | 128.94 | 242-180-34-0000 | 9 | 128.94 | 242-180-35-0000 | 9 | 128.94 |
| 242-180-36-0000 | 9 | 128.94 | 242-180-37-0000 | 9 | 128.94 | 242-180-38-0000 | 9 | 128.94 |
| 242-180-39-0000 | 9 | 128.94 | 242-180-40-0000 | 9 | 128.94 | 242-180-41-0000 | 9 | 128.94 |
| 242-180-42-0000 | 9 | 128.94 | 242-180-43-0000 | 9 | 128.94 | 242-180-44-0000 | 9 | 128.94 |
| 242-180-45-0000 | 9 | 128.94 | 242-180-46-0000 | 9 | 128.94 | 242-180-47-0000 | 9 | 128.94 |
| 242-180-48-0000 | 9 | 128.94 | 242-180-49-0000 | 9 | 128.94 | 242-180-50-0000 | 9 | 128.94 |
| 242-180-51-0000 | 9 | 128.94 | 242-180-52-0000 | 9 | 128.94 | 242-180-53-0000 | 9 | 128.94 |
| 242-190-01-0000 | 9 | 128.94 | 242-190-02-0000 | 9 | 128.94 | 242-190-03-0000 | 9 | 128.94 |
| 242-190-04-0000 | 9 | 128.94 | 242-190-05-0000 | 9 | 128.94 | 242-190-06-0000 | 9 | 128.94 |
| 242-190-07-0000 | 9 | 128.94 | 242-190-08-0000 | 9 | 128.94 | 242-190-09-0000 | 9 | 128.94 |
| 242-190-10-0000 | 9 | 128.94 | 242-190-11-0000 | 9 | 128.94 | 242-190-12-0000 | 9 | 128.94 |
| 242-190-13-0000 | 9 | 128.94 | 242-190-14-0000 | 9 | 128.94 | 242-190-15-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-190-16-0000 | 9 | 128.94 | 242-190-17-0000 | 9 | 128.94 | 242-190-18-0000 | 9 | 128.94 |
| 242-190-19-0000 | 9 | 128.94 | 242-190-20-0000 | 9 | 128.94 | 242-190-21-0000 | 9 | 128.94 |
| 242-190-22-0000 | 9 | 128.94 | 242-190-24-0000 | 9 | 128.94 | 242-190-25-0000 | 9 | 128.94 |
| 242-190-26-0000 | 9 | 128.94 | 242-190-27-0000 | 9 | 128.94 | 242-190-28-0000 | 9 | 128.94 |
| 242-190-29-0000 | 9 | 128.94 | 242-190-30-0000 | 9 | 128.94 | 242-190-31-0000 | 9 | 128.94 |
| 242-190-32-0000 | 9 | 128.94 | 242-190-33-0000 | 9 | 128.94 | 242-190-34-0000 | 9 | 128.94 |
| 242-190-35-0000 | 9 | 128.94 | 242-190-36-0000 | 9 | 128.94 | 242-190-37-0000 | 9 | 128.94 |
| 242-190-38-0000 | 9 | 128.94 | 242-190-39-0000 | 9 | 128.94 | 242-190-40-0000 | 9 | 128.94 |
| 242-190-41-0000 | 9 | 128.94 | 242-190-42-0000 | 9 | 128.94 | 242-190-43-0000 | 9 | 128.94 |
| 242-190-44-0000 | 9 | 128.94 | 242-200-01-0000 | 9 | 128.94 | 242-200-02-0000 | 9 | 128.94 |
| 242-200-03-0000 | 9 | 128.94 | 242-200-04-0000 | 9 | 128.94 | 242-200-05-0000 | 9 | 128.94 |
| 242-200-06-0000 | 9 | 128.94 | 242-200-07-0000 | 9 | 128.94 | 242-200-08-0000 | 9 | 128.94 |
| 242-200-09-0000 | 9 | 128.94 | 242-200-10-0000 | 9 | 128.94 | 242-200-11-0000 | 9 | 128.94 |
| 242-200-12-0000 | 9 | 128.94 | 242-200-13-0000 | 9 | 128.94 | 242-200-14-0000 | 9 | 128.94 |
| 242-200-15-0000 | 9 | 128.94 | 242-200-16-0000 | 9 | 128.94 | 242-200-17-0000 | 9 | 128.94 |
| 242-200-18-0000 | 9 | 128.94 | 242-200-19-0000 | 9 | 128.94 | 242-200-20-0000 | 9 | 128.94 |
| 242-200-21-0000 | 9 | 128.94 | 242-200-22-0000 | 9 | 128.94 | 242-200-23-0000 | 9 | 128.94 |
| 242-200-24-0000 | 9 | 128.94 | 242-200-25-0000 | 9 | 128.94 | 242-200-26-0000 | 9 | 128.94 |
| 242-200-27-0000 | 9 | 128.94 | 242-200-28-0000 | 9 | 128.94 | 242-200-29-0000 | 9 | 128.94 |
| 242-200-30-0000 | 9 | 128.94 | 242-200-31-0000 | 9 | 128.94 | 242-200-32-0000 | 9 | 128.94 |
| 242-200-33-0000 | 9 | 128.94 | 242-200-34-0000 | 9 | 128.94 | 242-200-35-0000 | 9 | 128.94 |
| 242-200-36-0000 | 9 | 128.94 | 242-200-37-0000 | 9 | 128.94 | 242-200-38-0000 | 9 | 128.94 |
| 242-200-39-0000 | 9 | 128.94 | 242-200-40-0000 | 9 | 128.94 | 242-200-41-0000 | 9 | 128.94 |
| 242-210-01-0000 | 9 | 128.94 | 242-210-02-0000 | 9 | 128.94 | 242-210-03-0000 | 9 | 128.94 |
| 242-210-04-0000 | 9 | 128.94 | 242-210-05-0000 | 9 | 128.94 | 242-210-06-0000 | 9 | 128.94 |
| 242-210-07-0000 | 9 | 128.94 | 242-210-08-0000 | 9 | 128.94 | 242-210-09-0000 | 9 | 128.94 |
| 242-210-10-0000 | 9 | 128.94 | 242-210-11-0000 | 9 | 128.94 | 242-210-12-0000 | 9 | 128.94 |
| 242-210-13-0000 | 9 | 128.94 | 242-210-14-0000 | 9 | 128.94 | 242-210-15-0000 | 9 | 128.94 |
| 242-210-16-0000 | 9 | 128.94 | 242-210-17-0000 | 9 | 128.94 | 242-210-18-0000 | 9 | 128.94 |
| 242-210-19-0000 | 9 | 128.94 | 242-210-20-0000 | 9 | 128.94 | 242-210-21-0000 | 9 | 128.94 |
| 242-210-22-0000 | 9 | 128.94 | 242-210-23-0000 | 9 | 128.94 | 242-210-24-0000 | 9 | 128.94 |
| 242-210-25-0000 | 9 | 128.94 | 242-210-26-0000 | 9 | 128.94 | 242-210-27-0000 | 9 | 128.94 |
| 242-210-28-0000 | 9 | 128.94 | 242-210-29-0000 | 9 | 128.94 | 242-210-30-0000 | 9 | 128.94 |
| 242-210-31-0000 | 9 | 128.94 | 242-210-32-0000 | 9 | 128.94 | 242-210-33-0000 | 9 | 128.94 |
| 242-210-34-0000 | 9 | 128.94 | 242-210-35-0000 | 9 | 128.94 | 242-210-36-0000 | 9 | 128.94 |
| 242-210-37-0000 | 9 | 128.94 | 242-210-38-0000 | 9 | 128.94 | 242-210-39-0000 | 9 | 128.94 |
| 242-210-40-0000 | 9 | 128.94 | 242-210-41-0000 | 9 | 128.94 | 242-210-42-0000 | 9 | 128.94 |
| 242-210-43-0000 | 9 | 128.94 | 242-210-44-0000 | 9 | 128.94 | 242-210-45-0000 | 9 | 128.94 |
| 242-210-46-0000 | 9 | 128.94 | 242-210-47-0000 | 9 | 128.94 | 242-210-48-0000 | 9 | 128.94 |
| 242-210-49-0000 | 9 | 128.94 | 242-210-50-0000 | 9 | 128.94 | 242-210-51-0000 | 9 | 128.94 |
| 242-210-52-0000 | 9 | 128.94 | 242-210-53-0000 | 9 | 128.94 | 242-210-54-0000 | 9 | 128.94 |
| 242-210-55-0000 | 9 | 128.94 | 242-210-56-0000 | 9 | 128.94 | 242-210-58-0000 | 9 | 128.94 |
| 242-210-59-0000 | 9 | 128.94 | 242-210-60-0000 | 9 | 128.94 | 242-210-61-0000 | 9 | 128.94 |
| 242-210-62-0000 | 9 | 128.94 | 242-210-63-0000 | 9 | 128.94 | 242-210-64-0000 | 9 | 128.94 |
| 242-210-65-0000 | 9 | 128.94 | 242-210-66-0000 | 9 | 128.94 | 242-210-67-0000 | 9 | 128.94 |
| 242-210-68-0000 | 9 | 128.94 | 242-210-69-0000 | 9 | 128.94 | 242-210-70-0000 | 9 | 128.94 |
| 242-210-71-0000 | 9 | 128.94 | 242-210-72-0000 | 9 | 128.94 | 242-210-73-0000 | 9 | 128.94 |
| 242-210-74-0000 | 9 | 128.94 | 242-210-75-0000 | 9 | 128.94 | 242-210-77-0000 | 9 | 128.94 |
| 242-220-07-0000 | 9 | 128.94 | 242-220-08-0000 | 9 | 128.94 | 242-220-09-0000 | 9 | 128.94 |
| 242-220-10-0000 | 9 | 128.94 | 242-220-11-0000 | 9 | 128.94 | 242-220-12-0000 | 9 | 128.94 |
| 242-220-13-0000 | 9 | 128.94 | 242-220-14-0000 | 9 | 128.94 | 242-220-15-0000 | 9 | 128.94 |
| 242-220-16-0000 | 9 | 128.94 | 242-220-17-0000 | 9 | 128.94 | 242-220-18-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-220-19-0000 | 9 | 128.94 | 242-220-20-0000 | 9 | 128.94 | 242-220-21-0000 | 9 | 128.94 |
| 242-220-22-0000 | 9 | 128.94 | 242-220-23-0000 | 9 | 128.94 | 242-220-24-0000 | 9 | 128.94 |
| 242-220-25-0000 | 9 | 128.94 | 242-220-26-0000 | 9 | 128.94 | 242-220-27-0000 | 9 | 128.94 |
| 242-220-28-0000 | 9 | 128.94 | 242-220-29-0000 | 9 | 128.94 | 242-220-30-0000 | 9 | 128.94 |
| 242-220-31-0000 | 9 | 128.94 | 242-220-32-0000 | 9 | 128.94 | 242-220-33-0000 | 9 | 128.94 |
| 242-220-34-0000 | 9 | 128.94 | 242-220-35-0000 | 9 | 128.94 | 242-220-36-0000 | 9 | 128.94 |
| 242-220-37-0000 | 9 | 128.94 | 242-220-38-0000 | 9 | 128.94 | 242-220-39-0000 | 9 | 128.94 |
| 242-220-40-0000 | 9 | 128.94 | 242-220-41-0000 | 9 | 128.94 | 242-220-42-0000 | 9 | 128.94 |
| 242-220-43-0000 | 9 | 128.94 | 242-220-44-0000 | 9 | 128.94 | 242-220-45-0000 | 9 | 128.94 |
| 242-220-46-0000 | 9 | 128.94 | 242-220-47-0000 | 9 | 128.94 | 242-220-48-0000 | 9 | 128.94 |
| 242-220-49-0000 | 9 | 128.94 | 242-220-50-0000 | 9 | 128.94 | 242-220-51-0000 | 9 | 128.94 |
| 242-220-52-0000 | 9 | 128.94 | 242-220-53-0000 | 9 | 128.94 | 242-220-54-0000 | 9 | 128.94 |
| 242-220-55-0000 | 9 | 128.94 | 242-220-56-0000 | 9 | 128.94 | 242-220-57-0000 | 9 | 128.94 |
| 242-220-58-0000 | 9 | 128.94 | 242-220-59-0000 | 9 | 128.94 | 242-220-60-0000 | 9 | 128.94 |
| 242-220-61-0000 | 9 | 128.94 | 242-220-62-0000 | 9 | 128.94 | 242-220-63-0000 | 9 | 128.94 |
| 242-220-64-0000 | 9 | 128.94 | 242-220-65-0000 | 9 | 128.94 | 242-220-66-0000 | 9 | 128.94 |
| 242-220-67-0000 | 9 | 128.94 | 242-220-68-0000 | 9 | 128.94 | 242-220-69-0000 | 9 | 128.94 |
| 242-220-70-0000 | 9 | 128.94 | 242-230-06-0000 | 9 | 128.94 | 242-230-07-0000 | 9 | 128.94 |
| 242-230-08-0000 | 9 | 128.94 | 242-230-09-0000 | 9 | 128.94 | 242-230-10-0000 | 9 | 128.94 |
| 242-230-11-0000 | 9 | 128.94 | 242-230-12-0000 | 9 | 128.94 | 242-230-13-0000 | 9 | 128.94 |
| 242-230-14-0000 | 9 | 128.94 | 242-230-15-0000 | 9 | 128.94 | 242-230-16-0000 | 9 | 128.94 |
| 242-230-17-0000 | 9 | 128.94 | 242-230-18-0000 | 9 | 128.94 | 242-230-19-0000 | 9 | 128.94 |
| 242-230-20-0000 | 9 | 128.94 | 242-230-21-0000 | 9 | 128.94 | 242-230-22-0000 | 9 | 128.94 |
| 242-230-23-0000 | 9 | 128.94 | 242-230-24-0000 | 9 | 128.94 | 242-230-25-0000 | 9 | 128.94 |
| 242-230-26-0000 | 9 | 128.94 | 242-230-27-0000 | 9 | 128.94 | 242-230-28-0000 | 9 | 128.94 |
| 242-230-29-0000 | 9 | 128.94 | 242-230-30-0000 | 9 | 128.94 | 242-230-31-0000 | 9 | 128.94 |
| 242-230-32-0000 | 9 | 128.94 | 242-230-33-0000 | 9 | 128.94 | 242-230-34-0000 | 9 | 128.94 |
| 242-230-35-0000 | 9 | 128.94 | 242-230-36-0000 | 9 | 128.94 | 242-230-37-0000 | 9 | 128.94 |
| 242-230-38-0000 | 9 | 128.94 | 242-230-39-0000 | 9 | 128.94 | 242-230-40-0000 | 9 | 128.94 |
| 242-230-41-0000 | 9 | 128.94 | 242-230-42-0000 | 9 | 128.94 | 242-230-43-0000 | 9 | 128.94 |
| 242-230-44-0000 | 9 | 128.94 | 242-230-45-0000 | 9 | 128.94 | 242-230-46-0000 | 9 | 128.94 |
| 242-230-47-0000 | 9 | 128.94 | 242-230-48-0000 | 9 | 128.94 | 242-230-49-0000 | 9 | 128.94 |
| 242-230-50-0000 | 9 | 128.94 | 242-240-01-0000 | 9 | 128.94 | 242-240-02-0000 | 9 | 128.94 |
| 242-240-03-0000 | 9 | 128.94 | 242-240-04-0000 | 9 | 128.94 | 242-240-05-0000 | 9 | 128.94 |
| 242-240-06-0000 | 9 | 128.94 | 242-240-07-0000 | 9 | 128.94 | 242-240-08-0000 | 9 | 128.94 |
| 242-240-09-0000 | 9 | 128.94 | 242-240-10-0000 | 9 | 128.94 | 242-240-11-0000 | 9 | 128.94 |
| 242-240-12-0000 | 9 | 128.94 | 242-240-13-0000 | 9 | 128.94 | 242-240-14-0000 | 9 | 128.94 |
| 242-240-15-0000 | 9 | 128.94 | 242-240-16-0000 | 9 | 128.94 | 242-240-17-0000 | 9 | 128.94 |
| 242-240-18-0000 | 9 | 128.94 | 242-240-19-0000 | 9 | 128.94 | 242-240-20-0000 | 9 | 128.94 |
| 242-240-21-0000 | 9 | 128.94 | 242-240-22-0000 | 9 | 128.94 | 242-240-23-0000 | 9 | 128.94 |
| 242-240-24-0000 | 9 | 128.94 | 242-240-25-0000 | 9 | 128.94 | 242-240-26-0000 | 9 | 128.94 |
| 242-240-27-0000 | 9 | 128.94 | 242-240-28-0000 | 9 | 128.94 | 242-240-29-0000 | 9 | 128.94 |
| 242-240-30-0000 | 9 | 128.94 | 242-240-31-0000 | 9 | 128.94 | 242-240-32-0000 | 9 | 128.94 |
| 242-240-33-0000 | 9 | 128.94 | 242-240-34-0000 | 9 | 128.94 | 242-240-35-0000 | 9 | 128.94 |
| 242-240-36-0000 | 9 | 128.94 | 242-250-01-0000 | 9 | 128.94 | 242-250-02-0000 | 9 | 128.94 |
| 242-250-03-0000 | 9 | 128.94 | 242-250-04-0000 | 9 | 128.94 | 242-250-05-0000 | 9 | 128.94 |
| 242-250-06-0000 | 9 | 128.94 | 242-250-07-0000 | 9 | 128.94 | 242-250-08-0000 | 9 | 128.94 |
| 242-250-09-0000 | 9 | 128.94 | 242-250-10-0000 | 9 | 128.94 | 242-250-11-0000 | 9 | 128.94 |
| 242-250-12-0000 | 9 | 128.94 | 242-250-13-0000 | 9 | 128.94 | 242-250-14-0000 | 9 | 128.94 |
| 242-250-15-0000 | 9 | 128.94 | 242-250-16-0000 | 9 | 128.94 | 242-250-17-0000 | 9 | 128.94 |
| 242-250-18-0000 | 9 | 128.94 | 242-250-19-0000 | 9 | 128.94 | 242-250-20-0000 | 9 | 128.94 |
| 242-250-21-0000 | 9 | 128.94 | 242-250-25-0000 | 9 | 128.94 | 242-250-26-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-250-27-0000 | 9 | 128.94 | 242-250-28-0000 | 9 | 128.94 | 242-250-30-0000 | 9 | 128.94 |
| 242-250-31-0000 | 9 | 128.94 | 242-250-32-0000 | 9 | 128.94 | 242-250-33-0000 | 9 | 128.94 |
| 242-250-34-0000 | 9 | 128.94 | 242-250-35-0000 | 9 | 128.94 | 242-250-36-0000 | 9 | 128.94 |
| 242-250-39-0000 | 9 | 128.94 | 242-250-40-0000 | 9 | 128.94 | 242-250-41-0000 | 9 | 128.94 |
| 242-250-42-0000 | 9 | 128.94 | 242-250-43-0000 | 9 | 128.94 | 242-250-44-0000 | 9 | 128.94 |
| 242-250-45-0000 | 9 | 128.94 | 242-250-48-0000 | 9 | 128.94 | 242-250-49-0000 | 9 | 128.94 |
| 242-250-50-0000 | 9 | 128.94 | 242-250-51-0000 | 9 | 128.94 | 242-250-52-0000 | 9 | 128.94 |
| 242-250-53-0000 | 9 | 128.94 | 242-250-54-0000 | 9 | 128.94 | 242-250-55-0000 | 9 | 128.94 |
| 242-250-56-0000 | 9 | 128.94 | 242-250-57-0000 | 9 | 128.94 | 242-250-58-0000 | 9 | 128.94 |
| 242-250-59-0000 | 9 | 128.94 | 242-260-01-0000 | 9 | 128.94 | 242-260-02-0000 | 9 | 128.94 |
| 242-260-03-0000 | 9 | 128.94 | 242-260-04-0000 | 9 | 128.94 | 242-260-05-0000 | 9 | 128.94 |
| 242-260-06-0000 | 9 | 128.94 | 242-260-07-0000 | 9 | 128.94 | 242-260-08-0000 | 9 | 128.94 |
| 242-260-09-0000 | 9 | 128.94 | 242-260-10-0000 | 9 | 128.94 | 242-260-11-0000 | 9 | 128.94 |
| 242-260-12-0000 | 9 | 128.94 | 242-260-13-0000 | 9 | 128.94 | 242-260-15-0000 | 9 | 128.94 |
| 242-260-16-0000 | 9 | 128.94 | 242-260-17-0000 | 9 | 128.94 | 242-260-18-0000 | 9 | 128.94 |
| 242-260-19-0000 | 9 | 128.94 | 242-260-20-0000 | 9 | 128.94 | 242-260-21-0000 | 9 | 128.94 |
| 242-260-22-0000 | 9 | 128.94 | 242-260-23-0000 | 9 | 128.94 | 242-260-24-0000 | 9 | 128.94 |
| 242-260-25-0000 | 9 | 128.94 | 242-260-26-0000 | 9 | 128.94 | 242-260-27-0000 | 9 | 128.94 |
| 242-260-28-0000 | 9 | 128.94 | 242-260-29-0000 | 9 | 128.94 | 242-260-30-0000 | 9 | 128.94 |
| 242-260-31-0000 | 9 | 128.94 | 242-260-32-0000 | 9 | 128.94 | 242-260-33-0000 | 9 | 128.94 |
| 242-260-34-0000 | 9 | 128.94 | 242-260-35-0000 | 9 | 128.94 | 242-260-36-0000 | 9 | 128.94 |
| 242-260-37-0000 | 9 | 128.94 | 242-260-38-0000 | 9 | 128.94 | 242-260-39-0000 | 9 | 128.94 |
| 242-260-40-0000 | 9 | 128.94 | 242-260-41-0000 | 9 | 128.94 | 242-260-42-0000 | 9 | 128.94 |
| 242-260-43-0000 | 9 | 128.94 | 242-260-44-0000 | 9 | 128.94 | 242-260-45-0000 | 9 | 128.94 |
| 242-260-46-0000 | 9 | 128.94 | 242-260-47-0000 | 9 | 128.94 | 242-260-48-0000 | 9 | 128.94 |
| 242-260-49-0000 | 9 | 128.94 | 242-260-50-0000 | 9 | 128.94 | 242-260-51-0000 | 9 | 128.94 |
| 242-260-52-0000 | 9 | 128.94 | 242-260-53-0000 | 9 | 128.94 | 242-260-54-0000 | 9 | 128.94 |
| 242-260-55-0000 | 9 | 128.94 | 242-260-56-0000 | 9 | 128.94 | 242-260-57-0000 | 9 | 128.94 |
| 242-260-58-0000 | 9 | 128.94 | 242-260-59-0000 | 9 | 128.94 | 242-260-60-0000 | 9 | 128.94 |
| 242-260-61-0000 | 9 | 128.94 | 242-260-62-0000 | 9 | 128.94 | 242-260-63-0000 | 9 | 128.94 |
| 242-260-64-0000 | 9 | 128.94 | 242-260-65-0000 | 9 | 128.94 | 242-260-66-0000 | 9 | 128.94 |
| 242-260-67-0000 | 9 | 128.94 | 242-260-68-0000 | 9 | 128.94 | 242-260-69-0000 | 9 | 128.94 |
| 242-260-70-0000 | 9 | 128.94 | 242-260-71-0000 | 9 | 128.94 | 242-260-72-0000 | 9 | 128.94 |
| 242-260-73-0000 | 9 | 128.94 | 242-260-74-0000 | 9 | 128.94 | 242-260-75-0000 | 9 | 128.94 |
| 242-260-77-0000 | 9 | 128.94 | 242-270-01-0000 | 9 | 128.94 | 242-270-02-0000 | 9 | 128.94 |
| 242-270-03-0000 | 9 | 128.94 | 242-270-04-0000 | 9 | 128.94 | 242-270-05-0000 | 9 | 128.94 |
| 242-270-06-0000 | 9 | 128.94 | 242-270-07-0000 | 9 | 128.94 | 242-270-08-0000 | 9 | 128.94 |
| 242-270-09-0000 | 9 | 128.94 | 242-270-10-0000 | 9 | 128.94 | 242-270-11-0000 | 9 | 128.94 |
| 242-270-12-0000 | 9 | 128.94 | 242-270-13-0000 | 9 | 128.94 | 242-270-14-0000 | 9 | 128.94 |
| 242-270-15-0000 | 9 | 128.94 | 242-270-16-0000 | 9 | 128.94 | 242-270-17-0000 | 9 | 128.94 |
| 242-270-18-0000 | 9 | 128.94 | 242-270-19-0000 | 9 | 128.94 | 242-270-20-0000 | 9 | 128.94 |
| 242-270-22-0000 | 9 | 128.94 | 242-270-23-0000 | 9 | 128.94 | 242-270-24-0000 | 9 | 128.94 |
| 242-270-25-0000 | 9 | 128.94 | 242-270-26-0000 | 9 | 128.94 | 242-270-27-0000 | 9 | 128.94 |
| 242-270-30-0000 | 9 | 128.94 | 242-270-31-0000 | 9 | 128.94 | 242-270-32-0000 | 9 | 128.94 |
| 242-270-33-0000 | 9 | 128.94 | 242-270-34-0000 | 9 | 128.94 | 242-270-35-0000 | 9 | 128.94 |
| 242-270-36-0000 | 9 | 128.94 | 242-270-37-0000 | 9 | 128.94 | 242-270-38-0000 | 9 | 128.94 |
| 242-270-39-0000 | 9 | 128.94 | 242-270-40-0000 | 9 | 128.94 | 242-270-41-0000 | 9 | 128.94 |
| 242-270-42-0000 | 9 | 128.94 | 242-270-43-0000 | 9 | 128.94 | 242-270-44-0000 | 9 | 128.94 |
| 242-270-45-0000 | 9 | 128.94 | 242-270-46-0000 | 9 | 128.94 | 242-270-47-0000 | 9 | 128.94 |
| 242-270-48-0000 | 9 | 128.94 | 242-270-49-0000 | 9 | 128.94 | 242-280-01-0000 | 9 | 128.94 |
| 242-280-02-0000 | 9 | 128.94 | 242-280-03-0000 | 9 | 128.94 | 242-280-04-0000 | 9 | 128.94 |
| 242-280-05-0000 | 9 | 128.94 | 242-280-06-0000 | 9 | 128.94 | 242-280-07-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-280-08-0000 | 9 | 128.94 | 242-280-09-0000 | 9 | 128.94 | 242-280-10-0000 | 9 | 128.94 |
| 242-280-11-0000 | 9 | 128.94 | 242-280-12-0000 | 9 | 128.94 | 242-280-13-0000 | 9 | 128.94 |
| 242-280-14-0000 | 9 | 128.94 | 242-280-15-0000 | 9 | 128.94 | 242-280-16-0000 | 9 | 128.94 |
| 242-280-17-0000 | 9 | 128.94 | 242-280-18-0000 | 9 | 128.94 | 242-280-19-0000 | 9 | 128.94 |
| 242-280-20-0000 | 9 | 128.94 | 242-280-21-0000 | 9 | 128.94 | 242-280-22-0000 | 9 | 128.94 |
| 242-280-23-0000 | 9 | 128.94 | 242-280-24-0000 | 9 | 128.94 | 242-280-25-0000 | 9 | 128.94 |
| 242-280-26-0000 | 9 | 128.94 | 242-280-27-0000 | 9 | 128.94 | 242-280-28-0000 | 9 | 128.94 |
| 242-280-29-0000 | 9 | 128.94 | 242-280-30-0000 | 9 | 128.94 | 242-280-31-0000 | 9 | 128.94 |
| 242-280-32-0000 | 9 | 128.94 | 242-280-33-0000 | 9 | 128.94 | 242-280-34-0000 | 9 | 128.94 |
| 242-280-35-0000 | 9 | 128.94 | 242-280-36-0000 | 9 | 128.94 | 242-280-37-0000 | 9 | 128.94 |
| 242-280-38-0000 | 9 | 128.94 | 242-280-39-0000 | 9 | 128.94 | 242-280-40-0000 | 9 | 128.94 |
| 242-280-41-0000 | 9 | 128.94 | 242-280-42-0000 | 9 | 128.94 | 242-280-43-0000 | 9 | 128.94 |
| 242-280-44-0000 | 9 | 128.94 | 242-280-45-0000 | 9 | 128.94 | 242-280-46-0000 | 9 | 128.94 |
| 242-280-47-0000 | 9 | 128.94 | 242-280-48-0000 | 9 | 128.94 | 242-280-49-0000 | 9 | 128.94 |
| 242-280-50-0000 | 9 | 128.94 | 242-280-51-0000 | 9 | 128.94 | 242-280-52-0000 | 9 | 128.94 |
| 242-280-53-0000 | 9 | 128.94 | 242-280-54-0000 | 9 | 128.94 | 242-280-55-0000 | 9 | 128.94 |
| 242-280-56-0000 | 9 | 128.94 | 242-280-57-0000 | 9 | 128.94 | 242-280-58-0000 | 9 | 128.94 |
| 242-280-59-0000 | 9 | 128.94 | 242-280-60-0000 | 9 | 128.94 | 242-280-61-0000 | 9 | 128.94 |
| 242-280-62-0000 | 9 | 128.94 | 242-280-63-0000 | 9 | 128.94 | 242-280-64-0000 | 9 | 128.94 |
| 242-280-65-0000 | 9 | 128.94 | 242-280-66-0000 | 9 | 128.94 | 242-280-67-0000 | 9 | 128.94 |
| 242-280-68-0000 | 9 | 128.94 | 242-290-01-0000 | 9 | 128.94 | 242-290-02-0000 | 9 | 128.94 |
| 242-290-03-0000 | 9 | 128.94 | 242-290-04-0000 | 9 | 128.94 | 242-290-05-0000 | 9 | 128.94 |
| 242-290-06-0000 | 9 | 128.94 | 242-290-07-0000 | 9 | 128.94 | 242-290-08-0000 | 9 | 128.94 |
| 242-290-09-0000 | 9 | 128.94 | 242-290-10-0000 | 9 | 128.94 | 242-290-11-0000 | 9 | 128.94 |
| 242-290-12-0000 | 9 | 128.94 | 242-290-13-0000 | 9 | 128.94 | 242-290-14-0000 | 9 | 128.94 |
| 242-290-15-0000 | 9 | 128.94 | 242-290-16-0000 | 9 | 128.94 | 242-290-17-0000 | 9 | 128.94 |
| 242-290-18-0000 | 9 | 128.94 | 242-290-19-0000 | 9 | 128.94 | 242-290-20-0000 | 9 | 128.94 |
| 242-290-21-0000 | 9 | 128.94 | 242-290-22-0000 | 9 | 128.94 | 242-290-23-0000 | 9 | 128.94 |
| 242-290-24-0000 | 9 | 128.94 | 242-290-25-0000 | 9 | 128.94 | 242-290-26-0000 | 9 | 128.94 |
| 242-290-27-0000 | 9 | 128.94 | 242-290-28-0000 | 9 | 128.94 | 242-290-29-0000 | 9 | 128.94 |
| 242-290-30-0000 | 9 | 128.94 | 242-290-31-0000 | 9 | 128.94 | 242-290-32-0000 | 9 | 128.94 |
| 242-290-33-0000 | 9 | 128.94 | 242-290-34-0000 | 9 | 128.94 | 242-290-35-0000 | 9 | 128.94 |
| 242-300-08-0000 | 9 | 128.94 | 242-300-09-0000 | 9 | 128.94 | 242-300-10-0000 | 9 | 128.94 |
| 242-300-11-0000 | 9 | 128.94 | 242-300-12-0000 | 9 | 128.94 | 242-300-13-0000 | 9 | 128.94 |
| 242-300-14-0000 | 9 | 128.94 | 242-300-15-0000 | 9 | 128.94 | 242-300-16-0000 | 9 | 128.94 |
| 242-300-17-0000 | 9 | 128.94 | 242-300-18-0000 | 9 | 128.94 | 242-300-19-0000 | 9 | 128.94 |
| 242-300-20-0000 | 9 | 128.94 | 242-300-21-0000 | 9 | 128.94 | 242-300-22-0000 | 9 | 128.94 |
| 242-300-23-0000 | 9 | 128.94 | 242-300-24-0000 | 9 | 128.94 | 242-300-25-0000 | 9 | 128.94 |
| 242-300-26-0000 | 9 | 128.94 | 242-300-27-0000 | 9 | 128.94 | 242-300-28-0000 | 9 | 128.94 |
| 242-300-29-0000 | 9 | 128.94 | 242-300-30-0000 | 9 | 128.94 | 242-300-31-0000 | 9 | 128.94 |
| 242-300-32-0000 | 9 | 128.94 | 242-300-33-0000 | 9 | 128.94 | 242-300-34-0000 | 9 | 128.94 |
| 242-300-35-0000 | 9 | 128.94 | 242-300-36-0000 | 9 | 128.94 | 242-300-37-0000 | 9 | 128.94 |
| 242-300-38-0000 | 9 | 128.94 | 242-300-39-0000 | 9 | 128.94 | 242-300-40-0000 | 9 | 128.94 |
| 242-300-42-0000 | 9 | 128.94 | 242-300-43-0000 | 9 | 128.94 | 242-300-44-0000 | 9 | 128.94 |
| 242-300-45-0000 | 9 | 128.94 | 242-300-46-0000 | 9 | 128.94 | 242-300-47-0000 | 9 | 128.94 |
| 242-300-48-0000 | 9 | 128.94 | 242-300-49-0000 | 9 | 128.94 | 242-300-50-0000 | 9 | 128.94 |
| 242-300-51-0000 | 9 | 128.94 | 242-300-52-0000 | 9 | 128.94 | 242-300-53-0000 | 9 | 128.94 |
| 242-300-54-0000 | 9 | 128.94 | 242-300-55-0000 | 9 | 128.94 | 242-300-56-0000 | 9 | 128.94 |
| 242-300-57-0000 | 9 | 128.94 | 242-300-58-0000 | 9 | 128.94 | 242-300-59-0000 | 9 | 128.94 |
| 242-300-60-0000 | 9 | 128.94 | 242-300-61-0000 | 9 | 128.94 | 242-300-62-0000 | 9 | 128.94 |
| 242-300-63-0000 | 9 | 128.94 | 242-300-64-0000 | 9 | 128.94 | 242-300-65-0000 | 9 | 128.94 |
| 242-300-66-0000 | 9 | 128.94 | 242-300-67-0000 | 9 | 128.94 | 242-300-68-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-300-69-0000 | 9 | 128.94 | 242-300-70-0000 | 9 | 128.94 | 242-300-71-0000 | 9 | 128.94 |
| 242-300-72-0000 | 9 | 128.94 | 242-300-73-0000 | 9 | 128.94 | 242-300-74-0000 | 9 | 128.94 |
| 242-300-75-0000 | 9 | 128.94 | 242-300-76-0000 | 9 | 128.94 | 242-300-77-0000 | 9 | 128.94 |
| 242-300-78-0000 | 9 | 128.94 | 242-300-79-0000 | 9 | 128.94 | 242-300-80-0000 | 9 | 128.94 |
| 242-300-81-0000 | 9 | 128.94 | 242-300-82-0000 | 9 | 128.94 | 242-300-83-0000 | 9 | 128.94 |
| 242-300-84-0000 | 9 | 128.94 | 242-300-85-0000 | 9 | 128.94 | 242-300-86-0000 | 9 | 128.94 |
| 242-300-87-0000 | 9 | 128.94 | 242-310-08-0000 | 9 | 128.94 | 242-310-09-0000 | 9 | 128.94 |
| 242-310-10-0000 | 9 | 128.94 | 242-310-11-0000 | 9 | 128.94 | 242-310-12-0000 | 9 | 128.94 |
| 242-310-13-0000 | 9 | 128.94 | 242-310-14-0000 | 9 | 128.94 | 242-310-15-0000 | 9 | 128.94 |
| 242-310-16-0000 | 9 | 128.94 | 242-310-17-0000 | 9 | 128.94 | 242-310-18-0000 | 9 | 128.94 |
| 242-310-19-0000 | 9 | 128.94 | 242-310-20-0000 | 9 | 128.94 | 242-310-21-0000 | 9 | 128.94 |
| 242-310-22-0000 | 9 | 128.94 | 242-310-23-0000 | 9 | 128.94 | 242-310-24-0000 | 9 | 128.94 |
| 242-310-25-0000 | 9 | 128.94 | 242-310-26-0000 | 9 | 128.94 | 242-310-27-0000 | 9 | 128.94 |
| 242-310-28-0000 | 9 | 128.94 | 242-310-29-0000 | 9 | 128.94 | 242-310-30-0000 | 9 | 128.94 |
| 242-310-31-0000 | 9 | 128.94 | 242-310-32-0000 | 9 | 128.94 | 242-310-33-0000 | 9 | 128.94 |
| 242-310-34-0000 | 9 | 128.94 | 242-310-35-0000 | 9 | 128.94 | 242-310-36-0000 | 9 | 128.94 |
| 242-310-37-0000 | 9 | 128.94 | 242-310-38-0000 | 9 | 128.94 | 242-310-39-0000 | 9 | 128.94 |
| 242-310-40-0000 | 9 | 128.94 | 242-310-41-0000 | 9 | 128.94 | 242-310-42-0000 | 9 | 128.94 |
| 242-310-43-0000 | 9 | 128.94 | 242-310-44-0000 | 9 | 128.94 | 242-310-45-0000 | 9 | 128.94 |
| 242-310-46-0000 | 9 | 128.94 | 242-310-47-0000 | 9 | 128.94 | 242-310-48-0000 | 9 | 128.94 |
| 242-310-49-0000 | 9 | 128.94 | 242-310-50-0000 | 9 | 128.94 | 242-310-51-0000 | 9 | 128.94 |
| 242-310-52-0000 | 9 | 128.94 | 242-310-53-0000 | 9 | 128.94 | 242-310-54-0000 | 9 | 128.94 |
| 242-310-55-0000 | 9 | 128.94 | 242-310-56-0000 | 9 | 128.94 | 242-310-57-0000 | 9 | 128.94 |
| 242-310-58-0000 | 9 | 128.94 | 242-310-59-0000 | 9 | 128.94 | 242-310-60-0000 | 9 | 128.94 |
| 242-310-61-0000 | 9 | 128.94 | 242-310-62-0000 | 9 | 128.94 | 242-310-63-0000 | 9 | 128.94 |
| 242-310-64-0000 | 9 | 128.94 | 242-310-65-0000 | 9 | 128.94 | 242-310-66-0000 | 9 | 128.94 |
| 242-310-67-0000 | 9 | 128.94 | 242-310-68-0000 | 9 | 128.94 | 242-310-69-0000 | 9 | 128.94 |
| 242-310-70-0000 | 9 | 128.94 | 242-310-71-0000 | 9 | 128.94 | 242-310-72-0000 | 9 | 128.94 |
| 242-310-73-0000 | 9 | 128.94 | 242-310-74-0000 | 9 | 128.94 | 242-310-75-0000 | 9 | 128.94 |
| 242-310-76-0000 | 9 | 128.94 | 242-310-77-0000 | 9 | 128.94 | 242-310-78-0000 | 9 | 128.94 |
| 242-310-79-0000 | 9 | 128.94 | 242-310-80-0000 | 9 | 128.94 | 242-310-81-0000 | 9 | 128.94 |
| 242-310-82-0000 | 9 | 128.94 | 242-310-83-0000 | 9 | 128.94 | 242-310-84-0000 | 9 | 128.94 |
| 242-310-85-0000 | 9 | 128.94 | 242-310-87-0000 | 9 | 128.94 | 242-320-01-0000 | 9 | 128.94 |
| 242-320-02-0000 | 9 | 128.94 | 242-320-03-0000 | 9 | 128.94 | 242-320-04-0000 | 9 | 128.94 |
| 242-320-05-0000 | 9 | 128.94 | 242-320-06-0000 | 9 | 128.94 | 242-320-07-0000 | 9 | 128.94 |
| 242-320-08-0000 | 9 | 128.94 | 242-320-09-0000 | 9 | 128.94 | 242-320-10-0000 | 9 | 128.94 |
| 242-320-11-0000 | 9 | 128.94 | 242-320-12-0000 | 9 | 128.94 | 242-320-13-0000 | 9 | 128.94 |
| 242-320-14-0000 | 9 | 128.94 | 242-320-15-0000 | 9 | 128.94 | 242-320-16-0000 | 9 | 128.94 |
| 242-320-17-0000 | 9 | 128.94 | 242-320-18-0000 | 9 | 128.94 | 242-320-19-0000 | 9 | 128.94 |
| 242-320-20-0000 | 9 | 128.94 | 242-320-21-0000 | 9 | 128.94 | 242-320-22-0000 | 9 | 128.94 |
| 242-320-23-0000 | 9 | 128.94 | 242-320-24-0000 | 9 | 128.94 | 242-320-25-0000 | 9 | 128.94 |
| 242-320-26-0000 | 9 | 128.94 | 242-320-27-0000 | 9 | 128.94 | 242-320-28-0000 | 9 | 128.94 |
| 242-320-29-0000 | 9 | 128.94 | 242-320-30-0000 | 9 | 128.94 | 242-320-31-0000 | 9 | 128.94 |
| 242-320-32-0000 | 9 | 128.94 | 242-320-33-0000 | 9 | 128.94 | 242-320-34-0000 | 9 | 128.94 |
| 242-320-35-0000 | 9 | 128.94 | 242-320-36-0000 | 9 | 128.94 | 242-320-37-0000 | 9 | 128.94 |
| 242-320-38-0000 | 9 | 128.94 | 242-320-39-0000 | 9 | 128.94 | 242-330-01-0000 | 9 | 128.94 |
| 242-330-02-0000 | 9 | 128.94 | 242-330-03-0000 | 9 | 128.94 | 242-330-04-0000 | 9 | 128.94 |
| 242-330-05-0000 | 9 | 128.94 | 242-330-06-0000 | 9 | 128.94 | 242-330-07-0000 | 9 | 128.94 |
| 242-330-08-0000 | 9 | 128.94 | 242-330-09-0000 | 9 | 128.94 | 242-330-10-0000 | 9 | 128.94 |
| 242-330-11-0000 | 9 | 128.94 | 242-330-12-0000 | 9 | 128.94 | 242-330-13-0000 | 9 | 128.94 |
| 242-330-14-0000 | 9 | 128.94 | 242-330-15-0000 | 9 | 128.94 | 242-330-16-0000 | 9 | 128.94 |
| 242-330-17-0000 | 9 | 128.94 | 242-330-18-0000 | 9 | 128.94 | 242-330-19-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-330-20-0000 | 9 | 128.94 | 242-330-21-0000 | 9 | 128.94 | 242-330-22-0000 | 9 | 128.94 |
| 242-330-24-0000 | 9 | 128.94 | 242-330-25-0000 | 9 | 128.94 | 242-330-26-0000 | 9 | 128.94 |
| 242-330-27-0000 | 9 | 128.94 | 242-330-28-0000 | 9 | 128.94 | 242-330-29-0000 | 9 | 128.94 |
| 242-330-30-0000 | 9 | 128.94 | 242-330-31-0000 | 9 | 128.94 | 242-330-32-0000 | 9 | 128.94 |
| 242-330-33-0000 | 9 | 128.94 | 242-330-34-0000 | 9 | 128.94 | 242-330-35-0000 | 9 | 128.94 |
| 242-330-36-0000 | 9 | 128.94 | 242-330-37-0000 | 9 | 128.94 | 242-330-38-0000 | 9 | 128.94 |
| 242-330-39-0000 | 9 | 128.94 | 242-330-40-0000 | 9 | 128.94 | 242-330-41-0000 | 9 | 128.94 |
| 242-330-42-0000 | 9 | 128.94 | 242-330-43-0000 | 9 | 128.94 | 242-330-44-0000 | 9 | 128.94 |
| 242-330-45-0000 | 9 | 128.94 | 242-330-46-0000 | 9 | 128.94 | 242-330-47-0000 | 9 | 128.94 |
| 242-330-48-0000 | 9 | 128.94 | 242-330-49-0000 | 9 | 128.94 | 242-330-50-0000 | 9 | 128.94 |
| 242-330-51-0000 | 9 | 128.94 | 242-330-52-0000 | 9 | 128.94 | 242-330-53-0000 | 9 | 128.94 |
| 242-330-54-0000 | 9 | 128.94 | 242-330-55-0000 | 9 | 128.94 | 242-330-56-0000 | 9 | 128.94 |
| 242-330-57-0000 | 9 | 128.94 | 242-330-58-0000 | 9 | 128.94 | 242-330-59-0000 | 9 | 128.94 |
| 242-330-60-0000 | 9 | 128.94 | 242-330-61-0000 | 9 | 128.94 | 242-330-62-0000 | 9 | 128.94 |
| 242-330-63-0000 | 9 | 128.94 | 242-330-64-0000 | 9 | 128.94 | 242-330-65-0000 | 9 | 128.94 |
| 242-340-01-0000 | 9 | 128.94 | 242-340-02-0000 | 9 | 128.94 | 242-340-03-0000 | 9 | 128.94 |
| 242-340-04-0000 | 9 | 128.94 | 242-340-05-0000 | 9 | 128.94 | 242-340-06-0000 | 9 | 128.94 |
| 242-340-07-0000 | 9 | 128.94 | 242-340-08-0000 | 9 | 128.94 | 242-340-09-0000 | 9 | 128.94 |
| 242-340-10-0000 | 9 | 128.94 | 242-340-11-0000 | 9 | 128.94 | 242-340-12-0000 | 9 | 128.94 |
| 242-340-13-0000 | 9 | 128.94 | 242-340-14-0000 | 9 | 128.94 | 242-340-15-0000 | 9 | 128.94 |
| 242-340-16-0000 | 9 | 128.94 | 242-340-17-0000 | 9 | 128.94 | 242-340-18-0000 | 9 | 128.94 |
| 242-340-19-0000 | 9 | 128.94 | 242-340-20-0000 | 9 | 128.94 | 242-340-21-0000 | 9 | 128.94 |
| 242-340-22-0000 | 9 | 128.94 | 242-340-23-0000 | 9 | 128.94 | 242-340-24-0000 | 9 | 128.94 |
| 242-340-25-0000 | 9 | 128.94 | 242-340-26-0000 | 9 | 128.94 | 242-340-27-0000 | 9 | 128.94 |
| 242-340-28-0000 | 9 | 128.94 | 242-340-29-0000 | 9 | 128.94 | 242-340-30-0000 | 9 | 128.94 |
| 242-340-31-0000 | 9 | 128.94 | 242-340-32-0000 | 9 | 128.94 | 242-340-33-0000 | 9 | 128.94 |
| 242-340-34-0000 | 9 | 128.94 | 242-340-35-0000 | 9 | 128.94 | 242-340-36-0000 | 9 | 128.94 |
| 242-340-37-0000 | 9 | 128.94 | 242-340-38-0000 | 9 | 128.94 | 242-340-39-0000 | 9 | 128.94 |
| 242-340-40-0000 | 9 | 128.94 | 242-340-41-0000 | 9 | 128.94 | 242-340-42-0000 | 9 | 128.94 |
| 242-350-01-0000 | 9 | 128.94 | 242-350-02-0000 | 9 | 128.94 | 242-350-03-0000 | 9 | 128.94 |
| 242-350-04-0000 | 9 | 128.94 | 242-350-05-0000 | 9 | 128.94 | 242-350-06-0000 | 9 | 128.94 |
| 242-350-07-0000 | 9 | 128.94 | 242-350-08-0000 | 9 | 128.94 | 242-350-09-0000 | 9 | 128.94 |
| 242-350-10-0000 | 9 | 128.94 | 242-350-11-0000 | 9 | 128.94 | 242-350-12-0000 | 9 | 128.94 |
| 242-350-13-0000 | 9 | 128.94 | 242-350-14-0000 | 9 | 128.94 | 242-350-15-0000 | 9 | 128.94 |
| 242-350-16-0000 | 9 | 128.94 | 242-350-17-0000 | 9 | 128.94 | 242-350-18-0000 | 9 | 128.94 |
| 242-350-19-0000 | 9 | 128.94 | 242-350-20-0000 | 9 | 128.94 | 242-350-21-0000 | 9 | 128.94 |
| 242-350-22-0000 | 9 | 128.94 | 242-350-23-0000 | 9 | 128.94 | 242-350-24-0000 | 9 | 128.94 |
| 242-350-25-0000 | 9 | 128.94 | 242-350-26-0000 | 9 | 128.94 | 242-350-27-0000 | 9 | 128.94 |
| 242-350-28-0000 | 9 | 128.94 | 242-350-29-0000 | 9 | 128.94 | 242-350-30-0000 | 9 | 128.94 |
| 242-350-31-0000 | 9 | 128.94 | 242-350-32-0000 | 9 | 128.94 | 242-350-33-0000 | 9 | 128.94 |
| 242-350-34-0000 | 9 | 128.94 | 242-350-35-0000 | 9 | 128.94 | 242-350-36-0000 | 9 | 128.94 |
| 242-350-37-0000 | 9 | 128.94 | 242-350-38-0000 | 9 | 128.94 | 242-350-39-0000 | 9 | 128.94 |
| 242-350-40-0000 | 9 | 128.94 | 242-350-41-0000 | 9 | 128.94 | 242-350-42-0000 | 9 | 128.94 |
| 242-350-43-0000 | 9 | 128.94 | 242-350-44-0000 | 9 | 128.94 | 242-350-45-0000 | 9 | 128.94 |
| 242-350-46-0000 | 9 | 128.94 | 242-360-01-0000 | 22 | 134.98 | 242-360-02-0000 | 22 | 134.98 |
| 242-360-03-0000 | 22 | 134.98 | 242-360-04-0000 | 22 | 134.98 | 242-360-05-0000 | 22 | 134.98 |
| 242-360-06-0000 | 22 | 134.98 | 242-360-07-0000 | 22 | 134.98 | 242-360-08-0000 | 22 | 134.98 |
| 242-360-09-0000 | 22 | 134.98 | 242-360-10-0000 | 22 | 134.98 | 242-360-11-0000 | 22 | 134.98 |
| 242-360-12-0000 | 22 | 134.98 | 242-360-13-0000 | 22 | 134.98 | 242-360-14-0000 | 22 | 134.98 |
| 242-360-15-0000 | 22 | 134.98 | 242-360-16-0000 | 22 | 134.98 | 242-360-17-0000 | 22 | 134.98 |
| 242-360-18-0000 | 22 | 134.98 | 242-360-19-0000 | 22 | 134.98 | 242-360-20-0000 | 22 | 134.98 |
| 242-360-21-0000 | 22 | 134.98 | 242-360-22-0000 | 22 | 134.98 | 242-360-23-0000 | 22 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-360-24-0000 | 22 | 134.98 | 242-360-25-0000 | 22 | 134.98 | 242-360-26-0000 | 22 | 134.98 |
| 242-360-27-0000 | 22 | 134.98 | 242-360-28-0000 | 22 | 134.98 | 242-360-29-0000 | 22 | 134.98 |
| 242-360-30-0000 | 22 | 134.98 | 242-360-31-0000 | 22 | 134.98 | 242-360-32-0000 | 22 | 134.98 |
| 242-360-33-0000 | 22 | 134.98 | 242-360-34-0000 | 22 | 134.98 | 242-360-35-0000 | 22 | 134.98 |
| 242-360-36-0000 | 22 | 134.98 | 242-360-37-0000 | 22 | 134.98 | 242-360-38-0000 | 22 | 134.98 |
| 242-360-39-0000 | 22 | 134.98 | 242-360-40-0000 | 22 | 134.98 | 242-360-41-0000 | 22 | 134.98 |
| 242-360-42-0000 | 22 | 134.98 | 242-360-43-0000 | 22 | 134.98 | 242-360-44-0000 | 22 | 134.98 |
| 242-360-45-0000 | 22 | 134.98 | 242-360-46-0000 | 22 | 134.98 | 242-360-47-0000 | 22 | 134.98 |
| 242-360-48-0000 | 22 | 134.98 | 242-360-49-0000 | 22 | 134.98 | 242-360-50-0000 | 22 | 134.98 |
| 242-360-51-0000 | 22 | 134.98 | 242-360-52-0000 | 22 | 134.98 | 242-360-53-0000 | 22 | 134.98 |
| 242-360-54-0000 | 22 | 134.98 | 242-360-55-0000 | 22 | 134.98 | 242-360-56-0000 | 22 | 134.98 |
| 242-360-57-0000 | 22 | 134.98 | 242-360-58-0000 | 22 | 134.98 | 242-360-59-0000 | 22 | 134.98 |
| 242-360-60-0000 | 22 | 134.98 | 242-360-61-0000 | 22 | 134.98 | 242-360-62-0000 | 22 | 134.98 |
| 242-360-63-0000 | 22 | 134.98 | 242-360-64-0000 | 22 | 134.98 | 242-360-65-0000 | 22 | 134.98 |
| 242-360-66-0000 | 22 | 134.98 | 242-360-67-0000 | 22 | 134.98 | 242-360-68-0000 | 22 | 134.98 |
| 242-360-69-0000 | 22 | 134.98 | 242-360-70-0000 | 22 | 134.98 | 242-360-71-0000 | 22 | 134.98 |
| 242-360-72-0000 | 22 | 134.98 | 242-370-01-0000 | 22 | 134.98 | 242-370-02-0000 | 22 | 134.98 |
| 242-370-03-0000 | 22 | 134.98 | 242-370-04-0000 | 22 | 134.98 | 242-370-05-0000 | 22 | 134.98 |
| 242-370-06-0000 | 22 | 134.98 | 242-370-07-0000 | 22 | 134.98 | 242-370-08-0000 | 22 | 134.98 |
| 242-370-09-0000 | 22 | 134.98 | 242-370-10-0000 | 22 | 134.98 | 242-370-11-0000 | 22 | 134.98 |
| 242-370-12-0000 | 22 | 134.98 | 242-370-13-0000 | 22 | 134.98 | 242-370-14-0000 | 22 | 134.98 |
| 242-370-15-0000 | 22 | 134.98 | 242-370-16-0000 | 22 | 134.98 | 242-370-17-0000 | 22 | 134.98 |
| 242-370-18-0000 | 22 | 134.98 | 242-370-19-0000 | 22 | 134.98 | 242-370-20-0000 | 22 | 134.98 |
| 242-370-21-0000 | 22 | 134.98 | 242-370-22-0000 | 22 | 134.98 | 242-370-23-0000 | 22 | 134.98 |
| 242-370-24-0000 | 22 | 134.98 | 242-370-25-0000 | 22 | 134.98 | 242-370-26-0000 | 22 | 134.98 |
| 242-370-27-0000 | 22 | 134.98 | 242-370-28-0000 | 22 | 134.98 | 242-370-29-0000 | 22 | 134.98 |
| 242-370-30-0000 | 22 | 134.98 | 242-370-31-0000 | 22 | 134.98 | 242-370-32-0000 | 22 | 134.98 |
| 242-370-33-0000 | 22 | 134.98 | 242-370-34-0000 | 22 | 134.98 | 242-370-35-0000 | 22 | 134.98 |
| 242-370-36-0000 | 22 | 134.98 | 242-370-37-0000 | 22 | 134.98 | 242-370-38-0000 | 22 | 134.98 |
| 242-370-39-0000 | 22 | 134.98 | 242-370-40-0000 | 22 | 134.98 | 242-370-41-0000 | 22 | 134.98 |
| 242-370-42-0000 | 22 | 134.98 | 242-370-43-0000 | 22 | 134.98 | 242-370-44-0000 | 22 | 134.98 |
| 242-370-45-0000 | 22 | 134.98 | 242-370-46-0000 | 22 | 134.98 | 242-380-01-0000 | 9 | 128.94 |
| 242-380-02-0000 | 9 | 128.94 | 242-380-03-0000 | 9 | 128.94 | 242-380-04-0000 | 9 | 128.94 |
| 242-380-05-0000 | 9 | 128.94 | 242-380-06-0000 | 9 | 128.94 | 242-380-07-0000 | 9 | 128.94 |
| 242-380-08-0000 | 9 | 128.94 | 242-380-09-0000 | 9 | 128.94 | 242-380-10-0000 | 9 | 128.94 |
| 242-380-11-0000 | 9 | 128.94 | 242-380-12-0000 | 9 | 128.94 | 242-380-13-0000 | 9 | 128.94 |
| 242-380-14-0000 | 9 | 128.94 | 242-380-15-0000 | 9 | 128.94 | 242-380-16-0000 | 9 | 128.94 |
| 242-380-17-0000 | 9 | 128.94 | 242-380-18-0000 | 9 | 128.94 | 242-380-19-0000 | 9 | 128.94 |
| 242-380-20-0000 | 9 | 128.94 | 242-380-21-0000 | 9 | 128.94 | 242-380-22-0000 | 9 | 128.94 |
| 242-380-23-0000 | 9 | 128.94 | 242-380-24-0000 | 9 | 128.94 | 242-380-25-0000 | 9 | 128.94 |
| 242-380-26-0000 | 9 | 128.94 | 242-380-27-0000 | 9 | 128.94 | 242-380-28-0000 | 9 | 128.94 |
| 242-380-29-0000 | 9 | 128.94 | 242-380-30-0000 | 9 | 128.94 | 242-380-31-0000 | 9 | 128.94 |
| 242-380-32-0000 | 9 | 128.94 | 242-380-33-0000 | 9 | 128.94 | 242-380-34-0000 | 9 | 128.94 |
| 242-380-35-0000 | 9 | 128.94 | 242-380-36-0000 | 9 | 128.94 | 242-380-37-0000 | 9 | 128.94 |
| 242-380-38-0000 | 9 | 128.94 | 242-380-39-0000 | 9 | 128.94 | 242-380-40-0000 | 9 | 128.94 |
| 242-380-41-0000 | 9 | 128.94 | 242-380-42-0000 | 9 | 128.94 | 242-380-43-0000 | 9 | 128.94 |
| 242-380-44-0000 | 9 | 128.94 | 242-380-45-0000 | 9 | 128.94 | 242-380-46-0000 | 9 | 128.94 |
| 242-380-47-0000 | 9 | 128.94 | 242-380-48-0000 | 9 | 128.94 | 242-380-49-0000 | 9 | 128.94 |
| 242-380-50-0000 | 9 | 128.94 | 242-380-51-0000 | 9 | 128.94 | 242-380-52-0000 | 9 | 128.94 |
| 242-380-53-0000 | 9 | 128.94 | 242-380-54-0000 | 9 | 128.94 | 242-390-01-0000 | 22 | 134.98 |
| 242-390-02-0000 | 22 | 134.98 | 242-390-03-0000 | 22 | 134.98 | 242-390-04-0000 | 22 | 134.98 |
| 242-390-05-0000 | 22 | 134.98 | 242-390-06-0000 | 22 | 134.98 | 242-390-07-0000 | 22 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-390-08-0000 | 22 | 134.98 | 242-390-09-0000 | 22 | 134.98 | 242-390-10-0000 | 22 | 134.98 |
| 242-390-11-0000 | 22 | 134.98 | 242-390-12-0000 | 22 | 134.98 | 242-390-13-0000 | 22 | 134.98 |
| 242-390-14-0000 | 22 | 134.98 | 242-390-15-0000 | 22 | 134.98 | 242-390-16-0000 | 22 | 134.98 |
| 242-390-17-0000 | 22 | 134.98 | 242-390-18-0000 | 22 | 134.98 | 242-390-19-0000 | 22 | 134.98 |
| 242-390-20-0000 | 22 | 134.98 | 242-390-21-0000 | 22 | 134.98 | 242-390-22-0000 | 22 | 134.98 |
| 242-390-23-0000 | 22 | 134.98 | 242-390-24-0000 | 22 | 134.98 | 242-390-25-0000 | 22 | 134.98 |
| 242-390-26-0000 | 22 | 134.98 | 242-390-27-0000 | 22 | 134.98 | 242-390-28-0000 | 22 | 1,079.84 |
| 242-400-01-0000 | 23 | 75.32 | 242-400-02-0000 | 23 | 75.32 | 242-400-03-0000 | 23 | 75.32 |
| 242-400-04-0000 | 23 | 75.32 | 242-400-05-0000 | 23 | 75.32 | 242-400-06-0000 | 23 | 75.32 |
| 242-400-07-0000 | 23 | 75.32 | 242-400-08-0000 | 23 | 75.32 | 242-400-09-0000 | 23 | 75.32 |
| 242-400-10-0000 | 23 | 75.32 | 242-400-11-0000 | 23 | 75.32 | 242-400-12-0000 | 23 | 75.32 |
| 242-400-13-0000 | 23 | 75.32 | 242-400-14-0000 | 23 | 75.32 | 242-400-15-0000 | 23 | 75.32 |
| 242-400-16-0000 | 23 | 75.32 | 242-400-17-0000 | 23 | 75.32 | 242-400-18-0000 | 23 | 75.32 |
| 242-400-19-0000 | 23 | 75.32 | 242-400-20-0000 | 23 | 75.32 | 242-400-21-0000 | 23 | 75.32 |
| 242-400-22-0000 | 23 | 75.32 | 242-400-23-0000 | 23 | 75.32 | 242-400-24-0000 | 23 | 75.32 |
| 242-400-25-0000 | 23 | 75.32 | 242-400-26-0000 | 23 | 75.32 | 242-400-29-0000 | 23 | 75.32 |
| 242-400-30-0000 | 23 | 75.32 | 242-400-31-0000 | 23 | 75.32 | 242-400-32-0000 | 23 | 75.32 |
| 242-400-33-0000 | 23 | 75.32 | 242-400-34-0000 | 23 | 75.32 | 242-400-35-0000 | 23 | 75.32 |
| 242-400-36-0000 | 23 | 75.32 | 242-400-37-0000 | 23 | 75.32 | 242-400-38-0000 | 23 | 75.32 |
| 242-400-39-0000 | 23 | 75.32 | 242-400-40-0000 | 23 | 75.32 | 242-400-41-0000 | 23 | 75.32 |
| 242-400-42-0000 | 23 | 75.32 | 242-400-43-0000 | 23 | 75.32 | 242-400-44-0000 | 23 | 75.32 |
| 242-410-01-0000 | 23 | 75.32 | 242-410-02-0000 | 23 | 75.32 | 242-410-03-0000 | 23 | 75.32 |
| 242-410-04-0000 | 23 | 75.32 | 242-410-05-0000 | 23 | 75.32 | 242-410-06-0000 | 23 | 75.32 |
| 242-410-07-0000 | 23 | 75.32 | 242-410-08-0000 | 23 | 75.32 | 242-410-09-0000 | 23 | 75.32 |
| 242-410-10-0000 | 23 | 75.32 | 242-410-11-0000 | 23 | 75.32 | 242-410-12-0000 | 23 | 75.32 |
| 242-410-13-0000 | 23 | 75.32 | 242-410-14-0000 | 23 | 75.32 | 242-410-15-0000 | 23 | 75.32 |
| 242-410-16-0000 | 23 | 75.32 | 242-410-17-0000 | 23 | 75.32 | 242-410-18-0000 | 23 | 75.32 |
| 242-410-19-0000 | 23 | 75.32 | 242-410-20-0000 | 23 | 75.32 | 242-410-21-0000 | 23 | 75.32 |
| 242-410-22-0000 | 23 | 75.32 | 242-410-23-0000 | 23 | 75.32 | 242-410-24-0000 | 23 | 75.32 |
| 242-410-25-0000 | 23 | 75.32 | 242-410-26-0000 | 23 | 75.32 | 242-410-27-0000 | 23 | 75.32 |
| 242-410-28-0000 | 23 | 75.32 | 242-410-29-0000 | 23 | 75.32 | 242-410-30-0000 | 23 | 75.32 |
| 242-410-31-0000 | 23 | 75.32 | 242-410-32-0000 | 23 | 75.32 | 242-410-33-0000 | 23 | 75.32 |
| 242-410-34-0000 | 23 | 75.32 | 242-410-35-0000 | 23 | 75.32 | 242-410-36-0000 | 23 | 75.32 |
| 242-420-01-0000 | 23 | 75.32 | 242-420-02-0000 | 23 | 75.32 | 242-420-03-0000 | 23 | 75.32 |
| 242-420-04-0000 | 23 | 75.32 | 242-420-05-0000 | 23 | 75.32 | 242-420-06-0000 | 23 | 75.32 |
| 242-420-07-0000 | 23 | 75.32 | 242-420-08-0000 | 23 | 75.32 | 242-420-09-0000 | 23 | 75.32 |
| 242-420-10-0000 | 23 | 75.32 | 242-420-11-0000 | 23 | 75.32 | 242-420-12-0000 | 23 | 75.32 |
| 242-420-13-0000 | 23 | 75.32 | 242-420-14-0000 | 23 | 75.32 | 242-420-15-0000 | 23 | 75.32 |
| 242-420-16-0000 | 23 | 75.32 | 242-420-17-0000 | 23 | 75.32 | 242-420-18-0000 | 23 | 75.32 |
| 242-420-19-0000 | 23 | 75.32 | 242-420-20-0000 | 23 | 75.32 | 242-420-21-0000 | 23 | 75.32 |
| 242-420-22-0000 | 23 | 75.32 | 242-420-23-0000 | 23 | 75.32 | 242-420-24-0000 | 23 | 75.32 |
| 242-420-25-0000 | 23 | 75.32 | 242-420-26-0000 | 23 | 75.32 | 242-420-27-0000 | 23 | 75.32 |
| 242-420-28-0000 | 23 | 75.32 | 242-420-29-0000 | 23 | 75.32 | 242-420-30-0000 | 23 | 75.32 |
| 242-420-31-0000 | 23 | 75.32 | 242-420-32-0000 | 23 | 75.32 | 242-420-33-0000 | 23 | 75.32 |
| 242-420-34-0000 | 23 | 75.32 | 242-430-01-0000 | 9 | 128.94 | 242-430-02-0000 | 9 | 128.94 |
| 242-430-03-0000 | 9 | 128.94 | 242-430-04-0000 | 9 | 128.94 | 242-430-05-0000 | 9 | 128.94 |
| 242-430-06-0000 | 9 | 128.94 | 242-430-07-0000 | 9 | 128.94 | 242-430-08-0000 | 9 | 128.94 |
| 242-430-09-0000 | 9 | 128.94 | 242-430-10-0000 | 9 | 128.94 | 242-430-11-0000 | 9 | 128.94 |
| 242-430-12-0000 | 9 | 128.94 | 242-430-13-0000 | 9 | 128.94 | 242-430-14-0000 | 9 | 128.94 |
| 242-430-15-0000 | 9 | 128.94 | 242-430-16-0000 | 9 | 128.94 | 242-430-17-0000 | 9 | 128.94 |
| 242-430-18-0000 | 9 | 128.94 | 242-430-19-0000 | 9 | 128.94 | 242-430-20-0000 | 9 | 128.94 |
| 242-430-21-0000 | 9 | 128.94 | 242-430-22-0000 | 9 | 128.94 | 242-430-23-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 242-430-24-0000 | 9 | 128.94 | 242-430-25-0000 | 9 | 128.94 | 242-430-26-0000 | 9 | 128.94 |
| 242-430-27-0000 | 9 | 128.94 | 242-430-28-0000 | 9 | 128.94 | 242-430-29-0000 | 9 | 128.94 |
| 242-430-30-0000 | 9 | 128.94 | 242-430-31-0000 | 9 | 128.94 | 242-430-32-0000 | 9 | 128.94 |
| 242-430-33-0000 | 9 | 128.94 | 242-430-34-0000 | 9 | 128.94 | 242-430-35-0000 | 9 | 128.94 |
| 242-430-36-0000 | 9 | 128.94 | 242-430-37-0000 | 9 | 128.94 | 242-430-38-0000 | 9 | 128.94 |
| 242-430-39-0000 | 9 | 128.94 | 242-430-40-0000 | 9 | 128.94 | 242-430-41-0000 | 9 | 128.94 |
| 242-430-42-0000 | 9 | 128.94 | 242-430-43-0000 | 9 | 128.94 | 242-440-01-0000 | 9 | 128.94 |
| 242-440-02-0000 | 9 | 128.94 | 242-440-03-0000 | 9 | 128.94 | 242-440-04-0000 | 9 | 128.94 |
| 242-440-05-0000 | 9 | 128.94 | 242-440-06-0000 | 9 | 128.94 | 242-440-07-0000 | 9 | 128.94 |
| 242-440-08-0000 | 9 | 128.94 | 242-440-09-0000 | 9 | 128.94 | 242-440-10-0000 | 9 | 128.94 |
| 242-440-11-0000 | 9 | 128.94 | 242-440-12-0000 | 9 | 128.94 | 242-440-13-0000 | 9 | 128.94 |
| 242-440-14-0000 | 9 | 128.94 | 242-440-15-0000 | 9 | 128.94 | 242-440-16-0000 | 9 | 128.94 |
| 242-440-17-0000 | 9 | 128.94 | 242-440-18-0000 | 9 | 128.94 | 242-440-19-0000 | 9 | 128.94 |
| 242-440-20-0000 | 9 | 128.94 | 242-440-21-0000 | 9 | 128.94 | 242-440-22-0000 | 9 | 128.94 |
| 242-440-23-0000 | 9 | 128.94 | 242-440-24-0000 | 9 | 128.94 | 242-440-25-0000 | 9 | 128.94 |
| 242-440-26-0000 | 9 | 128.94 | 242-440-27-0000 | 9 | 128.94 | 242-440-28-0000 | 9 | 128.94 |
| 242-440-29-0000 | 9 | 128.94 | 242-440-30-0000 | 9 | 128.94 | 242-440-31-0000 | 9 | 128.94 |
| 242-440-32-0000 | 9 | 128.94 | 242-440-33-0000 | 9 | 128.94 | 242-440-34-0000 | 9 | 128.94 |
| 242-440-35-0000 | 9 | 128.94 | 242-440-36-0000 | 9 | 128.94 | 242-440-37-0000 | 9 | 128.94 |
| 242-440-38-0000 | 9 | 128.94 | 242-440-39-0000 | 9 | 128.94 | 242-440-40-0000 | 9 | 128.94 |
| 242-440-41-0000 | 9 | 128.94 | 244-020-03-0000 | 15 | 3,819.98 | 244-020-16-0000 | 15 | 647.90 |
| 244-020-31-0000 | 15 | 5,923.00 | 244-020-32-0000 | 15 | 3,520.32 | 244-050-01-0000 | 2 | 77.60 |
| 244-050-02-0000 | 2 | 77.60 | 244-050-03-0000 | 2 | 77.60 | 244-050-04-0000 | 2 | 77.60 |
| 244-050-05-0000 | 2 | 77.60 | 244-050-06-0000 | 2 | 77.60 | 244-050-07-0000 | 2 | 77.60 |
| 244-050-08-0000 | 2 | 77.60 | 244-050-09-0000 | 2 | 77.60 | 244-050-10-0000 | 2 | 77.60 |
| 244-050-11-0000 | 2 | 77.60 | 244-050-12-0000 | 2 | 77.60 | 244-050-13-0000 | 2 | 77.60 |
| 244-050-14-0000 | 2 | 77.60 | 244-050-15-0000 | 2 | 77.60 | 244-050-16-0000 | 2 | 77.60 |
| 244-050-17-0000 | 2 | 77.60 | 244-050-18-0000 | 2 | 77.60 | 244-050-19-0000 | 2 | 77.60 |
| 244-050-20-0000 | 2 | 77.60 | 244-050-21-0000 | 2 | 77.60 | 244-050-22-0000 | 2 | 77.60 |
| 244-050-23-0000 | 2 | 77.60 | 244-050-24-0000 | 2 | 77.60 | 244-050-25-0000 | 2 | 77.60 |
| 244-050-26-0000 | 2 | 77.60 | 244-050-27-0000 | 2 | 77.60 | 244-050-28-0000 | 2 | 77.60 |
| 244-050-29-0000 | 2 | 77.60 | 244-050-30-0000 | 2 | 77.60 | 244-050-31-0000 | 2 | 77.60 |
| 244-050-32-0000 | 2 | 77.60 | 244-050-33-0000 | 2 | 77.60 | 244-050-34-0000 | 2 | 77.60 |
| 244-050-35-0000 | 2 | 77.60 | 244-050-36-0000 | 2 | 77.60 | 244-050-37-0000 | 2 | 77.60 |
| 244-050-38-0000 | 2 | 77.60 | 244-050-39-0000 | 2 | 77.60 | 244-050-40-0000 | 2 | 77.60 |
| 244-050-41-0000 | 2 | 77.60 | 244-050-42-0000 | 2 | 77.60 | 244-050-43-0000 | 2 | 77.60 |
| 244-050-44-0000 | 2 | 77.60 | 244-050-45-0000 | 2 | 77.60 | 244-050-46-0000 | 2 | 77.60 |
| 244-050-47-0000 | 2 | 77.60 | 244-050-48-0000 | 2 | 77.60 | 244-050-49-0000 | 2 | 77.60 |
| 244-050-50-0000 | 2 | 77.60 | 244-050-51-0000 | 2 | 77.60 | 244-050-52-0000 | 2 | 77.60 |
| 244-050-53-0000 | 2 | 77.60 | 244-050-54-0000 | 2 | 77.60 | 244-050-55-0000 | 2 | 77.60 |
| 244-060-01-0000 | 2 | 77.60 | 244-060-02-0000 | 2 | 77.60 | 244-060-03-0000 | 2 | 77.60 |
| 244-060-04-0000 | 2 | 77.60 | 244-060-05-0000 | 2 | 77.60 | 244-060-06-0000 | 2 | 77.60 |
| 244-060-07-0000 | 2 | 77.60 | 244-060-08-0000 | 2 | 77.60 | 244-060-09-0000 | 2 | 77.60 |
| 244-060-10-0000 | 2 | 77.60 | 244-060-11-0000 | 2 | 77.60 | 244-060-12-0000 | 2 | 77.60 |
| 244-060-13-0000 | 2 | 77.60 | 244-060-14-0000 | 2 | 77.60 | 244-060-15-0000 | 2 | 77.60 |
| 244-060-16-0000 | 2 | 77.60 | 244-060-17-0000 | 2 | 77.60 | 244-060-18-0000 | 2 | 77.60 |
| 244-060-19-0000 | 2 | 77.60 | 244-060-20-0000 | 2 | 77.60 | 244-060-21-0000 | 2 | 77.60 |
| 244-060-22-0000 | 2 | 77.60 | 244-060-23-0000 | 2 | 77.60 | 244-060-24-0000 | 2 | 77.60 |
| 244-060-25-0000 | 2 | 77.60 | 244-060-26-0000 | 2 | 77.60 | 244-060-27-0000 | 2 | 77.60 |
| 244-060-28-0000 | 2 | 77.60 | 244-060-29-0000 | 2 | 77.60 | 244-060-30-0000 | 2 | 77.60 |
| 244-060-31-0000 | 2 | 77.60 | 244-060-32-0000 | 2 | 77.60 | 244-060-33-0000 | 2 | 77.60 |
| 244-060-34-0000 | 2 | 77.60 | 244-060-35-0000 | 2 | 77.60 | 244-060-36-0000 | 2 | 77.60 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-060-37-0000 | 2 | 77.60 | 244-060-38-0000 | 2 | 77.60 | 244-060-39-0000 | 2 | 77.60 |
| 244-060-40-0000 | 2 | 77.60 | 244-060-41-0000 | 2 | 77.60 | 244-060-42-0000 | 2 | 77.60 |
| 244-060-43-0000 | 2 | 77.60 | 244-060-44-0000 | 2 | 77.60 | 244-060-45-0000 | 2 | 77.60 |
| 244-060-46-0000 | 2 | 77.60 | 244-060-47-0000 | 2 | 77.60 | 244-060-48-0000 | 2 | 77.60 |
| 244-060-49-0000 | 2 | 77.60 | 244-060-50-0000 | 2 | 77.60 | 244-060-51-0000 | 2 | 77.60 |
| 244-060-52-0000 | 2 | 77.60 | 244-060-53-0000 | 2 | 77.60 | 244-060-54-0000 | 2 | 77.60 |
| 244-060-55-0000 | 2 | 77.60 | 244-060-56-0000 | 2 | 77.60 | 244-060-57-0000 | 2 | 77.60 |
| 244-060-58-0000 | 2 | 77.60 | 244-060-59-0000 | 2 | 77.60 | 244-060-60-0000 | 2 | 77.60 |
| 244-060-61-0000 | 2 | 77.60 | 244-060-62-0000 | 2 | 77.60 | 244-060-63-0000 | 2 | 77.60 |
| 244-060-64-0000 | 2 | 77.60 | 244-060-65-0000 | 2 | 77.60 | 244-060-66-0000 | 2 | 77.60 |
| 244-060-67-0000 | 2 | 77.60 | 244-060-68-0000 | 2 | 77.60 | 244-060-69-0000 | 2 | 77.60 |
| 244-060-70-0000 | 2 | 77.60 | 244-070-01-0000 | 9 | 128.94 | 244-070-02-0000 | 9 | 128.94 |
| 244-070-03-0000 | 9 | 128.94 | 244-070-04-0000 | 9 | 128.94 | 244-070-05-0000 | 9 | 128.94 |
| 244-070-06-0000 | 9 | 128.94 | 244-070-07-0000 | 9 | 128.94 | 244-070-08-0000 | 9 | 128.94 |
| 244-070-09-0000 | 9 | 128.94 | 244-070-10-0000 | 9 | 128.94 | 244-070-11-0000 | 9 | 128.94 |
| 244-070-12-0000 | 9 | 128.94 | 244-070-13-0000 | 9 | 128.94 | 244-070-14-0000 | 9 | 128.94 |
| 244-070-15-0000 | 9 | 128.94 | 244-070-16-0000 | 9 | 128.94 | 244-070-17-0000 | 9 | 128.94 |
| 244-070-18-0000 | 9 | 128.94 | 244-070-19-0000 | 9 | 128.94 | 244-070-20-0000 | 9 | 128.94 |
| 244-070-21-0000 | 9 | 128.94 | 244-070-22-0000 | 9 | 128.94 | 244-070-23-0000 | 9 | 128.94 |
| 244-070-24-0000 | 9 | 128.94 | 244-070-25-0000 | 9 | 128.94 | 244-070-26-0000 | 9 | 128.94 |
| 244-070-27-0000 | 9 | 128.94 | 244-070-28-0000 | 9 | 128.94 | 244-070-29-0000 | 9 | 128.94 |
| 244-070-30-0000 | 9 | 128.94 | 244-070-31-0000 | 9 | 128.94 | 244-070-32-0000 | 9 | 128.94 |
| 244-070-33-0000 | 9 | 128.94 | 244-070-34-0000 | 9 | 128.94 | 244-070-35-0000 | 9 | 128.94 |
| 244-070-36-0000 | 9 | 128.94 | 244-070-37-0000 | 9 | 128.94 | 244-070-38-0000 | 9 | 128.94 |
| 244-070-39-0000 | 9 | 128.94 | 244-070-40-0000 | 9 | 128.94 | 244-070-41-0000 | 9 | 128.94 |
| 244-070-42-0000 | 9 | 128.94 | 244-070-43-0000 | 9 | 128.94 | 244-070-44-0000 | 9 | 128.94 |
| 244-070-45-0000 | 9 | 128.94 | 244-070-46-0000 | 9 | 128.94 | 244-070-47-0000 | 9 | 128.94 |
| 244-070-48-0000 | 9 | 128.94 | 244-070-49-0000 | 9 | 128.94 | 244-070-50-0000 | 9 | 128.94 |
| 244-070-51-0000 | 9 | 128.94 | 244-070-52-0000 | 9 | 128.94 | 244-070-53-0000 | 9 | 128.94 |
| 244-070-54-0000 | 9 | 128.94 | 244-070-55-0000 | 9 | 128.94 | 244-070-56-0000 | 9 | 128.94 |
| 244-070-57-0000 | 9 | 128.94 | 244-070-58-0000 | 9 | 128.94 | 244-070-59-0000 | 9 | 128.94 |
| 244-070-60-0000 | 9 | 128.94 | 244-070-61-0000 | 9 | 128.94 | 244-070-63-0000 | 9 | 128.94 |
| 244-070-64-0000 | 9 | 128.94 | 244-070-65-0000 | 9 | 128.94 | 244-070-66-0000 | 9 | 128.94 |
| 244-070-67-0000 | 9 | 128.94 | 244-070-68-0000 | 9 | 128.94 | 244-070-69-0000 | 9 | 128.94 |
| 244-080-01-0000 | 9 | 128.94 | 244-080-02-0000 | 9 | 128.94 | 244-080-03-0000 | 9 | 128.94 |
| 244-080-04-0000 | 9 | 128.94 | 244-080-05-0000 | 9 | 128.94 | 244-080-06-0000 | 9 | 128.94 |
| 244-080-07-0000 | 9 | 128.94 | 244-080-08-0000 | 9 | 128.94 | 244-080-09-0000 | 9 | 128.94 |
| 244-080-10-0000 | 9 | 128.94 | 244-080-11-0000 | 9 | 128.94 | 244-080-12-0000 | 9 | 128.94 |
| 244-080-13-0000 | 9 | 128.94 | 244-080-14-0000 | 9 | 128.94 | 244-080-15-0000 | 9 | 128.94 |
| 244-080-16-0000 | 9 | 128.94 | 244-080-17-0000 | 9 | 128.94 | 244-080-18-0000 | 9 | 128.94 |
| 244-080-19-0000 | 9 | 128.94 | 244-080-20-0000 | 9 | 128.94 | 244-080-21-0000 | 9 | 128.94 |
| 244-080-22-0000 | 9 | 128.94 | 244-080-23-0000 | 9 | 128.94 | 244-080-24-0000 | 9 | 128.94 |
| 244-080-25-0000 | 9 | 128.94 | 244-080-27-0000 | 9 | 128.94 | 244-080-28-0000 | 9 | 128.94 |
| 244-080-29-0000 | 9 | 128.94 | 244-080-30-0000 | 9 | 128.94 | 244-080-31-0000 | 9 | 128.94 |
| 244-080-32-0000 | 9 | 128.94 | 244-080-33-0000 | 9 | 128.94 | 244-080-34-0000 | 9 | 128.94 |
| 244-080-35-0000 | 9 | 128.94 | 244-080-36-0000 | 9 | 128.94 | 244-080-37-0000 | 9 | 128.94 |
| 244-080-38-0000 | 9 | 128.94 | 244-080-39-0000 | 9 | 128.94 | 244-080-40-0000 | 9 | 128.94 |
| 244-080-41-0000 | 9 | 128.94 | 244-080-42-0000 | 9 | 128.94 | 244-080-43-0000 | 9 | 128.94 |
| 244-080-44-0000 | 9 | 128.94 | 244-080-45-0000 | 9 | 128.94 | 244-080-46-0000 | 9 | 128.94 |
| 244-080-47-0000 | 9 | 128.94 | 244-080-48-0000 | 9 | 128.94 | 244-080-49-0000 | 9 | 128.94 |
| 244-080-50-0000 | 9 | 128.94 | 244-080-51-0000 | 9 | 128.94 | 244-080-52-0000 | 9 | 128.94 |
| 244-080-53-0000 | 9 | 128.94 | 244-080-54-0000 | 9 | 128.94 | 244-080-55-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-080-56-0000 | 9 | 128.94 | 244-080-58-0000 | 9 | 128.94 | 244-090-01-0000 | 9 | 128.94 |
| 244-090-02-0000 | 9 | 128.94 | 244-090-03-0000 | 9 | 128.94 | 244-090-04-0000 | 9 | 128.94 |
| 244-090-05-0000 | 9 | 128.94 | 244-090-06-0000 | 9 | 128.94 | 244-090-07-0000 | 9 | 128.94 |
| 244-090-08-0000 | 9 | 128.94 | 244-090-09-0000 | 9 | 128.94 | 244-090-10-0000 | 9 | 128.94 |
| 244-090-11-0000 | 9 | 128.94 | 244-090-12-0000 | 9 | 128.94 | 244-090-13-0000 | 9 | 128.94 |
| 244-090-14-0000 | 9 | 128.94 | 244-090-15-0000 | 9 | 128.94 | 244-090-16-0000 | 9 | 128.94 |
| 244-090-17-0000 | 9 | 128.94 | 244-090-18-0000 | 9 | 128.94 | 244-090-19-0000 | 9 | 128.94 |
| 244-090-20-0000 | 9 | 128.94 | 244-090-21-0000 | 9 | 128.94 | 244-090-22-0000 | 9 | 128.94 |
| 244-090-23-0000 | 9 | 128.94 | 244-090-24-0000 | 9 | 128.94 | 244-090-25-0000 | 9 | 128.94 |
| 244-090-26-0000 | 9 | 128.94 | 244-090-27-0000 | 9 | 128.94 | 244-090-28-0000 | 9 | 128.94 |
| 244-090-29-0000 | 9 | 128.94 | 244-090-30-0000 | 9 | 128.94 | 244-090-31-0000 | 9 | 128.94 |
| 244-090-32-0000 | 9 | 128.94 | 244-090-33-0000 | 9 | 128.94 | 244-090-34-0000 | 9 | 128.94 |
| 244-090-35-0000 | 9 | 128.94 | 244-090-36-0000 | 9 | 128.94 | 244-090-37-0000 | 9 | 128.94 |
| 244-090-38-0000 | 9 | 128.94 | 244-090-39-0000 | 9 | 128.94 | 244-090-40-0000 | 9 | 128.94 |
| 244-090-41-0000 | 9 | 128.94 | 244-090-42-0000 | 9 | 128.94 | 244-090-43-0000 | 9 | 128.94 |
| 244-090-44-0000 | 9 | 128.94 | 244-090-45-0000 | 9 | 128.94 | 244-090-46-0000 | 9 | 128.94 |
| 244-090-47-0000 | 9 | 128.94 | 244-090-48-0000 | 9 | 128.94 | 244-090-49-0000 | 9 | 128.94 |
| 244-090-50-0000 | 9 | 128.94 | 244-090-51-0000 | 9 | 128.94 | 244-090-52-0000 | 9 | 128.94 |
| 244-090-53-0000 | 9 | 128.94 | 244-090-54-0000 | 9 | 128.94 | 244-090-55-0000 | 9 | 128.94 |
| 244-090-56-0000 | 9 | 128.94 | 244-090-57-0000 | 9 | 128.94 | 244-090-58-0000 | 9 | 128.94 |
| 244-090-59-0000 | 9 | 128.94 | 244-090-60-0000 | 9 | 128.94 | 244-090-61-0000 | 9 | 128.94 |
| 244-100-01-0000 | 9 | 128.94 | 244-100-02-0000 | 9 | 128.94 | 244-100-03-0000 | 9 | 128.94 |
| 244-100-04-0000 | 9 | 128.94 | 244-100-05-0000 | 9 | 128.94 | 244-100-06-0000 | 9 | 128.94 |
| 244-100-07-0000 | 9 | 128.94 | 244-100-08-0000 | 9 | 128.94 | 244-100-09-0000 | 9 | 128.94 |
| 244-100-10-0000 | 9 | 128.94 | 244-100-11-0000 | 9 | 128.94 | 244-100-12-0000 | 9 | 128.94 |
| 244-100-13-0000 | 9 | 128.94 | 244-100-14-0000 | 9 | 128.94 | 244-100-15-0000 | 9 | 128.94 |
| 244-100-16-0000 | 9 | 128.94 | 244-100-17-0000 | 9 | 128.94 | 244-100-18-0000 | 9 | 128.94 |
| 244-100-19-0000 | 9 | 128.94 | 244-100-20-0000 | 9 | 128.94 | 244-100-21-0000 | 9 | 128.94 |
| 244-100-22-0000 | 9 | 128.94 | 244-100-23-0000 | 9 | 128.94 | 244-100-24-0000 | 9 | 128.94 |
| 244-100-25-0000 | 9 | 128.94 | 244-100-26-0000 | 9 | 128.94 | 244-100-27-0000 | 9 | 128.94 |
| 244-100-28-0000 | 9 | 128.94 | 244-100-29-0000 | 9 | 128.94 | 244-100-30-0000 | 9 | 128.94 |
| 244-100-32-0000 | 9 | 128.94 | 244-100-33-0000 | 9 | 128.94 | 244-100-34-0000 | 9 | 128.94 |
| 244-100-35-0000 | 9 | 128.94 | 244-100-36-0000 | 9 | 128.94 | 244-100-37-0000 | 9 | 128.94 |
| 244-100-38-0000 | 9 | 128.94 | 244-100-39-0000 | 9 | 128.94 | 244-100-40-0000 | 9 | 128.94 |
| 244-100-41-0000 | 9 | 128.94 | 244-100-42-0000 | 9 | 128.94 | 244-100-43-0000 | 9 | 128.94 |
| 244-100-44-0000 | 9 | 128.94 | 244-100-45-0000 | 9 | 128.94 | 244-100-46-0000 | 9 | 128.94 |
| 244-100-47-0000 | 9 | 128.94 | 244-100-48-0000 | 9 | 128.94 | 244-100-49-0000 | 9 | 128.94 |
| 244-100-50-0000 | 9 | 128.94 | 244-100-51-0000 | 9 | 128.94 | 244-100-52-0000 | 9 | 128.94 |
| 244-100-53-0000 | 9 | 128.94 | 244-100-54-0000 | 9 | 128.94 | 244-100-55-0000 | 9 | 128.94 |
| 244-100-56-0000 | 9 | 128.94 | 244-100-57-0000 | 9 | 128.94 | 244-100-58-0000 | 9 | 128.94 |
| 244-100-59-0000 | 9 | 128.94 | 244-100-60-0000 | 9 | 128.94 | 244-100-61-0000 | 9 | 128.94 |
| 244-110-01-0000 | 9 | 128.94 | 244-110-02-0000 | 9 | 128.94 | 244-110-03-0000 | 9 | 128.94 |
| 244-110-04-0000 | 9 | 128.94 | 244-110-05-0000 | 9 | 128.94 | 244-110-06-0000 | 9 | 128.94 |
| 244-110-07-0000 | 9 | 128.94 | 244-110-08-0000 | 9 | 128.94 | 244-110-09-0000 | 9 | 128.94 |
| 244-110-10-0000 | 9 | 128.94 | 244-110-11-0000 | 9 | 128.94 | 244-110-12-0000 | 9 | 128.94 |
| 244-110-13-0000 | 9 | 128.94 | 244-110-14-0000 | 9 | 128.94 | 244-110-15-0000 | 9 | 128.94 |
| 244-110-16-0000 | 9 | 128.94 | 244-110-17-0000 | 9 | 128.94 | 244-110-18-0000 | 9 | 128.94 |
| 244-110-19-0000 | 9 | 128.94 | 244-110-20-0000 | 9 | 128.94 | 244-110-21-0000 | 9 | 128.94 |
| 244-110-22-0000 | 9 | 128.94 | 244-110-23-0000 | 9 | 128.94 | 244-110-24-0000 | 9 | 128.94 |
| 244-110-25-0000 | 9 | 128.94 | 244-110-26-0000 | 9 | 128.94 | 244-110-27-0000 | 9 | 128.94 |
| 244-110-28-0000 | 9 | 128.94 | 244-110-29-0000 | 9 | 128.94 | 244-110-30-0000 | 9 | 128.94 |
| 244-110-31-0000 | 9 | 128.94 | 244-110-32-0000 | 9 | 128.94 | 244-110-33-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-110-34-0000 | 9 | 128.94 | 244-110-35-0000 | 9 | 128.94 | 244-110-36-0000 | 9 | 128.94 |
| 244-110-37-0000 | 9 | 128.94 | 244-110-38-0000 | 9 | 128.94 | 244-110-39-0000 | 9 | 128.94 |
| 244-110-40-0000 | 9 | 128.94 | 244-110-41-0000 | 9 | 128.94 | 244-110-42-0000 | 9 | 128.94 |
| 244-110-43-0000 | 9 | 128.94 | 244-110-44-0000 | 9 | 128.94 | 244-110-45-0000 | 9 | 128.94 |
| 244-110-46-0000 | 9 | 128.94 | 244-110-47-0000 | 9 | 128.94 | 244-110-48-0000 | 9 | 128.94 |
| 244-110-49-0000 | 9 | 128.94 | 244-110-50-0000 | 9 | 128.94 | 244-110-51-0000 | 9 | 128.94 |
| 244-110-52-0000 | 9 | 128.94 | 244-110-53-0000 | 9 | 128.94 | 244-110-54-0000 | 9 | 128.94 |
| 244-110-55-0000 | 9 | 128.94 | 244-110-56-0000 | 9 | 128.94 | 244-120-01-0000 | 9 | 128.94 |
| 244-120-02-0000 | 9 | 128.94 | 244-120-03-0000 | 9 | 128.94 | 244-120-04-0000 | 9 | 128.94 |
| 244-120-05-0000 | 9 | 128.94 | 244-120-06-0000 | 9 | 128.94 | 244-120-07-0000 | 9 | 128.94 |
| 244-120-08-0000 | 9 | 128.94 | 244-120-09-0000 | 9 | 128.94 | 244-120-10-0000 | 9 | 128.94 |
| 244-120-11-0000 | 9 | 128.94 | 244-120-12-0000 | 9 | 128.94 | 244-120-13-0000 | 9 | 128.94 |
| 244-120-14-0000 | 9 | 128.94 | 244-120-15-0000 | 9 | 128.94 | 244-120-16-0000 | 9 | 128.94 |
| 244-120-17-0000 | 9 | 128.94 | 244-120-18-0000 | 9 | 128.94 | 244-120-19-0000 | 9 | 128.94 |
| 244-120-21-0000 | 9 | 128.94 | 244-120-22-0000 | 9 | 128.94 | 244-120-23-0000 | 9 | 128.94 |
| 244-120-24-0000 | 9 | 128.94 | 244-120-25-0000 | 9 | 128.94 | 244-120-26-0000 | 9 | 128.94 |
| 244-120-27-0000 | 9 | 128.94 | 244-120-28-0000 | 9 | 128.94 | 244-120-29-0000 | 9 | 128.94 |
| 244-120-30-0000 | 9 | 128.94 | 244-120-31-0000 | 9 | 128.94 | 244-120-32-0000 | 9 | 128.94 |
| 244-120-33-0000 | 9 | 128.94 | 244-120-34-0000 | 9 | 128.94 | 244-120-35-0000 | 9 | 128.94 |
| 244-120-36-0000 | 9 | 128.94 | 244-120-37-0000 | 9 | 128.94 | 244-120-38-0000 | 9 | 128.94 |
| 244-120-39-0000 | 9 | 128.94 | 244-120-40-0000 | 9 | 128.94 | 244-120-41-0000 | 9 | 128.94 |
| 244-120-42-0000 | 9 | 128.94 | 244-120-43-0000 | 9 | 128.94 | 244-120-44-0000 | 9 | 128.94 |
| 244-120-45-0000 | 9 | 128.94 | 244-120-46-0000 | 9 | 128.94 | 244-120-47-0000 | 9 | 128.94 |
| 244-120-48-0000 | 9 | 128.94 | 244-120-49-0000 | 9 | 128.94 | 244-120-50-0000 | 9 | 128.94 |
| 244-120-51-0000 | 9 | 128.94 | 244-120-52-0000 | 9 | 128.94 | 244-120-53-0000 | 9 | 128.94 |
| 244-120-54-0000 | 9 | 128.94 | 244-120-55-0000 | 9 | 128.94 | 244-120-56-0000 | 9 | 128.94 |
| 244-120-57-0000 | 9 | 128.94 | 244-130-01-0000 | 9 | 128.94 | 244-130-02-0000 | 9 | 128.94 |
| 244-130-03-0000 | 9 | 128.94 | 244-130-04-0000 | 9 | 128.94 | 244-130-05-0000 | 9 | 128.94 |
| 244-130-06-0000 | 9 | 128.94 | 244-130-07-0000 | 9 | 128.94 | 244-130-08-0000 | 9 | 128.94 |
| 244-130-09-0000 | 9 | 128.94 | 244-130-10-0000 | 9 | 128.94 | 244-130-11-0000 | 9 | 128.94 |
| 244-130-12-0000 | 9 | 128.94 | 244-130-13-0000 | 9 | 128.94 | 244-130-14-0000 | 9 | 128.94 |
| 244-130-15-0000 | 9 | 128.94 | 244-130-16-0000 | 9 | 128.94 | 244-130-17-0000 | 9 | 128.94 |
| 244-130-18-0000 | 9 | 128.94 | 244-130-19-0000 | 9 | 128.94 | 244-130-20-0000 | 9 | 128.94 |
| 244-130-21-0000 | 9 | 128.94 | 244-130-22-0000 | 9 | 128.94 | 244-130-23-0000 | 9 | 128.94 |
| 244-130-24-0000 | 9 | 128.94 | 244-130-25-0000 | 9 | 128.94 | 244-130-26-0000 | 9 | 128.94 |
| 244-130-27-0000 | 9 | 128.94 | 244-130-28-0000 | 9 | 128.94 | 244-130-29-0000 | 9 | 128.94 |
| 244-130-30-0000 | 9 | 128.94 | 244-130-31-0000 | 9 | 128.94 | 244-130-32-0000 | 9 | 128.94 |
| 244-130-33-0000 | 9 | 128.94 | 244-130-34-0000 | 9 | 128.94 | 244-130-35-0000 | 9 | 128.94 |
| 244-130-36-0000 | 9 | 128.94 | 244-130-37-0000 | 9 | 128.94 | 244-130-38-0000 | 9 | 128.94 |
| 244-130-39-0000 | 9 | 128.94 | 244-130-40-0000 | 9 | 128.94 | 244-140-01-0000 | 9 | 128.94 |
| 244-140-02-0000 | 9 | 128.94 | 244-140-03-0000 | 9 | 128.94 | 244-140-04-0000 | 9 | 128.94 |
| 244-140-05-0000 | 9 | 128.94 | 244-140-06-0000 | 9 | 128.94 | 244-140-07-0000 | 9 | 128.94 |
| 244-140-08-0000 | 9 | 128.94 | 244-140-09-0000 | 9 | 128.94 | 244-140-10-0000 | 9 | 128.94 |
| 244-140-11-0000 | 9 | 128.94 | 244-140-12-0000 | 9 | 128.94 | 244-140-13-0000 | 9 | 128.94 |
| 244-140-14-0000 | 9 | 128.94 | 244-140-15-0000 | 9 | 128.94 | 244-140-16-0000 | 9 | 128.94 |
| 244-140-17-0000 | 9 | 128.94 | 244-140-18-0000 | 9 | 128.94 | 244-140-19-0000 | 9 | 128.94 |
| 244-140-20-0000 | 9 | 128.94 | 244-140-21-0000 | 9 | 128.94 | 244-140-22-0000 | 9 | 128.94 |
| 244-140-23-0000 | 9 | 128.94 | 244-140-24-0000 | 9 | 128.94 | 244-140-25-0000 | 9 | 128.94 |
| 244-140-26-0000 | 9 | 128.94 | 244-140-27-0000 | 9 | 128.94 | 244-140-28-0000 | 9 | 128.94 |
| 244-140-29-0000 | 9 | 128.94 | 244-140-30-0000 | 9 | 128.94 | 244-140-31-0000 | 9 | 128.94 |
| 244-140-32-0000 | 9 | 128.94 | 244-140-33-0000 | 9 | 128.94 | 244-140-34-0000 | 9 | 128.94 |
| 244-140-35-0000 | 9 | 128.94 | 244-140-36-0000 | 9 | 128.94 | 244-140-37-0000 | 9 | 128.94 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-140-38-0000 | 9 | 128.94 | 244-140-39-0000 | 9 | 128.94 | 244-140-40-0000 | 9 | 128.94 |
| 244-140-41-0000 | 9 | 128.94 | 244-140-42-0000 | 9 | 128.94 | 244-140-43-0000 | 9 | 128.94 |
| 244-140-44-0000 | 9 | 128.94 | 244-140-45-0000 | 9 | 128.94 | 244-140-46-0000 | 9 | 128.94 |
| 244-140-47-0000 | 9 | 128.94 | 244-140-48-0000 | 9 | 128.94 | 244-140-49-0000 | 9 | 128.94 |
| 244-140-50-0000 | 9 | 128.94 | 244-140-51-0000 | 9 | 128.94 | 244-140-52-0000 | 9 | 128.94 |
| 244-140-53-0000 | 9 | 128.94 | 244-140-54-0000 | 9 | 128.94 | 244-140-55-0000 | 9 | 128.94 |
| 244-140-56-0000 | 9 | 128.94 | 244-150-01-0000 | 9 | 128.94 | 244-150-02-0000 | 9 | 128.94 |
| 244-150-03-0000 | 9 | 128.94 | 244-150-04-0000 | 9 | 128.94 | 244-150-05-0000 | 9 | 128.94 |
| 244-150-06-0000 | 9 | 128.94 | 244-150-07-0000 | 9 | 128.94 | 244-150-08-0000 | 9 | 128.94 |
| 244-150-09-0000 | 9 | 128.94 | 244-150-10-0000 | 9 | 128.94 | 244-150-11-0000 | 9 | 128.94 |
| 244-150-12-0000 | 9 | 128.94 | 244-150-13-0000 | 9 | 128.94 | 244-150-14-0000 | 9 | 128.94 |
| 244-150-15-0000 | 9 | 128.94 | 244-150-16-0000 | 9 | 128.94 | 244-150-17-0000 | 9 | 128.94 |
| 244-150-18-0000 | 9 | 128.94 | 244-150-19-0000 | 9 | 128.94 | 244-150-20-0000 | 9 | 128.94 |
| 244-150-21-0000 | 9 | 128.94 | 244-150-22-0000 | 9 | 128.94 | 244-150-23-0000 | 9 | 128.94 |
| 244-150-24-0000 | 9 | 128.94 | 244-150-25-0000 | 9 | 128.94 | 244-150-26-0000 | 9 | 128.94 |
| 244-150-27-0000 | 9 | 128.94 | 244-150-28-0000 | 9 | 128.94 | 244-150-29-0000 | 9 | 128.94 |
| 244-150-30-0000 | 9 | 128.94 | 244-150-31-0000 | 9 | 128.94 | 244-150-32-0000 | 9 | 128.94 |
| 244-150-33-0000 | 9 | 128.94 | 244-150-34-0000 | 9 | 128.94 | 244-150-35-0000 | 9 | 128.94 |
| 244-150-36-0000 | 9 | 128.94 | 244-150-37-0000 | 9 | 128.94 | 244-150-38-0000 | 9 | 128.94 |
| 244-150-39-0000 | 9 | 128.94 | 244-150-40-0000 | 9 | 128.94 | 244-150-41-0000 | 9 | 128.94 |
| 244-150-42-0000 | 9 | 128.94 | 244-150-43-0000 | 9 | 128.94 | 244-150-44-0000 | 9 | 128.94 |
| 244-150-45-0000 | 9 | 128.94 | 244-150-46-0000 | 9 | 128.94 | 244-150-47-0000 | 9 | 128.94 |
| 244-150-48-0000 | 9 | 128.94 | 244-150-49-0000 | 9 | 128.94 | 244-150-50-0000 | 9 | 128.94 |
| 244-150-51-0000 | 9 | 128.94 | 244-150-52-0000 | 9 | 128.94 | 244-150-53-0000 | 9 | 128.94 |
| 244-150-54-0000 | 9 | 128.94 | 244-150-55-0000 | 9 | 128.94 | 244-150-56-0000 | 9 | 128.94 |
| 244-150-57-0000 | 9 | 128.94 | 244-150-58-0000 | 9 | 128.94 | 244-150-59-0000 | 9 | 128.94 |
| 244-150-60-0000 | 9 | 128.94 | 244-150-61-0000 | 9 | 128.94 | 244-150-62-0000 | 9 | 128.94 |
| 244-150-63-0000 | 9 | 128.94 | 244-150-64-0000 | 9 | 128.94 | 244-150-65-0000 | 9 | 128.94 |
| 244-150-66-0000 | 9 | 128.94 | 244-150-67-0000 | 9 | 128.94 | 244-150-68-0000 | 9 | 128.94 |
| 244-150-69-0000 | 9 | 128.94 | 244-150-70-0000 | 9 | 128.94 | 244-150-71-0000 | 9 | 128.94 |
| 244-160-01-0000 | 15 | 134.98 | 244-160-02-0000 | 15 | 134.98 | 244-160-03-0000 | 15 | 134.98 |
| 244-160-04-0000 | 15 | 134.98 | 244-160-05-0000 | 15 | 134.98 | 244-160-06-0000 | 15 | 134.98 |
| 244-160-07-0000 | 15 | 134.98 | 244-160-08-0000 | 15 | 134.98 | 244-160-09-0000 | 15 | 134.98 |
| 244-160-10-0000 | 15 | 134.98 | 244-160-11-0000 | 15 | 134.98 | 244-160-12-0000 | 15 | 134.98 |
| 244-160-13-0000 | 15 | 134.98 | 244-160-14-0000 | 15 | 134.98 | 244-160-15-0000 | 15 | 134.98 |
| 244-160-16-0000 | 15 | 134.98 | 244-160-17-0000 | 15 | 134.98 | 244-160-18-0000 | 15 | 134.98 |
| 244-160-19-0000 | 15 | 134.98 | 244-160-20-0000 | 15 | 134.98 | 244-160-21-0000 | 15 | 134.98 |
| 244-160-22-0000 | 15 | 134.98 | 244-160-23-0000 | 15 | 134.98 | 244-160-24-0000 | 15 | 134.98 |
| 244-160-25-0000 | 15 | 134.98 | 244-160-26-0000 | 15 | 134.98 | 244-160-27-0000 | 15 | 134.98 |
| 244-160-28-0000 | 15 | 134.98 | 244-160-29-0000 | 15 | 134.98 | 244-160-30-0000 | 15 | 134.98 |
| 244-160-31-0000 | 15 | 134.98 | 244-160-32-0000 | 15 | 134.98 | 244-160-33-0000 | 15 | 134.98 |
| 244-160-34-0000 | 15 | 134.98 | 244-160-35-0000 | 15 | 134.98 | 244-160-36-0000 | 15 | 134.98 |
| 244-160-37-0000 | 15 | 134.98 | 244-160-38-0000 | 15 | 134.98 | 244-160-39-0000 | 15 | 134.98 |
| 244-160-40-0000 | 15 | 134.98 | 244-160-41-0000 | 15 | 134.98 | 244-160-42-0000 | 15 | 134.98 |
| 244-160-43-0000 | 15 | 134.98 | 244-160-44-0000 | 15 | 134.98 | 244-160-48-0000 | 15 | 134.98 |
| 244-160-49-0000 | 15 | 134.98 | 244-160-50-0000 | 15 | 134.98 | 244-160-51-0000 | 15 | 134.98 |
| 244-160-52-0000 | 15 | 134.98 | 244-160-53-0000 | 15 | 134.98 | 244-160-54-0000 | 15 | 134.98 |
| 244-160-55-0000 | 15 | 134.98 | 244-160-56-0000 | 15 | 134.98 | 244-160-57-0000 | 15 | 134.98 |
| 244-160-58-0000 | 15 | 134.98 | 244-160-59-0000 | 15 | 134.98 | 244-160-60-0000 | 15 | 134.98 |
| 244-160-61-0000 | 15 | 134.98 | 244-160-62-0000 | 15 | 134.98 | 244-160-63-0000 | 15 | 134.98 |
| 244-160-64-0000 | 15 | 134.98 | 244-160-65-0000 | 15 | 134.98 | 244-160-66-0000 | 15 | 134.98 |
| 244-160-67-0000 | 15 | 134.98 | 244-160-68-0000 | 15 | 134.98 | 244-160-69-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-160-70-0000 | 15 | 134.98 | 244-160-71-0000 | 15 | 134.98 | 244-160-72-0000 | 15 | 134.98 |
| 244-160-73-0000 | 15 | 134.98 | 244-170-01-0000 | 15 | 134.98 | 244-170-02-0000 | 15 | 134.98 |
| 244-170-03-0000 | 15 | 134.98 | 244-170-04-0000 | 15 | 134.98 | 244-170-05-0000 | 15 | 134.98 |
| 244-170-06-0000 | 15 | 134.98 | 244-170-07-0000 | 15 | 134.98 | 244-170-08-0000 | 15 | 134.98 |
| 244-170-09-0000 | 15 | 134.98 | 244-170-10-0000 | 15 | 134.98 | 244-170-11-0000 | 15 | 134.98 |
| 244-170-12-0000 | 15 | 134.98 | 244-170-13-0000 | 15 | 134.98 | 244-170-14-0000 | 15 | 134.98 |
| 244-170-15-0000 | 15 | 134.98 | 244-170-16-0000 | 15 | 134.98 | 244-170-17-0000 | 15 | 134.98 |
| 244-170-18-0000 | 15 | 134.98 | 244-170-19-0000 | 15 | 134.98 | 244-170-20-0000 | 15 | 134.98 |
| 244-170-21-0000 | 15 | 134.98 | 244-170-22-0000 | 15 | 134.98 | 244-170-23-0000 | 15 | 134.98 |
| 244-170-24-0000 | 15 | 134.98 | 244-170-25-0000 | 15 | 134.98 | 244-170-26-0000 | 15 | 134.98 |
| 244-170-27-0000 | 15 | 134.98 | 244-170-31-0000 | 15 | 134.98 | 244-170-32-0000 | 15 | 134.98 |
| 244-170-33-0000 | 15 | 134.98 | 244-170-34-0000 | 15 | 134.98 | 244-170-35-0000 | 15 | 134.98 |
| 244-170-36-0000 | 15 | 134.98 | 244-170-37-0000 | 15 | 134.98 | 244-170-38-0000 | 15 | 134.98 |
| 244-170-39-0000 | 15 | 134.98 | 244-170-40-0000 | 15 | 134.98 | 244-170-41-0000 | 15 | 134.98 |
| 244-170-42-0000 | 15 | 134.98 | 244-170-43-0000 | 15 | 134.98 | 244-170-44-0000 | 15 | 134.98 |
| 244-170-45-0000 | 15 | 134.98 | 244-170-46-0000 | 15 | 134.98 | 244-170-47-0000 | 15 | 134.98 |
| 244-170-48-0000 | 15 | 134.98 | 244-170-49-0000 | 15 | 134.98 | 244-170-50-0000 | 15 | 134.98 |
| 244-170-51-0000 | 15 | 134.98 | 244-170-52-0000 | 15 | 134.98 | 244-170-53-0000 | 15 | 134.98 |
| 244-170-54-0000 | 15 | 134.98 | 244-170-55-0000 | 15 | 134.98 | 244-170-57-0000 | 15 | 134.98 |
| 244-170-58-0000 | 15 | 134.98 | 244-170-59-0000 | 15 | 134.98 | 244-170-60-0000 | 15 | 134.98 |
| 244-170-61-0000 | 15 | 134.98 | 244-170-62-0000 | 15 | 134.98 | 244-180-01-0000 | 15 | 134.98 |
| 244-180-02-0000 | 15 | 134.98 | 244-180-03-0000 | 15 | 134.98 | 244-180-04-0000 | 15 | 134.98 |
| 244-180-05-0000 | 15 | 134.98 | 244-180-06-0000 | 15 | 134.98 | 244-180-07-0000 | 15 | 134.98 |
| 244-180-08-0000 | 15 | 134.98 | 244-180-09-0000 | 15 | 134.98 | 244-180-10-0000 | 15 | 134.98 |
| 244-180-11-0000 | 15 | 134.98 | 244-180-12-0000 | 15 | 134.98 | 244-180-13-0000 | 15 | 134.98 |
| 244-180-14-0000 | 15 | 134.98 | 244-180-15-0000 | 15 | 134.98 | 244-180-16-0000 | 15 | 134.98 |
| 244-180-17-0000 | 15 | 134.98 | 244-180-18-0000 | 15 | 134.98 | 244-180-19-0000 | 15 | 134.98 |
| 244-180-20-0000 | 15 | 134.98 | 244-180-21-0000 | 15 | 134.98 | 244-180-25-0000 | 15 | 134.98 |
| 244-180-26-0000 | 15 | 134.98 | 244-180-27-0000 | 15 | 134.98 | 244-180-28-0000 | 15 | 134.98 |
| 244-180-29-0000 | 15 | 134.98 | 244-180-30-0000 | 15 | 134.98 | 244-180-31-0000 | 15 | 134.98 |
| 244-180-32-0000 | 15 | 134.98 | 244-180-33-0000 | 15 | 134.98 | 244-180-34-0000 | 15 | 134.98 |
| 244-180-35-0000 | 15 | 134.98 | 244-180-36-0000 | 15 | 134.98 | 244-180-37-0000 | 15 | 134.98 |
| 244-190-01-0000 | 15 | 134.98 | 244-190-02-0000 | 15 | 134.98 | 244-190-03-0000 | 15 | 134.98 |
| 244-190-04-0000 | 15 | 134.98 | 244-190-05-0000 | 15 | 134.98 | 244-190-06-0000 | 15 | 134.98 |
| 244-190-07-0000 | 15 | 134.98 | 244-190-08-0000 | 15 | 134.98 | 244-190-09-0000 | 15 | 134.98 |
| 244-190-10-0000 | 15 | 134.98 | 244-190-11-0000 | 15 | 134.98 | 244-190-12-0000 | 15 | 134.98 |
| 244-190-13-0000 | 15 | 134.98 | 244-190-14-0000 | 15 | 134.98 | 244-190-15-0000 | 15 | 134.98 |
| 244-190-16-0000 | 15 | 134.98 | 244-190-17-0000 | 15 | 134.98 | 244-190-18-0000 | 15 | 134.98 |
| 244-190-19-0000 | 15 | 134.98 | 244-190-20-0000 | 15 | 134.98 | 244-190-21-0000 | 15 | 134.98 |
| 244-190-22-0000 | 15 | 134.98 | 244-190-23-0000 | 15 | 134.98 | 244-190-24-0000 | 15 | 134.98 |
| 244-190-28-0000 | 15 | 134.98 | 244-190-29-0000 | 15 | 134.98 | 244-190-30-0000 | 15 | 134.98 |
| 244-190-31-0000 | 15 | 134.98 | 244-190-32-0000 | 15 | 134.98 | 244-190-33-0000 | 15 | 134.98 |
| 244-190-34-0000 | 15 | 134.98 | 244-190-35-0000 | 15 | 134.98 | 244-190-36-0000 | 15 | 134.98 |
| 244-190-37-0000 | 15 | 134.98 | 244-190-38-0000 | 15 | 134.98 | 244-190-39-0000 | 15 | 134.98 |
| 244-190-40-0000 | 15 | 134.98 | 244-190-41-0000 | 15 | 134.98 | 244-190-42-0000 | 15 | 134.98 |
| 244-190-43-0000 | 15 | 134.98 | 244-200-01-0000 | 15 | 134.98 | 244-200-02-0000 | 15 | 134.98 |
| 244-200-03-0000 | 15 | 134.98 | 244-200-04-0000 | 15 | 134.98 | 244-200-05-0000 | 15 | 134.98 |
| 244-200-06-0000 | 15 | 134.98 | 244-200-07-0000 | 15 | 134.98 | 244-200-08-0000 | 15 | 134.98 |
| 244-200-09-0000 | 15 | 134.98 | 244-200-10-0000 | 15 | 134.98 | 244-200-11-0000 | 15 | 134.98 |
| 244-200-12-0000 | 15 | 134.98 | 244-200-13-0000 | 15 | 134.98 | 244-200-14-0000 | 15 | 134.98 |
| 244-200-15-0000 | 15 | 134.98 | 244-200-16-0000 | 15 | 134.98 | 244-200-21-0000 | 15 | 134.98 |
| 244-200-22-0000 | 15 | 134.98 | 244-200-23-0000 | 15 | 134.98 | 244-200-24-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-200-25-0000 | 15 | 134.98 | 244-200-26-0000 | 15 | 134.98 | 244-200-27-0000 | 15 | 134.98 |
| 244-200-28-0000 | 15 | 134.98 | 244-200-29-0000 | 15 | 134.98 | 244-200-30-0000 | 15 | 134.98 |
| 244-200-31-0000 | 15 | 134.98 | 244-200-32-0000 | 15 | 134.98 | 244-200-33-0000 | 15 | 134.98 |
| 244-200-34-0000 | 15 | 134.98 | 244-200-35-0000 | 15 | 134.98 | 244-200-36-0000 | 15 | 134.98 |
| 244-200-37-0000 | 15 | 134.98 | 244-200-38-0000 | 15 | 134.98 | 244-200-40-0000 | 15 | 134.98 |
| 244-200-41-0000 | 15 | 134.98 | 244-200-42-0000 | 15 | 134.98 | 244-200-43-0000 | 15 | 134.98 |
| 244-200-44-0000 | 15 | 134.98 | 244-200-45-0000 | 15 | 134.98 | 244-200-46-0000 | 15 | 134.98 |
| 244-200-47-0000 | 15 | 134.98 | 244-200-48-0000 | 15 | 134.98 | 244-200-49-0000 | 15 | 134.98 |
| 244-200-50-0000 | 15 | 134.98 | 244-200-51-0000 | 15 | 134.98 | 244-200-52-0000 | 15 | 134.98 |
| 244-200-53-0000 | 15 | 134.98 | 244-200-54-0000 | 15 | 134.98 | 244-210-01-0000 | 15 | 134.98 |
| 244-210-02-0000 | 15 | 134.98 | 244-210-03-0000 | 15 | 134.98 | 244-210-04-0000 | 15 | 134.98 |
| 244-210-05-0000 | 15 | 134.98 | 244-210-06-0000 | 15 | 134.98 | 244-210-07-0000 | 15 | 134.98 |
| 244-210-08-0000 | 15 | 134.98 | 244-210-09-0000 | 15 | 134.98 | 244-210-10-0000 | 15 | 134.98 |
| 244-210-11-0000 | 15 | 134.98 | 244-210-12-0000 | 15 | 134.98 | 244-210-13-0000 | 15 | 134.98 |
| 244-210-14-0000 | 15 | 134.98 | 244-210-15-0000 | 15 | 134.98 | 244-210-16-0000 | 15 | 134.98 |
| 244-210-17-0000 | 15 | 134.98 | 244-210-18-0000 | 15 | 134.98 | 244-210-19-0000 | 15 | 134.98 |
| 244-210-20-0000 | 15 | 134.98 | 244-210-21-0000 | 15 | 134.98 | 244-210-22-0000 | 15 | 134.98 |
| 244-210-23-0000 | 15 | 134.98 | 244-210-24-0000 | 15 | 134.98 | 244-210-25-0000 | 15 | 134.98 |
| 244-210-26-0000 | 15 | 134.98 | 244-210-27-0000 | 15 | 134.98 | 244-220-01-0000 | 15 | 134.98 |
| 244-220-02-0000 | 15 | 134.98 | 244-220-03-0000 | 15 | 134.98 | 244-220-04-0000 | 15 | 134.98 |
| 244-220-05-0000 | 15 | 134.98 | 244-220-06-0000 | 15 | 134.98 | 244-220-07-0000 | 15 | 134.98 |
| 244-220-08-0000 | 15 | 134.98 | 244-220-09-0000 | 15 | 134.98 | 244-220-10-0000 | 15 | 134.98 |
| 244-220-11-0000 | 15 | 134.98 | 244-220-12-0000 | 15 | 134.98 | 244-220-13-0000 | 15 | 134.98 |
| 244-220-14-0000 | 15 | 134.98 | 244-220-15-0000 | 15 | 134.98 | 244-220-16-0000 | 15 | 134.98 |
| 244-220-17-0000 | 15 | 134.98 | 244-220-18-0000 | 15 | 134.98 | 244-220-21-0000 | 15 | 134.98 |
| 244-220-23-0000 | 15 | 134.98 | 244-220-24-0000 | 15 | 134.98 | 244-220-25-0000 | 15 | 134.98 |
| 244-220-26-0000 | 15 | 134.98 | 244-220-27-0000 | 15 | 134.98 | 244-220-28-0000 | 15 | 134.98 |
| 244-220-29-0000 | 15 | 134.98 | 244-220-30-0000 | 15 | 134.98 | 244-220-31-0000 | 15 | 134.98 |
| 244-220-33-0000 | 15 | 134.98 | 244-220-34-0000 | 15 | 134.98 | 244-220-35-0000 | 15 | 134.98 |
| 244-220-36-0000 | 15 | 134.98 | 244-220-37-0000 | 15 | 134.98 | 244-220-38-0000 | 15 | 134.98 |
| 244-220-39-0000 | 15 | 134.98 | 244-220-40-0000 | 15 | 134.98 | 244-220-41-0000 | 15 | 134.98 |
| 244-220-42-0000 | 15 | 134.98 | 244-220-43-0000 | 15 | 134.98 | 244-220-44-0000 | 15 | 134.98 |
| 244-220-45-0000 | 15 | 134.98 | 244-220-46-0000 | 15 | 134.98 | 244-220-47-0000 | 15 | 134.98 |
| 244-220-48-0000 | 15 | 134.98 | 244-220-49-0000 | 15 | 134.98 | 244-220-50-0000 | 15 | 134.98 |
| 244-220-51-0000 | 15 | 134.98 | 244-220-52-0000 | 15 | 134.98 | 244-220-53-0000 | 15 | 134.98 |
| 244-220-54-0000 | 15 | 134.98 | 244-220-55-0000 | 15 | 134.98 | 244-220-56-0000 | 15 | 134.98 |
| 244-220-57-0000 | 15 | 134.98 | 244-230-01-0000 | 15 | 134.98 | 244-230-02-0000 | 15 | 134.98 |
| 244-230-03-0000 | 15 | 134.98 | 244-230-04-0000 | 15 | 134.98 | 244-230-05-0000 | 15 | 134.98 |
| 244-230-06-0000 | 15 | 134.98 | 244-230-07-0000 | 15 | 134.98 | 244-230-08-0000 | 15 | 134.98 |
| 244-230-09-0000 | 15 | 134.98 | 244-230-10-0000 | 15 | 134.98 | 244-230-11-0000 | 15 | 134.98 |
| 244-230-12-0000 | 15 | 134.98 | 244-230-13-0000 | 15 | 134.98 | 244-230-14-0000 | 15 | 134.98 |
| 244-230-15-0000 | 15 | 134.98 | 244-230-16-0000 | 15 | 134.98 | 244-230-17-0000 | 15 | 134.98 |
| 244-230-18-0000 | 15 | 134.98 | 244-230-19-0000 | 15 | 134.98 | 244-230-20-0000 | 15 | 134.98 |
| 244-230-21-0000 | 15 | 134.98 | 244-230-22-0000 | 15 | 134.98 | 244-230-23-0000 | 15 | 134.98 |
| 244-230-24-0000 | 15 | 134.98 | 244-230-25-0000 | 15 | 134.98 | 244-230-26-0000 | 15 | 134.98 |
| 244-230-27-0000 | 15 | 134.98 | 244-230-28-0000 | 15 | 134.98 | 244-230-29-0000 | 15 | 134.98 |
| 244-230-30-0000 | 15 | 134.98 | 244-230-31-0000 | 15 | 134.98 | 244-230-32-0000 | 15 | 134.98 |
| 244-230-33-0000 | 15 | 134.98 | 244-230-34-0000 | 15 | 134.98 | 244-230-35-0000 | 15 | 134.98 |
| 244-230-36-0000 | 15 | 134.98 | 244-230-37-0000 | 15 | 134.98 | 244-230-38-0000 | 15 | 134.98 |
| 244-230-39-0000 | 15 | 134.98 | 244-230-40-0000 | 15 | 134.98 | 244-230-41-0000 | 15 | 134.98 |
| 244-230-44-0000 | 15 | 134.98 | 244-230-45-0000 | 15 | 134.98 | 244-230-46-0000 | 15 | 134.98 |
| 244-230-47-0000 | 15 | 134.98 | 244-230-48-0000 | 15 | 134.98 | 244-230-49-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-230-50-0000 | 15 | 134.98 | 244-230-51-0000 | 15 | 134.98 | 244-230-52-0000 | 15 | 134.98 |
| 244-230-54-0000 | 15 | 134.98 | 244-230-55-0000 | 15 | 134.98 | 244-230-56-0000 | 15 | 134.98 |
| 244-230-62-0000 | 15 | 134.98 | 244-230-63-0000 | 15 | 134.98 | 244-240-01-0000 | 15 | 134.98 |
| 244-240-02-0000 | 15 | 134.98 | 244-240-03-0000 | 15 | 134.98 | 244-240-04-0000 | 15 | 134.98 |
| 244-240-05-0000 | 15 | 134.98 | 244-240-06-0000 | 15 | 134.98 | 244-240-07-0000 | 15 | 134.98 |
| 244-240-08-0000 | 15 | 134.98 | 244-240-10-0000 | 15 | 134.98 | 244-240-11-0000 | 15 | 134.98 |
| 244-240-12-0000 | 15 | 134.98 | 244-240-13-0000 | 15 | 134.98 | 244-240-14-0000 | 15 | 134.98 |
| 244-240-15-0000 | 15 | 134.98 | 244-240-16-0000 | 15 | 134.98 | 244-240-17-0000 | 15 | 134.98 |
| 244-240-18-0000 | 15 | 134.98 | 244-240-19-0000 | 15 | 134.98 | 244-240-20-0000 | 15 | 134.98 |
| 244-240-22-0000 | 15 | 134.98 | 244-240-23-0000 | 15 | 134.98 | 244-240-24-0000 | 15 | 134.98 |
| 244-240-25-0000 | 15 | 134.98 | 244-240-26-0000 | 15 | 134.98 | 244-240-27-0000 | 15 | 134.98 |
| 244-240-28-0000 | 15 | 134.98 | 244-240-29-0000 | 15 | 134.98 | 244-240-30-0000 | 15 | 134.98 |
| 244-240-31-0000 | 15 | 134.98 | 244-240-32-0000 | 15 | 134.98 | 244-240-33-0000 | 15 | 134.98 |
| 244-240-34-0000 | 15 | 134.98 | 244-240-35-0000 | 15 | 134.98 | 244-240-36-0000 | 15 | 134.98 |
| 244-240-37-0000 | 15 | 134.98 | 244-240-38-0000 | 15 | 134.98 | 244-240-39-0000 | 15 | 134.98 |
| 244-250-03-0000 | 15 | 134.98 | 244-250-04-0000 | 15 | 134.98 | 244-250-05-0000 | 15 | 134.98 |
| 244-250-06-0000 | 15 | 134.98 | 244-250-07-0000 | 15 | 134.98 | 244-250-08-0000 | 15 | 134.98 |
| 244-250-09-0000 | 15 | 134.98 | 244-250-10-0000 | 15 | 134.98 | 244-250-11-0000 | 15 | 134.98 |
| 244-250-12-0000 | 15 | 134.98 | 244-250-13-0000 | 15 | 134.98 | 244-250-14-0000 | 15 | 134.98 |
| 244-250-15-0000 | 15 | 134.98 | 244-250-16-0000 | 15 | 134.98 | 244-250-17-0000 | 15 | 134.98 |
| 244-250-21-0000 | 15 | 134.98 | 244-250-22-0000 | 15 | 134.98 | 244-250-23-0000 | 15 | 134.98 |
| 244-250-24-0000 | 15 | 134.98 | 244-250-25-0000 | 15 | 134.98 | 244-250-26-0000 | 15 | 134.98 |
| 244-250-27-0000 | 15 | 134.98 | 244-250-28-0000 | 15 | 134.98 | 244-250-30-0000 | 15 | 134.98 |
| 244-250-31-0000 | 15 | 134.98 | 244-250-32-0000 | 15 | 134.98 | 244-250-33-0000 | 15 | 134.98 |
| 244-250-34-0000 | 15 | 134.98 | 244-250-35-0000 | 15 | 134.98 | 244-250-36-0000 | 15 | 134.98 |
| 244-250-37-0000 | 15 | 134.98 | 244-250-38-0000 | 15 | 134.98 | 244-250-39-0000 | 15 | 134.98 |
| 244-250-40-0000 | 15 | 134.98 | 244-250-41-0000 | 15 | 134.98 | 244-250-42-0000 | 15 | 134.98 |
| 244-250-43-0000 | 15 | 134.98 | 244-250-44-0000 | 15 | 134.98 | 244-250-45-0000 | 15 | 134.98 |
| 244-250-46-0000 | 15 | 134.98 | 244-250-47-0000 | 15 | 134.98 | 244-250-48-0000 | 15 | 134.98 |
| 244-250-49-0000 | 15 | 134.98 | 244-250-50-0000 | 15 | 134.98 | 244-250-51-0000 | 15 | 134.98 |
| 244-250-52-0000 | 15 | 134.98 | 244-260-01-0000 | 15 | 134.98 | 244-260-02-0000 | 15 | 134.98 |
| 244-260-03-0000 | 15 | 134.98 | 244-260-04-0000 | 15 | 134.98 | 244-260-06-0000 | 15 | 134.98 |
| 244-260-07-0000 | 15 | 134.98 | 244-260-08-0000 | 15 | 134.98 | 244-260-09-0000 | 15 | 134.98 |
| 244-260-10-0000 | 15 | 134.98 | 244-260-11-0000 | 15 | 134.98 | 244-260-12-0000 | 15 | 134.98 |
| 244-260-13-0000 | 15 | 134.98 | 244-260-14-0000 | 15 | 134.98 | 244-260-15-0000 | 15 | 134.98 |
| 244-260-16-0000 | 15 | 134.98 | 244-260-17-0000 | 15 | 134.98 | 244-260-18-0000 | 15 | 134.98 |
| 244-260-19-0000 | 15 | 134.98 | 244-260-20-0000 | 15 | 134.98 | 244-260-21-0000 | 15 | 134.98 |
| 244-260-22-0000 | 15 | 134.98 | 244-260-23-0000 | 15 | 134.98 | 244-260-24-0000 | 15 | 134.98 |
| 244-260-25-0000 | 15 | 134.98 | 244-260-26-0000 | 15 | 134.98 | 244-260-27-0000 | 15 | 134.98 |
| 244-260-28-0000 | 15 | 134.98 | 244-270-01-0000 | 15 | 134.98 | 244-270-02-0000 | 15 | 134.98 |
| 244-270-03-0000 | 15 | 134.98 | 244-270-04-0000 | 15 | 134.98 | 244-270-05-0000 | 15 | 134.98 |
| 244-270-06-0000 | 15 | 134.98 | 244-270-07-0000 | 15 | 134.98 | 244-270-08-0000 | 15 | 134.98 |
| 244-270-09-0000 | 15 | 134.98 | 244-270-10-0000 | 15 | 134.98 | 244-270-11-0000 | 15 | 134.98 |
| 244-270-12-0000 | 15 | 134.98 | 244-270-13-0000 | 15 | 134.98 | 244-270-14-0000 | 15 | 134.98 |
| 244-270-15-0000 | 15 | 134.98 | 244-270-16-0000 | 15 | 134.98 | 244-270-17-0000 | 15 | 134.98 |
| 244-270-18-0000 | 15 | 134.98 | 244-270-19-0000 | 15 | 134.98 | 244-270-20-0000 | 15 | 134.98 |
| 244-270-21-0000 | 15 | 134.98 | 244-270-22-0000 | 15 | 134.98 | 244-270-23-0000 | 15 | 134.98 |
| 244-270-24-0000 | 15 | 134.98 | 244-270-25-0000 | 15 | 134.98 | 244-270-26-0000 | 15 | 134.98 |
| 244-270-27-0000 | 15 | 134.98 | 244-270-28-0000 | 15 | 134.98 | 244-270-29-0000 | 15 | 134.98 |
| 244-270-30-0000 | 15 | 134.98 | 244-270-31-0000 | 15 | 134.98 | 244-270-32-0000 | 15 | 134.98 |
| 244-270-33-0000 | 15 | 134.98 | 244-270-34-0000 | 15 | 134.98 | 244-270-35-0000 | 15 | 134.98 |
| 244-270-36-0000 | 15 | 134.98 | 244-270-37-0000 | 15 | 134.98 | 244-270-38-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-270-39-0000 | 15 | 134.98 | 244-270-40-0000 | 15 | 134.98 | 244-270-41-0000 | 15 | 134.98 |
| 244-270-42-0000 | 15 | 134.98 | 244-280-01-0000 | 15 | 134.98 | 244-280-02-0000 | 15 | 134.98 |
| 244-280-03-0000 | 15 | 134.98 | 244-280-04-0000 | 15 | 134.98 | 244-280-05-0000 | 15 | 134.98 |
| 244-280-06-0000 | 15 | 134.98 | 244-280-07-0000 | 15 | 134.98 | 244-280-08-0000 | 15 | 134.98 |
| 244-280-09-0000 | 15 | 134.98 | 244-280-10-0000 | 15 | 134.98 | 244-280-11-0000 | 15 | 134.98 |
| 244-280-12-0000 | 15 | 134.98 | 244-280-13-0000 | 15 | 134.98 | 244-280-14-0000 | 15 | 134.98 |
| 244-280-15-0000 | 15 | 134.98 | 244-280-16-0000 | 15 | 134.98 | 244-280-17-0000 | 15 | 134.98 |
| 244-280-18-0000 | 15 | 134.98 | 244-280-19-0000 | 15 | 134.98 | 244-280-20-0000 | 15 | 134.98 |
| 244-280-21-0000 | 15 | 134.98 | 244-280-22-0000 | 15 | 134.98 | 244-280-23-0000 | 15 | 134.98 |
| 244-280-24-0000 | 15 | 134.98 | 244-280-25-0000 | 15 | 134.98 | 244-280-26-0000 | 15 | 134.98 |
| 244-280-27-0000 | 15 | 134.98 | 244-280-28-0000 | 15 | 134.98 | 244-280-29-0000 | 15 | 134.98 |
| 244-280-30-0000 | 15 | 134.98 | 244-280-31-0000 | 15 | 134.98 | 244-280-32-0000 | 15 | 134.98 |
| 244-280-33-0000 | 15 | 134.98 | 244-280-34-0000 | 15 | 134.98 | 244-280-35-0000 | 15 | 134.98 |
| 244-280-36-0000 | 15 | 134.98 | 244-280-37-0000 | 15 | 134.98 | 244-280-38-0000 | 15 | 134.98 |
| 244-280-39-0000 | 15 | 134.98 | 244-280-40-0000 | 15 | 134.98 | 244-280-41-0000 | 15 | 134.98 |
| 244-280-42-0000 | 15 | 134.98 | 244-280-43-0000 | 15 | 134.98 | 244-280-44-0000 | 15 | 134.98 |
| 244-280-45-0000 | 15 | 134.98 | 244-280-46-0000 | 15 | 134.98 | 244-280-47-0000 | 15 | 134.98 |
| 244-280-51-0000 | 15 | 134.98 | 244-280-52-0000 | 15 | 134.98 | 244-280-53-0000 | 15 | 134.98 |
| 244-280-54-0000 | 15 | 134.98 | 244-280-55-0000 | 15 | 134.98 | 244-280-56-0000 | 15 | 134.98 |
| 244-280-57-0000 | 15 | 134.98 | 244-280-58-0000 | 15 | 134.98 | 244-280-59-0000 | 15 | 134.98 |
| 244-280-60-0000 | 15 | 134.98 | 244-280-61-0000 | 15 | 134.98 | 244-280-62-0000 | 15 | 134.98 |
| 244-280-63-0000 | 15 | 134.98 | 244-280-64-0000 | 15 | 134.98 | 244-280-65-0000 | 15 | 134.98 |
| 244-280-66-0000 | 15 | 134.98 | 244-280-67-0000 | 15 | 134.98 | 244-280-68-0000 | 15 | 134.98 |
| 244-280-69-0000 | 15 | 134.98 | 244-280-70-0000 | 15 | 134.98 | 244-280-71-0000 | 15 | 134.98 |
| 244-280-72-0000 | 15 | 134.98 | 244-280-73-0000 | 15 | 134.98 | 244-280-74-0000 | 15 | 134.98 |
| 244-280-75-0000 | 15 | 134.98 | 244-280-76-0000 | 15 | 134.98 | 244-280-77-0000 | 15 | 134.98 |
| 244-280-78-0000 | 15 | 134.98 | 244-280-79-0000 | 15 | 134.98 | 244-280-80-0000 | 15 | 134.98 |
| 244-280-81-0000 | 15 | 134.98 | 244-280-82-0000 | 15 | 134.98 | 244-280-83-0000 | 15 | 134.98 |
| 244-280-84-0000 | 15 | 134.98 | 244-280-85-0000 | 15 | 134.98 | 244-280-86-0000 | 15 | 134.98 |
| 244-280-87-0000 | 15 | 134.98 | 244-290-01-0000 | 15 | 134.98 | 244-290-02-0000 | 15 | 134.98 |
| 244-290-03-0000 | 15 | 134.98 | 244-290-04-0000 | 15 | 134.98 | 244-290-05-0000 | 15 | 134.98 |
| 244-290-06-0000 | 15 | 134.98 | 244-290-07-0000 | 15 | 134.98 | 244-290-08-0000 | 15 | 134.98 |
| 244-290-09-0000 | 15 | 134.98 | 244-290-10-0000 | 15 | 134.98 | 244-290-11-0000 | 15 | 134.98 |
| 244-290-12-0000 | 15 | 134.98 | 244-290-13-0000 | 15 | 134.98 | 244-290-14-0000 | 15 | 134.98 |
| 244-290-15-0000 | 15 | 134.98 | 244-290-16-0000 | 15 | 134.98 | 244-290-17-0000 | 15 | 134.98 |
| 244-290-18-0000 | 15 | 134.98 | 244-290-19-0000 | 15 | 134.98 | 244-290-20-0000 | 15 | 134.98 |
| 244-290-21-0000 | 15 | 134.98 | 244-290-22-0000 | 15 | 134.98 | 244-290-23-0000 | 15 | 134.98 |
| 244-290-24-0000 | 15 | 134.98 | 244-290-25-0000 | 15 | 134.98 | 244-290-26-0000 | 15 | 134.98 |
| 244-290-27-0000 | 15 | 134.98 | 244-290-28-0000 | 15 | 134.98 | 244-290-29-0000 | 15 | 134.98 |
| 244-290-30-0000 | 15 | 134.98 | 244-290-31-0000 | 15 | 134.98 | 244-290-32-0000 | 15 | 134.98 |
| 244-290-33-0000 | 15 | 134.98 | 244-290-34-0000 | 15 | 134.98 | 244-290-35-0000 | 15 | 134.98 |
| 244-290-36-0000 | 15 | 134.98 | 244-290-37-0000 | 15 | 134.98 | 244-290-38-0000 | 15 | 134.98 |
| 244-290-39-0000 | 15 | 134.98 | 244-290-40-0000 | 15 | 134.98 | 244-290-44-0000 | 15 | 134.98 |
| 244-290-45-0000 | 15 | 134.98 | 244-290-46-0000 | 15 | 134.98 | 244-290-47-0000 | 15 | 134.98 |
| 244-290-48-0000 | 15 | 134.98 | 244-290-49-0000 | 15 | 134.98 | 244-290-50-0000 | 15 | 134.98 |
| 244-290-51-0000 | 15 | 134.98 | 244-290-52-0000 | 15 | 134.98 | 244-290-53-0000 | 15 | 134.98 |
| 244-290-54-0000 | 15 | 134.98 | 244-290-55-0000 | 15 | 134.98 | 244-290-56-0000 | 15 | 134.98 |
| 244-290-57-0000 | 15 | 134.98 | 244-290-58-0000 | 15 | 134.98 | 244-290-59-0000 | 15 | 134.98 |
| 244-290-60-0000 | 15 | 134.98 | 244-290-61-0000 | 15 | 134.98 | 244-290-62-0000 | 15 | 134.98 |
| 244-290-63-0000 | 15 | 134.98 | 244-290-64-0000 | 15 | 134.98 | 244-290-67-0000 | 15 | 134.98 |
| 244-290-68-0000 | 15 | 134.98 | 244-290-69-0000 | 15 | 134.98 | 244-290-70-0000 | 15 | 134.98 |
| 244-290-71-0000 | 15 | 134.98 | 244-290-72-0000 | 15 | 134.98 | 244-290-73-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-290-74-0000 | 15 | 134.98 | 244-290-75-0000 | 15 | 134.98 | 244-290-76-0000 | 15 | 134.98 |
| 244-290-77-0000 | 15 | 134.98 | 244-290-78-0000 | 15 | 134.98 | 244-290-79-0000 | 15 | 134.98 |
| 244-290-80-0000 | 15 | 134.98 | 244-290-81-0000 | 15 | 134.98 | 244-290-82-0000 | 15 | 134.98 |
| 244-290-83-0000 | 15 | 134.98 | 244-300-01-0000 | 15 | 134.98 | 244-300-02-0000 | 15 | 134.98 |
| 244-300-03-0000 | 15 | 134.98 | 244-300-04-0000 | 15 | 134.98 | 244-300-05-0000 | 15 | 134.98 |
| 244-300-06-0000 | 15 | 134.98 | 244-300-07-0000 | 15 | 134.98 | 244-300-08-0000 | 15 | 134.98 |
| 244-300-09-0000 | 15 | 134.98 | 244-300-10-0000 | 15 | 134.98 | 244-300-11-0000 | 15 | 134.98 |
| 244-300-12-0000 | 15 | 134.98 | 244-300-13-0000 | 15 | 134.98 | 244-300-14-0000 | 15 | 134.98 |
| 244-300-15-0000 | 15 | 134.98 | 244-300-16-0000 | 15 | 134.98 | 244-300-17-0000 | 15 | 134.98 |
| 244-300-18-0000 | 15 | 134.98 | 244-300-19-0000 | 15 | 134.98 | 244-300-20-0000 | 15 | 134.98 |
| 244-300-21-0000 | 15 | 134.98 | 244-300-22-0000 | 15 | 134.98 | 244-300-23-0000 | 15 | 134.98 |
| 244-300-24-0000 | 15 | 134.98 | 244-300-25-0000 | 15 | 134.98 | 244-300-26-0000 | 15 | 134.98 |
| 244-300-27-0000 | 15 | 134.98 | 244-300-28-0000 | 15 | 134.98 | 244-300-29-0000 | 15 | 134.98 |
| 244-300-30-0000 | 15 | 134.98 | 244-300-31-0000 | 15 | 134.98 | 244-300-32-0000 | 15 | 134.98 |
| 244-300-34-0000 | 15 | 134.98 | 244-300-35-0000 | 15 | 134.98 | 244-300-36-0000 | 15 | 134.98 |
| 244-300-37-0000 | 15 | 134.98 | 244-300-38-0000 | 15 | 134.98 | 244-300-39-0000 | 15 | 134.98 |
| 244-300-40-0000 | 15 | 134.98 | 244-300-41-0000 | 15 | 134.98 | 244-300-42-0000 | 15 | 134.98 |
| 244-300-43-0000 | 15 | 134.98 | 244-300-44-0000 | 15 | 134.98 | 244-300-45-0000 | 15 | 134.98 |
| 244-300-47-0000 | 15 | 134.98 | 244-300-48-0000 | 15 | 134.98 | 244-300-49-0000 | 15 | 134.98 |
| 244-300-50-0000 | 15 | 134.98 | 244-300-51-0000 | 15 | 134.98 | 244-300-52-0000 | 15 | 134.98 |
| 244-300-53-0000 | 15 | 134.98 | 244-300-54-0000 | 15 | 134.98 | 244-300-55-0000 | 15 | 134.98 |
| 244-300-56-0000 | 15 | 134.98 | 244-300-57-0000 | 15 | 134.98 | 244-300-58-0000 | 15 | 134.98 |
| 244-300-59-0000 | 15 | 134.98 | 244-300-60-0000 | 15 | 134.98 | 244-300-61-0000 | 15 | 134.98 |
| 244-300-62-0000 | 15 | 134.98 | 244-300-63-0000 | 15 | 134.98 | 244-300-64-0000 | 15 | 134.98 |
| 244-300-65-0000 | 15 | 134.98 | 244-310-01-0000 | 15 | 134.98 | 244-310-02-0000 | 15 | 134.98 |
| 244-310-03-0000 | 15 | 134.98 | 244-310-04-0000 | 15 | 134.98 | 244-310-05-0000 | 15 | 134.98 |
| 244-310-06-0000 | 15 | 134.98 | 244-310-07-0000 | 15 | 134.98 | 244-310-08-0000 | 15 | 134.98 |
| 244-310-09-0000 | 15 | 134.98 | 244-310-10-0000 | 15 | 134.98 | 244-310-11-0000 | 15 | 134.98 |
| 244-310-12-0000 | 15 | 134.98 | 244-310-13-0000 | 15 | 134.98 | 244-310-14-0000 | 15 | 134.98 |
| 244-310-15-0000 | 15 | 134.98 | 244-310-16-0000 | 15 | 134.98 | 244-310-17-0000 | 15 | 134.98 |
| 244-310-18-0000 | 15 | 134.98 | 244-310-19-0000 | 15 | 134.98 | 244-310-20-0000 | 15 | 134.98 |
| 244-310-21-0000 | 15 | 134.98 | 244-310-22-0000 | 15 | 134.98 | 244-310-23-0000 | 15 | 134.98 |
| 244-310-24-0000 | 15 | 134.98 | 244-310-25-0000 | 15 | 134.98 | 244-310-26-0000 | 15 | 134.98 |
| 244-310-27-0000 | 15 | 134.98 | 244-310-28-0000 | 15 | 134.98 | 244-310-29-0000 | 15 | 134.98 |
| 244-310-30-0000 | 15 | 134.98 | 244-310-31-0000 | 15 | 134.98 | 244-310-32-0000 | 15 | 134.98 |
| 244-310-33-0000 | 15 | 134.98 | 244-310-34-0000 | 15 | 134.98 | 244-310-35-0000 | 15 | 134.98 |
| 244-310-36-0000 | 15 | 134.98 | 244-310-37-0000 | 15 | 134.98 | 244-310-38-0000 | 15 | 134.98 |
| 244-310-39-0000 | 15 | 134.98 | 244-310-40-0000 | 15 | 134.98 | 244-310-41-0000 | 15 | 134.98 |
| 244-310-42-0000 | 15 | 134.98 | 244-310-43-0000 | 15 | 134.98 | 244-310-44-0000 | 15 | 134.98 |
| 244-310-45-0000 | 15 | 134.98 | 244-310-46-0000 | 15 | 134.98 | 244-310-47-0000 | 15 | 134.98 |
| 244-310-48-0000 | 15 | 134.98 | 244-310-49-0000 | 15 | 134.98 | 244-310-50-0000 | 15 | 134.98 |
| 244-310-51-0000 | 15 | 134.98 | 244-310-52-0000 | 15 | 134.98 | 244-310-53-0000 | 15 | 134.98 |
| 244-310-54-0000 | 15 | 134.98 | 244-310-55-0000 | 15 | 134.98 | 244-310-56-0000 | 15 | 134.98 |
| 244-310-57-0000 | 15 | 134.98 | 244-310-58-0000 | 15 | 134.98 | 244-310-59-0000 | 15 | 134.98 |
| 244-310-60-0000 | 15 | 134.98 | 244-310-61-0000 | 15 | 134.98 | 244-310-62-0000 | 15 | 134.98 |
| 244-310-63-0000 | 15 | 134.98 | 244-310-64-0000 | 15 | 134.98 | 244-310-65-0000 | 15 | 134.98 |
| 244-310-67-0000 | 15 | 134.98 | 244-310-68-0000 | 15 | 134.98 | 244-310-69-0000 | 15 | 134.98 |
| 244-310-70-0000 | 15 | 134.98 | 244-310-71-0000 | 15 | 134.98 | 244-310-72-0000 | 15 | 134.98 |
| 244-310-73-0000 | 15 | 134.98 | 244-310-74-0000 | 15 | 134.98 | 244-310-75-0000 | 15 | 134.98 |
| 244-310-76-0000 | 15 | 134.98 | 244-310-77-0000 | 15 | 134.98 | 244-310-78-0000 | 15 | 134.98 |
| 244-310-79-0000 | 15 | 134.98 | 244-310-80-0000 | 15 | 134.98 | 244-310-81-0000 | 15 | 134.98 |
| 244-310-82-0000 | 15 | 134.98 | 244-310-83-0000 | 15 | 134.98 | 244-310-84-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-310-85-0000 | 15 | 134.98 | 244-310-86-0000 | 15 | 134.98 | 244-320-01-0000 | 15 | 134.98 |
| 244-320-02-0000 | 15 | 134.98 | 244-320-03-0000 | 15 | 134.98 | 244-320-04-0000 | 15 | 134.98 |
| 244-320-05-0000 | 15 | 134.98 | 244-320-06-0000 | 15 | 134.98 | 244-320-07-0000 | 15 | 134.98 |
| 244-320-08-0000 | 15 | 134.98 | 244-320-09-0000 | 15 | 134.98 | 244-320-10-0000 | 15 | 134.98 |
| 244-320-11-0000 | 15 | 134.98 | 244-320-12-0000 | 15 | 134.98 | 244-320-13-0000 | 15 | 134.98 |
| 244-320-14-0000 | 15 | 134.98 | 244-320-15-0000 | 15 | 134.98 | 244-320-16-0000 | 15 | 134.98 |
| 244-320-20-0000 | 15 | 134.98 | 244-320-21-0000 | 15 | 134.98 | 244-320-22-0000 | 15 | 134.98 |
| 244-320-23-0000 | 15 | 134.98 | 244-320-24-0000 | 15 | 134.98 | 244-320-25-0000 | 15 | 134.98 |
| 244-320-26-0000 | 15 | 134.98 | 244-320-27-0000 | 15 | 134.98 | 244-320-28-0000 | 15 | 134.98 |
| 244-320-29-0000 | 15 | 134.98 | 244-320-30-0000 | 15 | 134.98 | 244-320-31-0000 | 15 | 134.98 |
| 244-320-32-0000 | 15 | 134.98 | 244-320-33-0000 | 15 | 134.98 | 244-320-34-0000 | 15 | 134.98 |
| 244-320-35-0000 | 15 | 134.98 | 244-320-36-0000 | 15 | 134.98 | 244-320-37-0000 | 15 | 134.98 |
| 244-320-40-0000 | 15 | 134.98 | 244-320-41-0000 | 15 | 134.98 | 244-320-42-0000 | 15 | 134.98 |
| 244-320-43-0000 | 15 | 134.98 | 244-320-44-0000 | 15 | 134.98 | 244-320-45-0000 | 15 | 134.98 |
| 244-320-46-0000 | 15 | 134.98 | 244-320-47-0000 | 15 | 134.98 | 244-320-48-0000 | 15 | 134.98 |
| 244-320-49-0000 | 15 | 134.98 | 244-320-50-0000 | 15 | 134.98 | 244-320-51-0000 | 15 | 134.98 |
| 244-320-52-0000 | 15 | 134.98 | 244-320-53-0000 | 15 | 134.98 | 244-320-54-0000 | 15 | 134.98 |
| 244-320-55-0000 | 15 | 134.98 | 244-320-56-0000 | 15 | 134.98 | 244-320-57-0000 | 15 | 134.98 |
| 244-330-01-0000 | 15 | 134.98 | 244-330-02-0000 | 15 | 134.98 | 244-330-03-0000 | 15 | 134.98 |
| 244-330-04-0000 | 15 | 134.98 | 244-330-05-0000 | 15 | 134.98 | 244-330-06-0000 | 15 | 134.98 |
| 244-330-07-0000 | 15 | 134.98 | 244-330-08-0000 | 15 | 134.98 | 244-330-09-0000 | 15 | 134.98 |
| 244-330-10-0000 | 15 | 134.98 | 244-330-11-0000 | 15 | 134.98 | 244-330-12-0000 | 15 | 134.98 |
| 244-330-13-0000 | 15 | 134.98 | 244-330-14-0000 | 15 | 134.98 | 244-330-15-0000 | 15 | 134.98 |
| 244-330-16-0000 | 15 | 134.98 | 244-330-17-0000 | 15 | 134.98 | 244-330-18-0000 | 15 | 134.98 |
| 244-330-19-0000 | 15 | 134.98 | 244-330-20-0000 | 15 | 134.98 | 244-330-21-0000 | 15 | 134.98 |
| 244-330-22-0000 | 15 | 134.98 | 244-330-23-0000 | 15 | 134.98 | 244-330-24-0000 | 15 | 134.98 |
| 244-330-25-0000 | 15 | 134.98 | 244-330-26-0000 | 15 | 134.98 | 244-330-27-0000 | 15 | 134.98 |
| 244-330-28-0000 | 15 | 134.98 | 244-330-29-0000 | 15 | 134.98 | 244-330-30-0000 | 15 | 134.98 |
| 244-330-31-0000 | 15 | 134.98 | 244-330-32-0000 | 15 | 134.98 | 244-330-33-0000 | 15 | 134.98 |
| 244-330-34-0000 | 15 | 134.98 | 244-330-35-0000 | 15 | 134.98 | 244-330-36-0000 | 15 | 134.98 |
| 244-330-37-0000 | 15 | 134.98 | 244-330-38-0000 | 15 | 134.98 | 244-330-39-0000 | 15 | 134.98 |
| 244-330-40-0000 | 15 | 134.98 | 244-330-42-0000 | 15 | 134.98 | 244-330-43-0000 | 15 | 134.98 |
| 244-330-44-0000 | 15 | 134.98 | 244-330-45-0000 | 15 | 134.98 | 244-330-46-0000 | 15 | 134.98 |
| 244-330-47-0000 | 15 | 134.98 | 244-330-48-0000 | 15 | 134.98 | 244-330-49-0000 | 15 | 134.98 |
| 244-330-50-0000 | 15 | 134.98 | 244-330-51-0000 | 15 | 134.98 | 244-330-52-0000 | 15 | 134.98 |
| 244-330-53-0000 | 15 | 134.98 | 244-330-54-0000 | 15 | 134.98 | 244-330-55-0000 | 15 | 134.98 |
| 244-330-56-0000 | 15 | 134.98 | 244-330-57-0000 | 15 | 134.98 | 244-330-58-0000 | 15 | 134.98 |
| 244-330-59-0000 | 15 | 134.98 | 244-330-60-0000 | 15 | 134.98 | 244-330-61-0000 | 15 | 134.98 |
| 244-330-62-0000 | 15 | 134.98 | 244-330-63-0000 | 15 | 134.98 | 244-330-64-0000 | 15 | 134.98 |
| 244-330-65-0000 | 15 | 134.98 | 244-330-66-0000 | 15 | 134.98 | 244-330-67-0000 | 15 | 134.98 |
| 244-330-68-0000 | 15 | 134.98 | 244-340-01-0000 | 15 | 134.98 | 244-340-02-0000 | 15 | 134.98 |
| 244-340-03-0000 | 15 | 134.98 | 244-340-04-0000 | 15 | 134.98 | 244-340-05-0000 | 15 | 134.98 |
| 244-340-06-0000 | 15 | 134.98 | 244-340-07-0000 | 15 | 134.98 | 244-340-08-0000 | 15 | 134.98 |
| 244-340-09-0000 | 15 | 134.98 | 244-340-10-0000 | 15 | 134.98 | 244-340-11-0000 | 15 | 134.98 |
| 244-340-12-0000 | 15 | 134.98 | 244-340-13-0000 | 15 | 134.98 | 244-340-14-0000 | 15 | 134.98 |
| 244-340-15-0000 | 15 | 134.98 | 244-340-16-0000 | 15 | 134.98 | 244-340-17-0000 | 15 | 134.98 |
| 244-340-18-0000 | 15 | 134.98 | 244-340-19-0000 | 15 | 134.98 | 244-340-20-0000 | 15 | 134.98 |
| 244-340-21-0000 | 15 | 134.98 | 244-340-22-0000 | 15 | 134.98 | 244-340-23-0000 | 15 | 134.98 |
| 244-340-24-0000 | 15 | 134.98 | 244-340-25-0000 | 15 | 134.98 | 244-340-26-0000 | 15 | 134.98 |
| 244-340-27-0000 | 15 | 134.98 | 244-340-28-0000 | 15 | 134.98 | 244-340-29-0000 | 15 | 134.98 |
| 244-340-30-0000 | 15 | 134.98 | 244-340-31-0000 | 15 | 134.98 | 244-340-32-0000 | 15 | 134.98 |
| 244-340-33-0000 | 15 | 134.98 | 244-340-34-0000 | 15 | 134.98 | 244-340-35-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-340-36-0000 | 15 | 134.98 | 244-340-37-0000 | 15 | 134.98 | 244-340-38-0000 | 15 | 134.98 |
| 244-340-39-0000 | 15 | 134.98 | 244-340-40-0000 | 15 | 134.98 | 244-340-41-0000 | 15 | 134.98 |
| 244-340-42-0000 | 15 | 134.98 | 244-340-43-0000 | 15 | 134.98 | 244-340-44-0000 | 15 | 134.98 |
| 244-340-45-0000 | 15 | 134.98 | 244-340-46-0000 | 15 | 134.98 | 244-340-47-0000 | 15 | 134.98 |
| 244-340-48-0000 | 15 | 134.98 | 244-340-49-0000 | 15 | 134.98 | 244-340-50-0000 | 15 | 134.98 |
| 244-340-51-0000 | 15 | 134.98 | 244-340-52-0000 | 15 | 134.98 | 244-340-53-0000 | 15 | 134.98 |
| 244-340-54-0000 | 15 | 134.98 | 244-340-55-0000 | 15 | 134.98 | 244-340-56-0000 | 15 | 134.98 |
| 244-340-57-0000 | 15 | 134.98 | 244-340-58-0000 | 15 | 134.98 | 244-340-59-0000 | 15 | 134.98 |
| 244-340-60-0000 | 15 | 134.98 | 244-340-61-0000 | 15 | 134.98 | 244-340-62-0000 | 15 | 134.98 |
| 244-340-63-0000 | 15 | 134.98 | 244-340-64-0000 | 15 | 134.98 | 244-340-65-0000 | 15 | 134.98 |
| 244-340-66-0000 | 15 | 134.98 | 244-340-67-0000 | 15 | 134.98 | 244-340-68-0000 | 15 | 134.98 |
| 244-340-69-0000 | 15 | 134.98 | 244-340-70-0000 | 15 | 134.98 | 244-340-71-0000 | 15 | 134.98 |
| 244-340-72-0000 | 15 | 134.98 | 244-340-73-0000 | 15 | 134.98 | 244-340-74-0000 | 15 | 134.98 |
| 244-340-75-0000 | 15 | 134.98 | 244-340-76-0000 | 15 | 134.98 | 244-340-77-0000 | 15 | 134.98 |
| 244-350-01-0000 | 15 | 134.98 | 244-350-02-0000 | 15 | 134.98 | 244-350-03-0000 | 15 | 134.98 |
| 244-350-04-0000 | 15 | 134.98 | 244-350-05-0000 | 15 | 134.98 | 244-350-06-0000 | 15 | 134.98 |
| 244-350-07-0000 | 15 | 134.98 | 244-350-08-0000 | 15 | 134.98 | 244-350-09-0000 | 15 | 134.98 |
| 244-350-10-0000 | 15 | 134.98 | 244-350-11-0000 | 15 | 134.98 | 244-350-12-0000 | 15 | 134.98 |
| 244-350-13-0000 | 15 | 134.98 | 244-350-14-0000 | 15 | 134.98 | 244-350-15-0000 | 15 | 134.98 |
| 244-350-16-0000 | 15 | 134.98 | 244-350-17-0000 | 15 | 134.98 | 244-350-18-0000 | 15 | 134.98 |
| 244-350-19-0000 | 15 | 134.98 | 244-350-20-0000 | 15 | 134.98 | 244-350-21-0000 | 15 | 134.98 |
| 244-350-22-0000 | 15 | 134.98 | 244-350-23-0000 | 15 | 134.98 | 244-350-24-0000 | 15 | 134.98 |
| 244-350-25-0000 | 15 | 134.98 | 244-350-26-0000 | 15 | 134.98 | 244-350-27-0000 | 15 | 134.98 |
| 244-350-28-0000 | 15 | 134.98 | 244-350-29-0000 | 15 | 134.98 | 244-350-30-0000 | 15 | 134.98 |
| 244-350-31-0000 | 15 | 134.98 | 244-350-32-0000 | 15 | 134.98 | 244-350-33-0000 | 15 | 134.98 |
| 244-350-34-0000 | 15 | 134.98 | 244-350-35-0000 | 15 | 134.98 | 244-350-36-0000 | 15 | 134.98 |
| 244-350-37-0000 | 15 | 134.98 | 244-350-38-0000 | 15 | 134.98 | 244-350-39-0000 | 15 | 134.98 |
| 244-350-40-0000 | 15 | 134.98 | 244-350-41-0000 | 15 | 134.98 | 244-350-42-0000 | 15 | 134.98 |
| 244-350-43-0000 | 15 | 134.98 | 244-350-44-0000 | 15 | 134.98 | 244-360-01-0000 | 15 | 134.98 |
| 244-360-02-0000 | 15 | 134.98 | 244-360-03-0000 | 15 | 134.98 | 244-360-04-0000 | 15 | 134.98 |
| 244-360-05-0000 | 15 | 134.98 | 244-360-06-0000 | 15 | 134.98 | 244-360-07-0000 | 15 | 134.98 |
| 244-360-08-0000 | 15 | 134.98 | 244-360-09-0000 | 15 | 134.98 | 244-360-10-0000 | 15 | 134.98 |
| 244-360-11-0000 | 15 | 134.98 | 244-360-12-0000 | 15 | 134.98 | 244-360-13-0000 | 15 | 134.98 |
| 244-360-14-0000 | 15 | 134.98 | 244-360-15-0000 | 15 | 134.98 | 244-360-16-0000 | 15 | 134.98 |
| 244-360-17-0000 | 15 | 134.98 | 244-360-18-0000 | 15 | 134.98 | 244-360-19-0000 | 15 | 134.98 |
| 244-360-20-0000 | 15 | 134.98 | 244-360-21-0000 | 15 | 134.98 | 244-360-22-0000 | 15 | 134.98 |
| 244-360-23-0000 | 15 | 134.98 | 244-360-24-0000 | 15 | 134.98 | 244-360-25-0000 | 15 | 134.98 |
| 244-370-01-0000 | 15 | 134.98 | 244-370-02-0000 | 15 | 134.98 | 244-370-03-0000 | 15 | 134.98 |
| 244-370-04-0000 | 15 | 134.98 | 244-370-05-0000 | 15 | 134.98 | 244-370-06-0000 | 15 | 134.98 |
| 244-370-07-0000 | 15 | 134.98 | 244-370-08-0000 | 15 | 134.98 | 244-370-09-0000 | 15 | 134.98 |
| 244-370-10-0000 | 15 | 134.98 | 244-370-11-0000 | 15 | 134.98 | 244-370-12-0000 | 15 | 134.98 |
| 244-370-13-0000 | 15 | 134.98 | 244-370-14-0000 | 15 | 134.98 | 244-370-15-0000 | 15 | 134.98 |
| 244-370-16-0000 | 15 | 134.98 | 244-370-17-0000 | 15 | 134.98 | 244-370-18-0000 | 15 | 134.98 |
| 244-370-19-0000 | 15 | 134.98 | 244-370-20-0000 | 15 | 134.98 | 244-370-21-0000 | 15 | 134.98 |
| 244-370-22-0000 | 15 | 134.98 | 244-370-23-0000 | 15 | 134.98 | 244-370-24-0000 | 15 | 134.98 |
| 244-380-01-0000 | 15 | 134.98 | 244-380-02-0000 | 15 | 134.98 | 244-380-03-0000 | 15 | 134.98 |
| 244-380-04-0000 | 15 | 134.98 | 244-380-05-0000 | 15 | 134.98 | 244-380-06-0000 | 15 | 134.98 |
| 244-380-07-0000 | 15 | 134.98 | 244-380-08-0000 | 15 | 134.98 | 244-380-09-0000 | 15 | 134.98 |
| 244-380-10-0000 | 15 | 134.98 | 244-380-11-0000 | 15 | 134.98 | 244-380-12-0000 | 15 | 134.98 |
| 244-380-13-0000 | 15 | 134.98 | 244-380-14-0000 | 15 | 134.98 | 244-380-15-0000 | 15 | 134.98 |
| 244-380-16-0000 | 15 | 134.98 | 244-380-17-0000 | 15 | 134.98 | 244-380-18-0000 | 15 | 134.98 |
| 244-380-19-0000 | 15 | 134.98 | 244-380-20-0000 | 15 | 134.98 | 244-380-21-0000 | 15 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 244-380-22-0000 | 15 | 134.98 | 244-380-23-0000 | 15 | 134.98 | 244-380-24-0000 | 15 | 134.98 |
| 244-380-25-0000 | 15 | 134.98 | 244-380-26-0000 | 15 | 134.98 | 244-380-27-0000 | 15 | 134.98 |
| 244-380-28-0000 | 15 | 134.98 | 244-380-29-0000 | 15 | 134.98 | 244-380-30-0000 | 15 | 134.98 |
| 244-380-31-0000 | 15 | 134.98 | 244-380-32-0000 | 15 | 134.98 | 244-380-33-0000 | 15 | 134.98 |
| 244-380-34-0000 | 15 | 134.98 | 244-380-35-0000 | 15 | 134.98 | 244-380-36-0000 | 15 | 134.98 |
| 244-380-37-0000 | 15 | 134.98 | 244-380-38-0000 | 15 | 134.98 | 244-380-39-0000 | 15 | 134.98 |
| 244-380-40-0000 | 15 | 134.98 | 244-380-41-0000 | 15 | 134.98 | 244-380-42-0000 | 15 | 134.98 |
| 244-380-43-0000 | 15 | 134.98 | 244-380-44-0000 | 15 | 134.98 | 244-380-45-0000 | 15 | 134.98 |
| 244-380-46-0000 | 15 | 134.98 | 244-380-47-0000 | 15 | 134.98 | 246-060-04-0000 | 17 | 466.86 |
| 246-070-01-0000 | 1 | 52.02 | 246-070-02-0000 | 1 | 52.02 | 246-070-03-0000 | 1 | 52.02 |
| 246-070-04-0000 | 1 | 52.02 | 246-070-05-0000 | 1 | 52.02 | 246-070-06-0000 | 1 | 52.02 |
| 246-070-07-0000 | 1 | 52.02 | 246-070-08-0000 | 1 | 52.02 | 246-070-09-0000 | 1 | 52.02 |
| 246-070-10-0000 | 1 | 52.02 | 246-070-11-0000 | 1 | 52.02 | 246-070-12-0000 | 1 | 52.02 |
| 246-070-13-0000 | 1 | 52.02 | 246-070-14-0000 | 1 | 52.02 | 246-070-15-0000 | 1 | 52.02 |
| 246-070-16-0000 | 1 | 52.02 | 246-070-17-0000 | 1 | 52.02 | 246-070-18-0000 | 1 | 52.02 |
| 246-070-19-0000 | 1 | 52.02 | 246-070-20-0000 | 1 | 52.02 | 246-070-21-0000 | 1 | 52.02 |
| 246-070-22-0000 | 1 | 52.02 | 246-070-24-0000 | 1 | 52.02 | 246-070-25-0000 | 1 | 52.02 |
| 246-070-26-0000 | 1 | 52.02 | 246-070-27-0000 | 1 | 52.02 | 246-070-28-0000 | 1 | 52.02 |
| 246-070-29-0000 | 1 | 52.02 | 246-070-30-0000 | 1 | 52.02 | 246-070-31-0000 | 1 | 52.02 |
| 246-070-32-0000 | 1 | 52.02 | 246-070-33-0000 | 1 | 52.02 | 246-070-34-0000 | 1 | 52.02 |
| 246-070-35-0000 | 1 | 52.02 | 246-070-36-0000 | 1 | 52.02 | 246-070-37-0000 | 1 | 52.02 |
| 246-070-38-0000 | 1 | 52.02 | 246-070-39-0000 | 1 | 52.02 | 246-070-40-0000 | 1 | 52.02 |
| 246-070-41-0000 | 1 | 52.02 | 246-070-42-0000 | 1 | 52.02 | 246-070-43-0000 | 1 | 52.02 |
| 246-070-44-0000 | 1 | 52.02 | 246-070-45-0000 | 1 | 52.02 | 246-070-46-0000 | 1 | 52.02 |
| 246-070-47-0000 | 1 | 52.02 | 246-070-48-0000 | 1 | 52.02 | 246-070-49-0000 | 1 | 52.02 |
| 246-070-50-0000 | 1 | 52.02 | 246-080-01-0000 | 1 | 52.02 | 246-080-02-0000 | 1 | 52.02 |
| 246-080-03-0000 | 1 | 52.02 | 246-080-04-0000 | 1 | 52.02 | 246-080-05-0000 | 1 | 52.02 |
| 246-080-06-0000 | 1 | 52.02 | 246-080-07-0000 | 1 | 52.02 | 246-080-08-0000 | 1 | 52.02 |
| 246-080-09-0000 | 1 | 52.02 | 246-080-10-0000 | 1 | 52.02 | 246-080-11-0000 | 1 | 52.02 |
| 246-080-12-0000 | 1 | 52.02 | 246-080-13-0000 | 1 | 52.02 | 246-080-14-0000 | 1 | 52.02 |
| 246-080-15-0000 | 1 | 52.02 | 246-080-16-0000 | 1 | 52.02 | 246-080-17-0000 | 1 | 52.02 |
| 246-080-18-0000 | 1 | 52.02 | 246-080-19-0000 | 1 | 52.02 | 246-080-20-0000 | 1 | 52.02 |
| 246-080-21-0000 | 1 | 52.02 | 246-080-22-0000 | 1 | 52.02 | 246-080-23-0000 | 1 | 52.02 |
| 246-080-24-0000 | 1 | 52.02 | 246-080-25-0000 | 1 | 52.02 | 246-080-26-0000 | 1 | 52.02 |
| 246-080-27-0000 | 1 | 52.02 | 246-080-28-0000 | 1 | 52.02 | 246-080-29-0000 | 1 | 52.02 |
| 246-080-30-0000 | 1 | 52.02 | 246-080-31-0000 | 1 | 52.02 | 246-080-32-0000 | 1 | 52.02 |
| 246-080-33-0000 | 1 | 52.02 | 246-080-34-0000 | 1 | 52.02 | 246-080-35-0000 | 1 | 52.02 |
| 246-080-36-0000 | 1 | 52.02 | 246-080-37-0000 | 1 | 52.02 | 246-080-38-0000 | 1 | 52.02 |
| 246-080-39-0000 | 1 | 52.02 | 246-080-40-0000 | 1 | 52.02 | 246-080-41-0000 | 1 | 52.02 |
| 246-080-42-0000 | 1 | 52.02 | 246-080-43-0000 | 1 | 52.02 | 246-080-44-0000 | 1 | 52.02 |
| 246-080-45-0000 | 1 | 52.02 | 246-080-46-0000 | 1 | 52.02 | 246-080-47-0000 | 1 | 52.02 |
| 246-090-02-0000 | 1 | 52.02 | 246-090-03-0000 | 1 | 52.02 | 246-090-04-0000 | 1 | 52.02 |
| 246-090-05-0000 | 1 | 52.02 | 246-090-06-0000 | 1 | 52.02 | 246-090-07-0000 | 1 | 52.02 |
| 246-090-08-0000 | 1 | 52.02 | 246-090-09-0000 | 1 | 52.02 | 246-090-10-0000 | 1 | 52.02 |
| 246-090-11-0000 | 1 | 52.02 | 246-090-12-0000 | 1 | 52.02 | 246-090-13-0000 | 1 | 52.02 |
| 246-090-14-0000 | 1 | 52.02 | 246-090-15-0000 | 1 | 52.02 | 246-090-16-0000 | 1 | 52.02 |
| 246-090-17-0000 | 1 | 52.02 | 246-090-18-0000 | 1 | 52.02 | 246-090-19-0000 | 1 | 52.02 |
| 246-090-20-0000 | 1 | 52.02 | 246-090-21-0000 | 1 | 52.02 | 246-090-22-0000 | 1 | 52.02 |
| 246-090-23-0000 | 1 | 52.02 | 246-090-24-0000 | 1 | 52.02 | 246-090-25-0000 | 1 | 52.02 |
| 246-090-26-0000 | 1 | 52.02 | 246-090-27-0000 | 1 | 52.02 | 246-090-28-0000 | 1 | 52.02 |
| 246-090-29-0000 | 1 | 52.02 | 246-090-30-0000 | 1 | 52.02 | 246-090-31-0000 | 1 | 52.02 |
| 246-090-32-0000 | 1 | 52.02 | 246-090-33-0000 | 1 | 52.02 | 246-090-34-0000 | 1 | 52.02 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 246-090-35-0000 | 1 | 52.02 | 246-090-36-0000 | 1 | 52.02 | 246-090-37-0000 | 1 | 52.02 |
| 246-090-38-0000 | 1 | 52.02 | 246-090-39-0000 | 1 | 52.02 | 246-090-40-0000 | 1 | 52.02 |
| 246-090-41-0000 | 1 | 52.02 | 246-090-42-0000 | 1 | 52.02 | 246-090-43-0000 | 1 | 52.02 |
| 246-090-44-0000 | 1 | 52.02 | 246-090-45-0000 | 1 | 52.02 | 246-090-46-0000 | 1 | 52.02 |
| 246-090-47-0000 | 1 | 52.02 | 246-090-48-0000 | 1 | 52.02 | 246-090-49-0000 | 1 | 52.02 |
| 246-090-50-0000 | 1 | 52.02 | 246-090-51-0000 | 1 | 52.02 | 246-090-52-0000 | 1 | 52.02 |
| 246-090-53-0000 | 1 | 52.02 | 246-090-54-0000 | 1 | 52.02 | 246-090-55-0000 | 1 | 52.02 |
| 246-090-56-0000 | 1 | 52.02 | 246-090-57-0000 | 1 | 52.02 | 246-090-58-0000 | 1 | 52.02 |
| 246-090-59-0000 | 1 | 52.02 | 246-090-60-0000 | 1 | 52.02 | 246-090-61-0000 | 1 | 52.02 |
| 246-090-62-0000 | 1 | 52.02 | 246-090-63-0000 | 1 | 52.02 | 246-090-64-0000 | 1 | 52.02 |
| 246-090-65-0000 | 1 | 52.02 | 246-090-66-0000 | 1 | 52.02 | 246-090-67-0000 | 1 | 52.02 |
| 246-090-68-0000 | 1 | 52.02 | 246-090-69-0000 | 1 | 52.02 | 246-090-70-0000 | 1 | 52.02 |
| 246-090-71-0000 | 1 | 52.02 | 246-090-72-0000 | 1 | 52.02 | 246-090-73-0000 | 1 | 52.02 |
| 246-090-74-0000 | 1 | 52.02 | 246-090-75-0000 | 1 | 52.02 | 246-100-01-0000 | 1 | 52.02 |
| 246-100-02-0000 | 1 | 52.02 | 246-100-03-0000 | 1 | 52.02 | 246-100-04-0000 | 1 | 52.02 |
| 246-100-05-0000 | 1 | 52.02 | 246-100-06-0000 | 1 | 52.02 | 246-100-07-0000 | 1 | 52.02 |
| 246-100-08-0000 | 1 | 52.02 | 246-100-09-0000 | 1 | 52.02 | 246-100-10-0000 | 1 | 52.02 |
| 246-100-11-0000 | 1 | 52.02 | 246-100-12-0000 | 1 | 52.02 | 246-100-13-0000 | 1 | 52.02 |
| 246-100-14-0000 | 1 | 52.02 | 246-100-15-0000 | 1 | 52.02 | 246-100-16-0000 | 1 | 52.02 |
| 246-100-17-0000 | 1 | 52.02 | 246-100-18-0000 | 1 | 52.02 | 246-100-19-0000 | 1 | 52.02 |
| 246-100-20-0000 | 1 | 52.02 | 246-100-21-0000 | 1 | 52.02 | 246-100-22-0000 | 1 | 52.02 |
| 246-100-23-0000 | 1 | 52.02 | 246-100-24-0000 | 1 | 52.02 | 246-100-25-0000 | 1 | 52.02 |
| 246-100-26-0000 | 1 | 52.02 | 246-100-27-0000 | 1 | 52.02 | 246-100-28-0000 | 1 | 52.02 |
| 246-100-29-0000 | 1 | 52.02 | 246-100-30-0000 | 1 | 52.02 | 246-100-31-0000 | 1 | 52.02 |
| 246-100-32-0000 | 1 | 52.02 | 246-100-33-0000 | 1 | 52.02 | 246-100-34-0000 | 1 | 52.02 |
| 246-100-35-0000 | 1 | 52.02 | 246-100-36-0000 | 1 | 52.02 | 246-100-37-0000 | 1 | 52.02 |
| 246-100-38-0000 | 1 | 52.02 | 246-100-39-0000 | 1 | 52.02 | 246-100-40-0000 | 1 | 52.02 |
| 246-100-41-0000 | 1 | 52.02 | 246-100-42-0000 | 1 | 52.02 | 246-100-43-0000 | 1 | 52.02 |
| 246-100-44-0000 | 1 | 52.02 | 246-100-45-0000 | 1 | 52.02 | 246-100-46-0000 | 1 | 52.02 |
| 246-100-47-0000 | 1 | 52.02 | 246-100-48-0000 | 1 | 52.02 | 246-100-49-0000 | 1 | 52.02 |
| 246-100-50-0000 | 1 | 52.02 | 246-100-51-0000 | 1 | 52.02 | 246-100-52-0000 | 1 | 52.02 |
| 246-100-53-0000 | 1 | 52.02 | 246-100-54-0000 | 1 | 52.02 | 246-100-55-0000 | 1 | 52.02 |
| 246-110-01-0000 | 1 | 52.02 | 246-110-02-0000 | 1 | 52.02 | 246-110-03-0000 | 1 | 52.02 |
| 246-110-04-0000 | 1 | 52.02 | 246-110-05-0000 | 1 | 52.02 | 246-110-06-0000 | 1 | 52.02 |
| 246-110-07-0000 | 1 | 52.02 | 246-110-08-0000 | 1 | 52.02 | 246-110-09-0000 | 1 | 52.02 |
| 246-110-10-0000 | 1 | 52.02 | 246-110-11-0000 | 1 | 52.02 | 246-110-12-0000 | 1 | 52.02 |
| 246-110-13-0000 | 1 | 52.02 | 246-110-14-0000 | 1 | 52.02 | 246-110-15-0000 | 1 | 52.02 |
| 246-110-16-0000 | 1 | 52.02 | 246-110-17-0000 | 1 | 52.02 | 246-110-18-0000 | 1 | 52.02 |
| 246-110-19-0000 | 1 | 52.02 | 246-110-20-0000 | 1 | 52.02 | 246-110-21-0000 | 1 | 52.02 |
| 246-110-22-0000 | 1 | 52.02 | 246-110-23-0000 | 1 | 52.02 | 246-110-24-0000 | 1 | 52.02 |
| 246-110-25-0000 | 1 | 52.02 | 246-110-26-0000 | 1 | 52.02 | 246-110-27-0000 | 1 | 52.02 |
| 246-110-28-0000 | 1 | 52.02 | 246-110-29-0000 | 1 | 52.02 | 246-110-30-0000 | 1 | 52.02 |
| 246-110-31-0000 | 1 | 52.02 | 246-110-32-0000 | 1 | 52.02 | 246-110-33-0000 | 1 | 52.02 |
| 246-110-34-0000 | 1 | 52.02 | 246-110-35-0000 | 1 | 52.02 | 246-110-36-0000 | 1 | 52.02 |
| 246-110-37-0000 | 1 | 52.02 | 246-110-38-0000 | 1 | 52.02 | 246-110-39-0000 | 1 | 52.02 |
| 246-110-40-0000 | 1 | 52.02 | 246-110-41-0000 | 1 | 52.02 | 246-110-42-0000 | 1 | 52.02 |
| 246-110-43-0000 | 1 | 52.02 | 246-110-44-0000 | 1 | 52.02 | 246-110-45-0000 | 1 | 52.02 |
| 246-110-46-0000 | 1 | 52.02 | 246-110-47-0000 | 1 | 52.02 | 246-110-48-0000 | 1 | 52.02 |
| 246-110-49-0000 | 1 | 52.02 | 246-110-50-0000 | 1 | 52.02 | 246-110-51-0000 | 1 | 52.02 |
| 246-110-52-0000 | 1 | 52.02 | 246-110-53-0000 | 1 | 52.02 | 246-110-54-0000 | 1 | 52.02 |
| 246-110-55-0000 | 1 | 52.02 | 246-110-56-0000 | 1 | 52.02 | 246-110-57-0000 | 1 | 52.02 |
| 246-110-58-0000 | 1 | 52.02 | 246-110-59-0000 | 1 | 52.02 | 246-110-60-0000 | 1 | 52.02 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 246-110-61-0000 | 1 | 52.02 | 246-110-62-0000 | 1 | 52.02 | 246-110-63-0000 | 1 | 52.02 |
| 246-110-64-0000 | 1 | 52.02 | 246-110-65-0000 | 1 | 52.02 | 246-110-66-0000 | 1 | 52.02 |
| 246-110-67-0000 | 1 | 52.02 | 246-110-68-0000 | 1 | 52.02 | 246-120-01-0000 | 1 | 9,988.38 |
| 246-130-18-0000 | 17 | 4,839.90 | 246-130-19-0000 | 17 | 1,018.56 | 246-130-20-0000 | 17 | 2,253.42 |
| 246-130-21-0000 | 17 | 3,688.28 | 246-140-01-0000 | 17 | 21,276.94 | 246-140-15-0000 | 40 | 3,526.40 |
| 246-160-01-0000 | 17 | 155.62 | 246-160-02-0000 | 17 | 155.62 | 246-160-03-0000 | 17 | 155.62 |
| 246-160-04-0000 | 17 | 155.62 | 246-160-05-0000 | 17 | 155.62 | 246-160-06-0000 | 17 | 155.62 |
| 246-160-07-0000 | 17 | 155.62 | 246-160-08-0000 | 17 | 155.62 | 246-160-09-0000 | 17 | 155.62 |
| 246-160-10-0000 | 17 | 155.62 | 246-160-11-0000 | 17 | 155.62 | 246-160-12-0000 | 17 | 155.62 |
| 246-160-13-0000 | 17 | 155.62 | 246-160-14-0000 | 17 | 155.62 | 246-160-15-0000 | 17 | 155.62 |
| 246-160-16-0000 | 17 | 155.62 | 246-160-17-0000 | 17 | 155.62 | 246-160-18-0000 | 17 | 155.62 |
| 246-160-19-0000 | 17 | 155.62 | 246-160-20-0000 | 17 | 155.62 | 246-160-21-0000 | 17 | 155.62 |
| 246-160-22-0000 | 17 | 155.62 | 246-160-23-0000 | 17 | 155.62 | 246-160-24-0000 | 17 | 155.62 |
| 246-160-25-0000 | 17 | 155.62 | 246-160-26-0000 | 17 | 155.62 | 246-160-27-0000 | 17 | 155.62 |
| 246-160-28-0000 | 17 | 155.62 | 246-160-29-0000 | 17 | 155.62 | 246-160-30-0000 | 17 | 155.62 |
| 246-160-31-0000 | 17 | 155.62 | 246-160-32-0000 | 17 | 155.62 | 246-160-33-0000 | 17 | 155.62 |
| 246-160-34-0000 | 17 | 155.62 | 246-160-35-0000 | 17 | 155.62 | 246-160-36-0000 | 17 | 155.62 |
| 246-160-37-0000 | 17 | 155.62 | 246-160-38-0000 | 17 | 155.62 | 246-160-39-0000 | 17 | 155.62 |
| 246-160-40-0000 | 17 | 155.62 | 246-160-41-0000 | 17 | 155.62 | 246-160-42-0000 | 17 | 155.62 |
| 246-160-43-0000 | 17 | 155.62 | 246-160-44-0000 | 17 | 155.62 | 246-160-45-0000 | 17 | 155.62 |
| 246-160-46-0000 | 17 | 155.62 | 246-160-47-0000 | 17 | 155.62 | 246-160-48-0000 | 17 | 155.62 |
| 246-160-49-0000 | 17 | 155.62 | 246-160-50-0000 | 17 | 155.62 | 246-160-51-0000 | 17 | 155.62 |
| 246-160-52-0000 | 17 | 155.62 | 246-160-53-0000 | 17 | 155.62 | 246-160-54-0000 | 17 | 155.62 |
| 246-160-55-0000 | 17 | 155.62 | 246-160-56-0000 | 17 | 155.62 | 246-160-57-0000 | 17 | 155.62 |
| 246-160-58-0000 | 17 | 155.62 | 246-160-59-0000 | 17 | 155.62 | 246-160-60-0000 | 17 | 155.62 |
| 246-160-61-0000 | 17 | 155.62 | 246-160-62-0000 | 17 | 155.62 | 246-160-63-0000 | 17 | 155.62 |
| 246-160-64-0000 | 17 | 155.62 | 246-160-65-0000 | 17 | 155.62 | 246-160-66-0000 | 17 | 155.62 |
| 246-260-01-0000 | 17 | 155.62 | 246-260-02-0000 | 17 | 155.62 | 246-260-03-0000 | 17 | 155.62 |
| 246-260-04-0000 | 17 | 155.62 | 246-260-05-0000 | 17 | 155.62 | 246-260-06-0000 | 17 | 155.62 |
| 246-260-07-0000 | 17 | 155.62 | 246-260-08-0000 | 17 | 155.62 | 246-260-09-0000 | 17 | 155.62 |
| 246-260-10-0000 | 17 | 155.62 | 246-260-11-0000 | 17 | 155.62 | 246-260-12-0000 | 17 | 155.62 |
| 246-260-13-0000 | 17 | 155.62 | 246-260-14-0000 | 17 | 155.62 | 246-260-15-0000 | 17 | 155.62 |
| 246-260-16-0000 | 17 | 155.62 | 246-260-18-0000 | 17 | 155.62 | 246-260-19-0000 | 17 | 155.62 |
| 246-260-20-0000 | 17 | 155.62 | 246-260-21-0000 | 17 | 155.62 | 246-260-22-0000 | 17 | 155.62 |
| 246-260-23-0000 | 17 | 155.62 | 246-260-24-0000 | 17 | 155.62 | 246-260-25-0000 | 17 | 155.62 |
| 246-260-26-0000 | 17 | 155.62 | 246-260-27-0000 | 17 | 155.62 | 246-260-30-0000 | 17 | 155.62 |
| 246-260-31-0000 | 17 | 155.62 | 246-260-32-0000 | 17 | 155.62 | 246-260-33-0000 | 17 | 155.62 |
| 246-260-34-0000 | 17 | 155.62 | 246-260-35-0000 | 17 | 155.62 | 246-260-36-0000 | 17 | 155.62 |
| 246-260-37-0000 | 17 | 155.62 | 246-260-38-0000 | 17 | 155.62 | 246-260-39-0000 | 17 | 155.62 |
| 246-260-40-0000 | 17 | 155.62 | 246-260-41-0000 | 17 | 155.62 | 246-260-42-0000 | 17 | 155.62 |
| 246-260-43-0000 | 17 | 155.62 | 246-260-44-0000 | 17 | 155.62 | 246-260-45-0000 | 17 | 155.62 |
| 246-260-46-0000 | 17 | 155.62 | 246-260-47-0000 | 17 | 155.62 | 246-260-48-0000 | 17 | 155.62 |
| 246-260-49-0000 | 17 | 155.62 | 246-260-50-0000 | 17 | 155.62 | 246-260-51-0000 | 17 | 155.62 |
| 246-260-52-0000 | 17 | 155.62 | 246-260-53-0000 | 17 | 155.62 | 246-260-54-0000 | 17 | 155.62 |
| 246-260-55-0000 | 17 | 155.62 | 246-260-56-0000 | 17 | 155.62 | 246-260-57-0000 | 17 | 155.62 |
| 246-260-58-0000 | 17 | 155.62 | 246-260-59-0000 | 17 | 155.62 | 246-260-60-0000 | 17 | 155.62 |
| 246-260-61-0000 | 17 | 155.62 | 246-260-62-0000 | 17 | 155.62 | 246-260-63-0000 | 17 | 155.62 |
| 246-260-64-0000 | 17 | 155.62 | 246-260-65-0000 | 17 | 155.62 | 246-260-66-0000 | 17 | 155.62 |
| 246-260-67-0000 | 17 | 155.62 | 246-260-68-0000 | 17 | 155.62 | 246-260-69-0000 | 17 | 155.62 |
| 246-260-70-0000 | 17 | 155.62 | 246-260-71-0000 | 17 | 155.62 | 246-260-72-0000 | 17 | 155.62 |
| 246-260-73-0000 | 17 | 155.62 | 246-260-74-0000 | 17 | 155.62 | 246-260-75-0000 | 17 | 155.62 |
| 246-260-76-0000 | 17 | 155.62 | 246-260-77-0000 | 17 | 155.62 | 246-260-78-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 246-260-79-0000 | 17 | 155.62 | 246-260-80-0000 | 17 | 155.62 | 246-260-81-0000 | 17 | 155.62 |
| 246-260-84-0000 | 17 | 155.62 | 246-260-85-0000 | 17 | 155.62 | 246-260-86-0000 | 17 | 155.62 |
| 246-260-87-0000 | 17 | 155.62 | 246-270-01-0000 | 17 | 155.62 | 246-270-02-0000 | 17 | 155.62 |
| 246-270-03-0000 | 17 | 155.62 | 246-270-04-0000 | 17 | 155.62 | 246-270-05-0000 | 17 | 155.62 |
| 246-270-06-0000 | 17 | 155.62 | 246-270-07-0000 | 17 | 155.62 | 246-270-08-0000 | 17 | 155.62 |
| 246-270-09-0000 | 17 | 155.62 | 246-270-10-0000 | 17 | 155.62 | 246-270-11-0000 | 17 | 155.62 |
| 246-270-12-0000 | 17 | 155.62 | 246-270-13-0000 | 17 | 155.62 | 246-270-14-0000 | 17 | 155.62 |
| 246-270-15-0000 | 17 | 155.62 | 246-270-16-0000 | 17 | 155.62 | 246-270-17-0000 | 17 | 155.62 |
| 246-270-18-0000 | 17 | 155.62 | 246-270-19-0000 | 17 | 155.62 | 246-270-20-0000 | 17 | 155.62 |
| 246-270-21-0000 | 17 | 155.62 | 246-270-22-0000 | 17 | 155.62 | 246-270-23-0000 | 17 | 155.62 |
| 246-270-24-0000 | 17 | 155.62 | 246-270-25-0000 | 17 | 155.62 | 246-270-26-0000 | 17 | 155.62 |
| 246-270-27-0000 | 17 | 155.62 | 246-270-28-0000 | 17 | 155.62 | 246-270-29-0000 | 17 | 155.62 |
| 246-270-30-0000 | 17 | 155.62 | 246-270-31-0000 | 17 | 155.62 | 246-270-32-0000 | 17 | 155.62 |
| 246-270-33-0000 | 17 | 155.62 | 246-270-34-0000 | 17 | 155.62 | 246-270-35-0000 | 17 | 155.62 |
| 246-270-36-0000 | 17 | 155.62 | 246-270-37-0000 | 17 | 155.62 | 246-270-38-0000 | 17 | 155.62 |
| 246-270-39-0000 | 17 | 155.62 | 246-270-40-0000 | 17 | 155.62 | 246-270-41-0000 | 17 | 155.62 |
| 246-270-42-0000 | 17 | 155.62 | 246-270-43-0000 | 17 | 155.62 | 246-270-44-0000 | 17 | 155.62 |
| 246-270-45-0000 | 17 | 155.62 | 246-270-46-0000 | 17 | 155.62 | 246-270-47-0000 | 17 | 155.62 |
| 246-270-48-0000 | 17 | 155.62 | 246-270-49-0000 | 17 | 155.62 | 246-280-01-0000 | 17 | 155.62 |
| 246-280-02-0000 | 17 | 155.62 | 246-280-03-0000 | 17 | 155.62 | 246-280-04-0000 | 17 | 155.62 |
| 246-280-05-0000 | 17 | 155.62 | 246-280-06-0000 | 17 | 155.62 | 246-280-07-0000 | 17 | 155.62 |
| 246-280-08-0000 | 17 | 155.62 | 246-280-09-0000 | 17 | 155.62 | 246-280-10-0000 | 17 | 155.62 |
| 246-280-11-0000 | 17 | 155.62 | 246-280-12-0000 | 17 | 155.62 | 246-280-13-0000 | 17 | 155.62 |
| 246-280-14-0000 | 17 | 155.62 | 246-280-15-0000 | 17 | 155.62 | 246-280-16-0000 | 17 | 155.62 |
| 246-280-17-0000 | 17 | 155.62 | 246-280-18-0000 | 17 | 155.62 | 246-280-19-0000 | 17 | 155.62 |
| 246-280-20-0000 | 17 | 155.62 | 246-280-21-0000 | 17 | 155.62 | 246-280-22-0000 | 17 | 155.62 |
| 246-280-23-0000 | 17 | 155.62 | 246-280-24-0000 | 17 | 155.62 | 246-280-25-0000 | 17 | 155.62 |
| 246-280-26-0000 | 17 | 155.62 | 246-280-27-0000 | 17 | 155.62 | 246-280-28-0000 | 17 | 155.62 |
| 246-280-29-0000 | 17 | 155.62 | 246-280-30-0000 | 17 | 155.62 | 246-280-31-0000 | 17 | 155.62 |
| 246-280-32-0000 | 17 | 155.62 | 246-280-33-0000 | 17 | 155.62 | 246-280-34-0000 | 17 | 155.62 |
| 246-280-35-0000 | 17 | 155.62 | 246-280-36-0000 | 17 | 155.62 | 246-280-37-0000 | 17 | 155.62 |
| 246-280-38-0000 | 17 | 155.62 | 246-280-39-0000 | 17 | 155.62 | 246-280-40-0000 | 17 | 155.62 |
| 246-280-41-0000 | 17 | 155.62 | 246-280-42-0000 | 17 | 155.62 | 246-280-43-0000 | 17 | 155.62 |
| 246-280-44-0000 | 17 | 155.62 | 246-280-45-0000 | 17 | 155.62 | 246-280-46-0000 | 17 | 155.62 |
| 246-280-47-0000 | 17 | 155.62 | 246-280-48-0000 | 17 | 155.62 | 246-280-49-0000 | 17 | 155.62 |
| 246-280-50-0000 | 17 | 155.62 | 246-290-01-0000 | 17 | 155.62 | 246-290-02-0000 | 17 | 155.62 |
| 246-290-03-0000 | 17 | 155.62 | 246-290-04-0000 | 17 | 155.62 | 246-290-05-0000 | 17 | 155.62 |
| 246-290-06-0000 | 17 | 155.62 | 246-290-07-0000 | 17 | 155.62 | 246-290-08-0000 | 17 | 155.62 |
| 246-290-09-0000 | 17 | 155.62 | 246-290-10-0000 | 17 | 155.62 | 246-290-11-0000 | 17 | 155.62 |
| 246-290-12-0000 | 17 | 155.62 | 246-290-13-0000 | 17 | 155.62 | 246-290-14-0000 | 17 | 155.62 |
| 246-290-15-0000 | 17 | 155.62 | 246-290-16-0000 | 17 | 155.62 | 246-290-17-0000 | 17 | 155.62 |
| 246-290-18-0000 | 17 | 155.62 | 246-290-19-0000 | 17 | 155.62 | 246-290-20-0000 | 17 | 155.62 |
| 246-290-21-0000 | 17 | 155.62 | 246-290-23-0000 | 17 | 155.62 | 246-290-24-0000 | 17 | 155.62 |
| 246-290-25-0000 | 17 | 155.62 | 246-290-26-0000 | 17 | 155.62 | 246-290-27-0000 | 17 | 155.62 |
| 246-290-28-0000 | 17 | 155.62 | 246-290-29-0000 | 17 | 155.62 | 246-290-30-0000 | 17 | 155.62 |
| 246-290-32-0000 | 17 | 155.62 | 246-290-33-0000 | 17 | 155.62 | 246-290-34-0000 | 17 | 155.62 |
| 246-290-35-0000 | 17 | 155.62 | 246-290-36-0000 | 17 | 155.62 | 246-290-37-0000 | 17 | 155.62 |
| 246-290-38-0000 | 17 | 155.62 | 246-300-01-0000 | 17 | 155.62 | 246-300-02-0000 | 17 | 155.62 |
| 246-300-03-0000 | 17 | 155.62 | 246-300-04-0000 | 17 | 155.62 | 246-300-05-0000 | 17 | 155.62 |
| 246-300-06-0000 | 17 | 155.62 | 246-300-07-0000 | 17 | 155.62 | 246-300-08-0000 | 17 | 155.62 |
| 246-300-09-0000 | 17 | 155.62 | 246-300-10-0000 | 17 | 155.62 | 246-300-11-0000 | 17 | 155.62 |
| 246-300-12-0000 | 17 | 155.62 | 246-300-13-0000 | 17 | 155.62 | 246-300-14-0000 | 17 | 155.62 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 246-300-15-0000 | 17 | 155.62 | 246-300-16-0000 | 17 | 155.62 | 246-300-17-0000 | 17 | 155.62 |
| 246-300-18-0000 | 17 | 155.62 | 246-300-19-0000 | 17 | 155.62 | 246-300-20-0000 | 17 | 155.62 |
| 246-300-21-0000 | 17 | 155.62 | 246-300-22-0000 | 17 | 155.62 | 246-300-23-0000 | 17 | 155.62 |
| 246-300-24-0000 | 17 | 155.62 | 246-300-25-0000 | 17 | 155.62 | 246-300-26-0000 | 17 | 155.62 |
| 246-300-27-0000 | 17 | 155.62 | 246-300-28-0000 | 17 | 155.62 | 246-300-29-0000 | 17 | 155.62 |
| 246-300-30-0000 | 17 | 155.62 | 246-300-31-0000 | 17 | 155.62 | 246-300-32-0000 | 17 | 155.62 |
| 246-300-33-0000 | 17 | 155.62 | 246-300-34-0000 | 17 | 155.62 | 246-300-35-0000 | 17 | 155.62 |
| 246-300-36-0000 | 17 | 155.62 | 246-300-37-0000 | 17 | 155.62 | 246-300-38-0000 | 17 | 155.62 |
| 246-300-39-0000 | 17 | 155.62 | 246-300-40-0000 | 17 | 155.62 | 246-300-41-0000 | 17 | 155.62 |
| 246-300-42-0000 | 17 | 155.62 | 246-300-43-0000 | 17 | 155.62 | 246-300-44-0000 | 17 | 155.62 |
| 246-300-45-0000 | 17 | 155.62 | 246-300-46-0000 | 17 | 155.62 | 246-300-47-0000 | 17 | 155.62 |
| 246-300-48-0000 | 17 | 155.62 | 246-300-49-0000 | 17 | 155.62 | 246-300-50-0000 | 17 | 155.62 |
| 246-300-51-0000 | 17 | 155.62 | 246-300-52-0000 | 17 | 155.62 | 246-300-53-0000 | 17 | 155.62 |
| 246-300-54-0000 | 17 | 155.62 | 246-300-55-0000 | 17 | 155.62 | 246-300-56-0000 | 17 | 155.62 |
| 246-300-57-0000 | 17 | 155.62 | 246-300-58-0000 | 17 | 155.62 | 246-300-59-0000 | 17 | 155.62 |
| 246-300-60-0000 | 17 | 155.62 | 246-300-61-0000 | 17 | 155.62 | 246-300-62-0000 | 17 | 155.62 |
| 246-310-01-0000 | 20 | 176.42 | 246-310-02-0000 | 20 | 176.42 | 246-310-03-0000 | 20 | 176.42 |
| 246-310-04-0000 | 20 | 176.42 | 246-310-05-0000 | 20 | 176.42 | 246-310-06-0000 | 20 | 176.42 |
| 246-310-07-0000 | 20 | 176.42 | 246-310-08-0000 | 20 | 176.42 | 246-310-09-0000 | 20 | 176.42 |
| 246-310-10-0000 | 20 | 176.42 | 246-310-11-0000 | 20 | 176.42 | 246-310-12-0000 | 20 | 176.42 |
| 246-310-13-0000 | 20 | 176.42 | 246-310-14-0000 | 20 | 176.42 | 246-310-15-0000 | 20 | 176.42 |
| 246-310-16-0000 | 20 | 176.42 | 246-310-17-0000 | 20 | 176.42 | 246-310-18-0000 | 20 | 176.42 |
| 246-310-19-0000 | 20 | 176.42 | 246-310-20-0000 | 20 | 176.42 | 246-310-21-0000 | 20 | 176.42 |
| 246-310-22-0000 | 20 | 176.42 | 246-310-23-0000 | 20 | 176.42 | 246-310-24-0000 | 20 | 176.42 |
| 246-310-25-0000 | 20 | 176.42 | 246-310-26-0000 | 20 | 176.42 | 246-310-27-0000 | 20 | 176.42 |
| 246-310-28-0000 | 20 | 176.42 | 246-310-29-0000 | 20 | 176.42 | 246-310-30-0000 | 20 | 176.42 |
| 246-310-31-0000 | 20 | 176.42 | 246-310-32-0000 | 20 | 176.42 | 246-310-33-0000 | 20 | 176.42 |
| 246-310-34-0000 | 20 | 176.42 | 246-310-35-0000 | 20 | 176.42 | 246-310-36-0000 | 20 | 176.42 |
| 246-310-37-0000 | 20 | 176.42 | 246-310-38-0000 | 20 | 176.42 | 246-310-39-0000 | 20 | 176.42 |
| 246-310-40-0000 | 20 | 176.42 | 246-310-41-0000 | 20 | 176.42 | 246-310-42-0000 | 20 | 176.42 |
| 246-310-43-0000 | 20 | 176.42 | 246-310-44-0000 | 20 | 176.42 | 246-310-45-0000 | 20 | 176.42 |
| 246-320-01-0000 | 20 | 176.42 | 246-320-02-0000 | 20 | 176.42 | 246-320-03-0000 | 20 | 176.42 |
| 246-320-04-0000 | 20 | 176.42 | 246-320-05-0000 | 20 | 176.42 | 246-320-06-0000 | 20 | 176.42 |
| 246-320-07-0000 | 20 | 176.42 | 246-320-08-0000 | 20 | 176.42 | 246-320-09-0000 | 20 | 176.42 |
| 246-320-10-0000 | 20 | 176.42 | 246-320-11-0000 | 20 | 176.42 | 246-320-12-0000 | 20 | 176.42 |
| 246-320-13-0000 | 20 | 176.42 | 246-320-14-0000 | 20 | 176.42 | 246-320-15-0000 | 20 | 176.42 |
| 246-320-16-0000 | 20 | 176.42 | 246-320-17-0000 | 20 | 176.42 | 246-320-18-0000 | 20 | 176.42 |
| 246-320-19-0000 | 20 | 176.42 | 246-320-20-0000 | 20 | 176.42 | 246-320-21-0000 | 20 | 176.42 |
| 246-320-22-0000 | 20 | 176.42 | 246-320-23-0000 | 20 | 176.42 | 246-320-24-0000 | 20 | 176.42 |
| 246-320-25-0000 | 20 | 176.42 | 246-320-26-0000 | 20 | 176.42 | 246-320-27-0000 | 20 | 176.42 |
| 246-320-28-0000 | 20 | 176.42 | 246-320-29-0000 | 20 | 176.42 | 246-320-30-0000 | 20 | 176.42 |
| 246-320-31-0000 | 20 | 176.42 | 246-320-32-0000 | 20 | 176.42 | 246-320-33-0000 | 20 | 176.42 |
| 246-320-34-0000 | 20 | 176.42 | 246-320-35-0000 | 20 | 176.42 | 246-320-36-0000 | 20 | 176.42 |
| 246-320-37-0000 | 20 | 176.42 | 246-320-38-0000 | 20 | 176.42 | 246-320-39-0000 | 20 | 176.42 |
| 246-320-40-0000 | 20 | 176.42 | 246-320-41-0000 | 20 | 176.42 | 246-320-42-0000 | 20 | 176.42 |
| 246-320-43-0000 | 20 | 176.42 | 246-320-44-0000 | 20 | 176.42 | 246-320-45-0000 | 20 | 176.42 |
| 246-320-46-0000 | 20 | 176.42 | 246-320-47-0000 | 20 | 176.42 | 246-320-48-0000 | 20 | 176.42 |
| 246-320-49-0000 | 20 | 176.42 | 246-320-50-0000 | 20 | 176.42 | 246-320-51-0000 | 20 | 176.42 |
| 246-320-52-0000 | 20 | 176.42 | 246-320-53-0000 | 20 | 176.42 | 246-320-54-0000 | 20 | 176.42 |
| 246-320-55-0000 | 20 | 176.42 | 246-320-56-0000 | 20 | 176.42 | 246-320-57-0000 | 20 | 176.42 |
| 246-320-58-0000 | 20 | 176.42 | 246-320-59-0000 | 20 | 176.42 | 246-320-60-0000 | 20 | 176.42 |
| 246-320-61-0000 | 20 | 176.42 | 246-320-62-0000 | 20 | 176.42 | 246-320-63-0000 | 20 | 176.42 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 246-320-64-0000 | 20 | 176.42 | 246-320-65-0000 | 20 | 176.42 | 246-320-66-0000 | 20 | 176.42 |
| 246-320-67-0000 | 20 | 176.42 | 246-320-68-0000 | 20 | 176.42 | 246-320-69-0000 | 20 | 176.42 |
| 246-320-70-0000 | 20 | 176.42 | 246-320-71-0000 | 20 | 176.42 | 246-320-72-0000 | 20 | 176.42 |
| 246-320-73-0000 | 20 | 176.42 | 246-330-01-0000 | 20 | 176.42 | 246-330-02-0000 | 20 | 176.42 |
| 246-330-03-0000 | 20 | 176.42 | 246-330-04-0000 | 20 | 176.42 | 246-330-05-0000 | 20 | 176.42 |
| 246-330-06-0000 | 20 | 176.42 | 246-330-07-0000 | 20 | 176.42 | 246-330-08-0000 | 20 | 176.42 |
| 246-330-09-0000 | 20 | 176.42 | 246-330-10-0000 | 20 | 176.42 | 246-330-11-0000 | 20 | 176.42 |
| 246-330-12-0000 | 20 | 176.42 | 246-330-13-0000 | 20 | 176.42 | 246-330-14-0000 | 20 | 176.42 |
| 246-330-15-0000 | 20 | 176.42 | 246-330-16-0000 | 20 | 176.42 | 246-330-17-0000 | 20 | 176.42 |
| 246-330-18-0000 | 20 | 176.42 | 246-330-19-0000 | 20 | 176.42 | 246-330-20-0000 | 20 | 176.42 |
| 246-330-21-0000 | 20 | 176.42 | 246-330-22-0000 | 20 | 176.42 | 246-330-23-0000 | 20 | 176.42 |
| 246-330-24-0000 | 20 | 176.42 | 246-330-25-0000 | 20 | 176.42 | 246-330-26-0000 | 20 | 176.42 |
| 246-330-27-0000 | 20 | 176.42 | 246-330-28-0000 | 20 | 176.42 | 246-330-29-0000 | 20 | 176.42 |
| 246-330-30-0000 | 20 | 176.42 | 246-330-31-0000 | 20 | 176.42 | 246-330-32-0000 | 20 | 176.42 |
| 246-330-33-0000 | 20 | 176.42 | 246-330-34-0000 | 20 | 176.42 | 246-330-35-0000 | 20 | 176.42 |
| 246-330-36-0000 | 20 | 176.42 | 246-330-37-0000 | 20 | 176.42 | 246-330-38-0000 | 20 | 176.42 |
| 246-330-39-0000 | 20 | 176.42 | 246-330-40-0000 | 20 | 176.42 | 246-330-41-0000 | 20 | 176.42 |
| 246-330-42-0000 | 20 | 176.42 | 246-330-43-0000 | 20 | 176.42 | 246-330-44-0000 | 20 | 176.42 |
| 246-330-45-0000 | 20 | 176.42 | 246-330-46-0000 | 20 | 176.42 | 246-330-47-0000 | 20 | 176.42 |
| 246-330-48-0000 | 20 | 176.42 | 246-330-49-0000 | 20 | 176.42 | 246-330-50-0000 | 20 | 1,333.72 |
| 248-010-01-0000 | 17 | 983.54 | 248-020-09-0000 | 17 | 1,564.02 | 248-020-11-0000 | 17 | 2,334.36 |
| 248-020-12-0000 | 17 | 2,474.42 | 248-020-13-0000 | 17 | 168.06 | 248-020-14-0000 | 31 | 727.62 |
| 248-020-17-0000 | 17 | 8,982.62 | 248-020-18-0000 | 17 | 1,151.60 | 248-020-19-0000 | 17 | 722.08 |
| 248-020-20-0000 | 17 | 729.08 | 248-020-21-0000 | 17 | 1,297.12 | 248-030-05-0000 | 17 | 8,889.26 |
| 248-030-10-0000 | 19 | 8,814.10 | 248-030-20-0000 | 19 | 685.40 | 248-040-05-0000 | 18 | 96.10 |
| 248-040-06-0000 | 18 | 96.10 | 248-040-07-0000 | 18 | 96.10 | 248-040-30-0000 | 18 | 115.88 |
| 248-040-34-0000 | 18 | 96.10 | 248-040-35-0000 | 18 | 96.10 | 248-040-36-0000 | 18 | 96.10 |
| 248-050-02-0000 | 18 | 96.10 | 248-050-20-0000 | 18 | 96.10 | 248-050-27-0000 | 18 | 96.10 |
| 248-050-29-0000 | 18 | 96.10 | 248-050-30-0000 | 18 | 96.10 | 248-250-01-0000 | 18 | 96.10 |
| 248-250-02-0000 | 18 | 96.10 | 248-250-03-0000 | 18 | 96.10 | 248-250-06-0000 | 18 | 96.10 |
| 248-250-07-0000 | 18 | 96.10 | 248-250-08-0000 | 18 | 96.10 | 248-250-09-0000 | 18 | 96.10 |
| 248-250-10-0000 | 18 | 96.10 | 248-250-11-0000 | 18 | 96.10 | 248-250-12-0000 | 18 | 96.10 |
| 248-250-13-0000 | 18 | 96.10 | 248-250-14-0000 | 18 | 96.10 | 248-250-15-0000 | 18 | 96.10 |
| 248-250-16-0000 | 18 | 96.10 | 248-250-17-0000 | 18 | 96.10 | 248-250-18-0000 | 18 | 96.10 |
| 248-250-19-0000 | 18 | 96.10 | 248-250-20-0000 | 18 | 96.10 | 248-250-21-0000 | 18 | 96.10 |
| 248-250-22-0000 | 18 | 96.10 | 248-250-23-0000 | 18 | 96.10 | 248-250-24-0000 | 18 | 96.10 |
| 248-250-25-0000 | 18 | 96.10 | 248-250-27-0000 | 18 | 96.10 | 248-250-28-0000 | 18 | 96.10 |
| 248-250-29-0000 | 18 | 96.10 | 248-250-30-0000 | 18 | 96.10 | 248-250-31-0000 | 18 | 96.10 |
| 248-250-32-0000 | 18 | 96.10 | 248-250-33-0000 | 18 | 96.10 | 248-250-34-0000 | 18 | 96.10 |
| 248-250-35-0000 | 18 | 96.10 | 248-250-36-0000 | 18 | 96.10 | 248-250-37-0000 | 18 | 96.10 |
| 248-250-38-0000 | 18 | 96.10 | 248-250-39-0000 | 18 | 96.10 | 248-250-40-0000 | 18 | 96.10 |
| 248-250-41-0000 | 18 | 96.10 | 248-250-42-0000 | 18 | 96.10 | 248-250-43-0000 | 18 | 96.10 |
| 248-250-44-0000 | 18 | 96.10 | 248-250-45-0000 | 18 | 96.10 | 248-250-46-0000 | 18 | 96.10 |
| 248-250-47-0000 | 18 | 96.10 | 248-250-48-0000 | 18 | 96.10 | 248-250-49-0000 | 18 | 96.10 |
| 248-260-01-0000 | 18 | 96.10 | 248-260-02-0000 | 18 | 96.10 | 248-260-03-0000 | 18 | 96.10 |
| 248-260-04-0000 | 18 | 96.10 | 248-260-05-0000 | 18 | 96.10 | 248-260-06-0000 | 18 | 96.10 |
| 248-260-07-0000 | 18 | 96.10 | 248-260-08-0000 | 18 | 96.10 | 248-260-10-0000 | 18 | 96.10 |
| 248-260-11-0000 | 18 | 96.10 | 248-260-12-0000 | 18 | 96.10 | 248-260-13-0000 | 18 | 96.10 |
| 248-260-14-0000 | 18 | 96.10 | 248-260-15-0000 | 18 | 96.10 | 248-260-16-0000 | 18 | 96.10 |
| 248-260-17-0000 | 18 | 96.10 | 248-260-18-0000 | 18 | 96.10 | 248-260-19-0000 | 18 | 96.10 |
| 248-260-20-0000 | 18 | 96.10 | 248-260-21-0000 | 18 | 96.10 | 248-260-22-0000 | 18 | 96.10 |
| 248-260-23-0000 | 18 | 96.10 | 248-260-24-0000 | 18 | 96.10 | 248-260-25-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-260-26-0000 | 18 | 96.10 | 248-260-27-0000 | 18 | 96.10 | 248-260-28-0000 | 18 | 96.10 |
| 248-260-29-0000 | 18 | 96.10 | 248-260-30-0000 | 18 | 96.10 | 248-260-31-0000 | 18 | 96.10 |
| 248-260-32-0000 | 18 | 96.10 | 248-260-33-0000 | 18 | 96.10 | 248-260-34-0000 | 18 | 96.10 |
| 248-260-35-0000 | 18 | 96.10 | 248-260-36-0000 | 18 | 96.10 | 248-260-37-0000 | 18 | 96.10 |
| 248-260-38-0000 | 18 | 96.10 | 248-260-41-0000 | 18 | 96.10 | 248-260-42-0000 | 18 | 96.10 |
| 248-260-43-0000 | 18 | 96.10 | 248-260-44-0000 | 18 | 96.10 | 248-260-45-0000 | 18 | 96.10 |
| 248-260-46-0000 | 18 | 96.10 | 248-260-47-0000 | 18 | 96.10 | 248-270-01-0000 | 18 | 96.10 |
| 248-270-02-0000 | 18 | 96.10 | 248-270-03-0000 | 18 | 96.10 | 248-270-04-0000 | 18 | 96.10 |
| 248-270-05-0000 | 18 | 96.10 | 248-270-06-0000 | 18 | 96.10 | 248-270-07-0000 | 18 | 96.10 |
| 248-270-08-0000 | 18 | 96.10 | 248-270-09-0000 | 18 | 96.10 | 248-270-10-0000 | 18 | 96.10 |
| 248-270-11-0000 | 18 | 96.10 | 248-270-12-0000 | 18 | 96.10 | 248-270-13-0000 | 18 | 96.10 |
| 248-270-14-0000 | 18 | 96.10 | 248-270-15-0000 | 18 | 96.10 | 248-270-16-0000 | 18 | 96.10 |
| 248-270-17-0000 | 18 | 96.10 | 248-270-18-0000 | 18 | 96.10 | 248-270-19-0000 | 18 | 96.10 |
| 248-270-20-0000 | 18 | 96.10 | 248-270-21-0000 | 18 | 96.10 | 248-270-22-0000 | 18 | 96.10 |
| 248-270-23-0000 | 18 | 96.10 | 248-270-24-0000 | 18 | 96.10 | 248-270-25-0000 | 18 | 96.10 |
| 248-270-26-0000 | 18 | 96.10 | 248-270-27-0000 | 18 | 96.10 | 248-270-28-0000 | 18 | 96.10 |
| 248-270-29-0000 | 18 | 96.10 | 248-270-30-0000 | 18 | 96.10 | 248-270-31-0000 | 18 | 96.10 |
| 248-270-32-0000 | 18 | 96.10 | 248-270-33-0000 | 18 | 96.10 | 248-270-34-0000 | 18 | 96.10 |
| 248-270-35-0000 | 18 | 96.10 | 248-270-36-0000 | 18 | 96.10 | 248-270-37-0000 | 18 | 96.10 |
| 248-270-38-0000 | 18 | 96.10 | 248-270-39-0000 | 18 | 96.10 | 248-270-40-0000 | 18 | 96.10 |
| 248-270-41-0000 | 18 | 96.10 | 248-270-42-0000 | 18 | 96.10 | 248-270-43-0000 | 18 | 96.10 |
| 248-270-44-0000 | 18 | 96.10 | 248-270-45-0000 | 18 | 96.10 | 248-270-46-0000 | 18 | 96.10 |
| 248-270-47-0000 | 18 | 106.38 | 248-280-03-0000 | 18 | 96.10 | 248-280-04-0000 | 18 | 96.10 |
| 248-280-05-0000 | 18 | 96.10 | 248-280-06-0000 | 18 | 96.10 | 248-280-07-0000 | 18 | 96.10 |
| 248-280-08-0000 | 18 | 96.10 | 248-280-09-0000 | 18 | 96.10 | 248-280-10-0000 | 18 | 96.10 |
| 248-280-11-0000 | 18 | 96.10 | 248-280-12-0000 | 18 | 96.10 | 248-280-13-0000 | 18 | 96.10 |
| 248-280-14-0000 | 18 | 96.10 | 248-280-15-0000 | 18 | 96.10 | 248-280-16-0000 | 18 | 96.10 |
| 248-280-17-0000 | 18 | 96.10 | 248-280-18-0000 | 18 | 96.10 | 248-280-19-0000 | 18 | 96.10 |
| 248-280-20-0000 | 18 | 96.10 | 248-280-21-0000 | 18 | 96.10 | 248-280-22-0000 | 18 | 96.10 |
| 248-280-23-0000 | 18 | 96.10 | 248-280-24-0000 | 18 | 96.10 | 248-280-25-0000 | 18 | 96.10 |
| 248-280-26-0000 | 18 | 96.10 | 248-280-27-0000 | 18 | 96.10 | 248-280-28-0000 | 18 | 96.10 |
| 248-280-29-0000 | 18 | 96.10 | 248-280-30-0000 | 18 | 96.10 | 248-280-31-0000 | 18 | 96.10 |
| 248-280-32-0000 | 18 | 96.10 | 248-280-33-0000 | 18 | 96.10 | 248-280-34-0000 | 18 | 96.10 |
| 248-280-35-0000 | 18 | 96.10 | 248-280-36-0000 | 18 | 96.10 | 248-280-37-0000 | 18 | 96.10 |
| 248-280-38-0000 | 18 | 96.10 | 248-280-39-0000 | 18 | 96.10 | 248-280-40-0000 | 18 | 96.10 |
| 248-280-41-0000 | 18 | 96.10 | 248-280-42-0000 | 18 | 96.10 | 248-280-43-0000 | 18 | 96.10 |
| 248-280-44-0000 | 18 | 96.10 | 248-280-45-0000 | 18 | 96.10 | 248-280-46-0000 | 18 | 96.10 |
| 248-280-47-0000 | 18 | 96.10 | 248-280-48-0000 | 18 | 96.10 | 248-280-49-0000 | 18 | 96.10 |
| 248-280-50-0000 | 18 | 96.10 | 248-280-51-0000 | 18 | 96.10 | 248-280-52-0000 | 18 | 96.10 |
| 248-280-53-0000 | 18 | 96.10 | 248-280-54-0000 | 18 | 96.10 | 248-280-55-0000 | 18 | 96.10 |
| 248-280-56-0000 | 18 | 96.10 | 248-280-57-0000 | 18 | 96.10 | 248-280-58-0000 | 18 | 96.10 |
| 248-280-59-0000 | 18 | 96.10 | 248-280-60-0000 | 18 | 96.10 | 248-280-61-0000 | 18 | 96.10 |
| 248-280-62-0000 | 18 | 96.10 | 248-280-63-0000 | 18 | 96.10 | 248-280-64-0000 | 18 | 96.10 |
| 248-280-65-0000 | 18 | 96.10 | 248-280-66-0000 | 18 | 96.10 | 248-280-67-0000 | 18 | 96.10 |
| 248-280-68-0000 | 18 | 96.10 | 248-280-69-0000 | 18 | 96.10 | 248-280-70-0000 | 18 | 96.10 |
| 248-280-71-0000 | 18 | 96.10 | 248-280-72-0000 | 18 | 96.10 | 248-280-73-0000 | 18 | 96.10 |
| 248-280-74-0000 | 18 | 96.10 | 248-280-75-0000 | 18 | 96.10 | 248-280-76-0000 | 18 | 96.10 |
| 248-280-77-0000 | 18 | 96.10 | 248-280-78-0000 | 18 | 96.10 | 248-280-79-0000 | 18 | 96.10 |
| 248-280-80-0000 | 18 | 96.10 | 248-280-81-0000 | 18 | 96.10 | 248-280-82-0000 | 18 | 96.10 |
| 248-280-83-0000 | 18 | 96.10 | 248-280-84-0000 | 18 | 96.10 | 248-280-85-0000 | 18 | 96.10 |
| 248-280-86-0000 | 18 | 96.10 | 248-280-87-0000 | 18 | 96.10 | 248-280-88-0000 | 18 | 96.10 |
| 248-280-89-0000 | 18 | 96.10 | 248-280-90-0000 | 18 | 96.10 | 248-290-01-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-290-02-0000 | 18 | 96.10 | 248-290-03-0000 | 18 | 96.10 | 248-290-04-0000 | 18 | 96.10 |
| 248-290-05-0000 | 18 | 96.10 | 248-290-06-0000 | 18 | 96.10 | 248-290-07-0000 | 18 | 96.10 |
| 248-290-08-0000 | 18 | 96.10 | 248-290-09-0000 | 18 | 96.10 | 248-290-10-0000 | 18 | 96.10 |
| 248-290-11-0000 | 18 | 96.10 | 248-290-12-0000 | 18 | 96.10 | 248-290-13-0000 | 18 | 96.10 |
| 248-290-14-0000 | 18 | 96.10 | 248-290-15-0000 | 18 | 96.10 | 248-290-16-0000 | 18 | 96.10 |
| 248-290-17-0000 | 18 | 96.10 | 248-290-18-0000 | 18 | 96.10 | 248-290-19-0000 | 18 | 96.10 |
| 248-290-20-0000 | 18 | 96.10 | 248-290-21-0000 | 18 | 96.10 | 248-290-22-0000 | 18 | 96.10 |
| 248-290-23-0000 | 18 | 96.10 | 248-290-24-0000 | 18 | 96.10 | 248-290-25-0000 | 18 | 96.10 |
| 248-290-26-0000 | 18 | 96.10 | 248-290-27-0000 | 18 | 96.10 | 248-290-28-0000 | 18 | 96.10 |
| 248-290-29-0000 | 18 | 96.10 | 248-290-30-0000 | 18 | 96.10 | 248-290-31-0000 | 18 | 96.10 |
| 248-290-32-0000 | 18 | 96.10 | 248-290-33-0000 | 18 | 96.10 | 248-290-34-0000 | 18 | 96.10 |
| 248-290-35-0000 | 18 | 96.10 | 248-290-36-0000 | 18 | 96.10 | 248-290-37-0000 | 18 | 96.10 |
| 248-290-38-0000 | 18 | 96.10 | 248-290-39-0000 | 18 | 96.10 | 248-290-40-0000 | 18 | 96.10 |
| 248-290-41-0000 | 18 | 96.10 | 248-290-42-0000 | 18 | 96.10 | 248-290-43-0000 | 18 | 96.10 |
| 248-290-44-0000 | 18 | 96.10 | 248-290-45-0000 | 18 | 96.10 | 248-290-46-0000 | 18 | 96.10 |
| 248-290-47-0000 | 18 | 96.10 | 248-290-48-0000 | 18 | 96.10 | 248-290-49-0000 | 18 | 96.10 |
| 248-290-50-0000 | 18 | 96.10 | 248-290-51-0000 | 18 | 96.10 | 248-290-52-0000 | 18 | 96.10 |
| 248-290-53-0000 | 18 | 96.10 | 248-290-54-0000 | 18 | 96.10 | 248-290-55-0000 | 18 | 96.10 |
| 248-290-56-0000 | 18 | 96.10 | 248-290-57-0000 | 18 | 96.10 | 248-290-58-0000 | 18 | 96.10 |
| 248-290-59-0000 | 18 | 96.10 | 248-290-60-0000 | 18 | 96.10 | 248-290-61-0000 | 18 | 96.10 |
| 248-290-62-0000 | 18 | 96.10 | 248-290-63-0000 | 18 | 96.10 | 248-290-64-0000 | 18 | 96.10 |
| 248-290-65-0000 | 18 | 96.10 | 248-290-66-0000 | 18 | 96.10 | 248-290-67-0000 | 18 | 96.10 |
| 248-300-01-0000 | 18 | 96.10 | 248-300-02-0000 | 18 | 96.10 | 248-300-03-0000 | 18 | 96.10 |
| 248-300-04-0000 | 18 | 96.10 | 248-300-05-0000 | 18 | 96.10 | 248-300-06-0000 | 18 | 96.10 |
| 248-300-07-0000 | 18 | 96.10 | 248-300-08-0000 | 18 | 96.10 | 248-300-09-0000 | 18 | 96.10 |
| 248-300-10-0000 | 18 | 96.10 | 248-300-11-0000 | 18 | 96.10 | 248-300-12-0000 | 18 | 96.10 |
| 248-300-13-0000 | 18 | 96.10 | 248-300-14-0000 | 18 | 96.10 | 248-300-15-0000 | 18 | 96.10 |
| 248-300-16-0000 | 18 | 96.10 | 248-300-17-0000 | 18 | 96.10 | 248-300-18-0000 | 18 | 96.10 |
| 248-300-19-0000 | 18 | 96.10 | 248-300-20-0000 | 18 | 96.10 | 248-300-21-0000 | 18 | 96.10 |
| 248-300-22-0000 | 18 | 96.10 | 248-300-23-0000 | 18 | 96.10 | 248-300-24-0000 | 18 | 96.10 |
| 248-300-25-0000 | 18 | 96.10 | 248-300-26-0000 | 18 | 96.10 | 248-300-27-0000 | 18 | 96.10 |
| 248-300-28-0000 | 18 | 96.10 | 248-300-29-0000 | 18 | 96.10 | 248-300-30-0000 | 18 | 96.10 |
| 248-300-31-0000 | 18 | 96.10 | 248-300-32-0000 | 18 | 96.10 | 248-300-33-0000 | 18 | 96.10 |
| 248-300-34-0000 | 18 | 96.10 | 248-300-35-0000 | 18 | 96.10 | 248-300-36-0000 | 18 | 96.10 |
| 248-300-37-0000 | 18 | 96.10 | 248-300-38-0000 | 18 | 96.10 | 248-300-39-0000 | 18 | 96.10 |
| 248-300-40-0000 | 18 | 96.10 | 248-300-41-0000 | 18 | 96.10 | 248-300-42-0000 | 18 | 96.10 |
| 248-300-43-0000 | 18 | 96.10 | 248-300-44-0000 | 18 | 96.10 | 248-300-45-0000 | 18 | 96.10 |
| 248-300-46-0000 | 18 | 96.10 | 248-300-47-0000 | 18 | 96.10 | 248-300-48-0000 | 18 | 96.10 |
| 248-300-49-0000 | 18 | 96.10 | 248-300-50-0000 | 18 | 96.10 | 248-300-51-0000 | 18 | 96.10 |
| 248-300-52-0000 | 18 | 96.10 | 248-300-53-0000 | 18 | 96.10 | 248-300-54-0000 | 18 | 96.10 |
| 248-300-55-0000 | 18 | 96.10 | 248-300-56-0000 | 18 | 96.10 | 248-300-57-0000 | 18 | 96.10 |
| 248-300-58-0000 | 18 | 96.10 | 248-300-59-0000 | 18 | 96.10 | 248-300-60-0000 | 18 | 96.10 |
| 248-300-61-0000 | 18 | 96.10 | 248-300-62-0000 | 18 | 96.10 | 248-300-63-0000 | 18 | 96.10 |
| 248-300-64-0000 | 18 | 96.10 | 248-300-65-0000 | 18 | 96.10 | 248-300-66-0000 | 18 | 96.10 |
| 248-300-67-0000 | 18 | 96.10 | 248-300-68-0000 | 18 | 96.10 | 248-300-69-0000 | 18 | 96.10 |
| 248-300-70-0000 | 18 | 96.10 | 248-300-71-0000 | 18 | 96.10 | 248-310-01-0000 | 18 | 96.10 |
| 248-310-02-0000 | 18 | 96.10 | 248-310-03-0000 | 18 | 96.10 | 248-310-04-0000 | 18 | 96.10 |
| 248-310-05-0000 | 18 | 96.10 | 248-310-06-0000 | 18 | 96.10 | 248-310-07-0000 | 18 | 96.10 |
| 248-310-08-0000 | 18 | 96.10 | 248-310-09-0000 | 18 | 96.10 | 248-310-10-0000 | 18 | 96.10 |
| 248-310-11-0000 | 18 | 96.10 | 248-310-12-0000 | 18 | 96.10 | 248-310-13-0000 | 18 | 96.10 |
| 248-310-14-0000 | 18 | 96.10 | 248-310-15-0000 | 18 | 96.10 | 248-320-01-0000 | 18 | 96.10 |
| 248-320-02-0000 | 18 | 96.10 | 248-320-03-0000 | 18 | 96.10 | 248-320-04-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-320-05-0000 | 18 | 96.10 | 248-320-06-0000 | 18 | 96.10 | 248-320-07-0000 | 18 | 96.10 |
| 248-320-08-0000 | 18 | 96.10 | 248-320-09-0000 | 18 | 96.10 | 248-320-10-0000 | 18 | 96.10 |
| 248-320-11-0000 | 18 | 96.10 | 248-320-12-0000 | 18 | 96.10 | 248-320-13-0000 | 18 | 96.10 |
| 248-320-14-0000 | 18 | 96.10 | 248-320-15-0000 | 18 | 96.10 | 248-320-16-0000 | 18 | 96.10 |
| 248-320-17-0000 | 18 | 96.10 | 248-320-18-0000 | 18 | 96.10 | 248-320-19-0000 | 18 | 96.10 |
| 248-320-20-0000 | 18 | 96.10 | 248-320-21-0000 | 18 | 96.10 | 248-320-22-0000 | 18 | 96.10 |
| 248-320-23-0000 | 18 | 96.10 | 248-330-01-0000 | 18 | 96.10 | 248-330-02-0000 | 18 | 96.10 |
| 248-330-03-0000 | 18 | 96.10 | 248-330-04-0000 | 18 | 96.10 | 248-330-05-0000 | 18 | 96.10 |
| 248-330-06-0000 | 18 | 96.10 | 248-330-07-0000 | 18 | 96.10 | 248-330-08-0000 | 18 | 96.10 |
| 248-330-09-0000 | 18 | 96.10 | 248-330-10-0000 | 18 | 96.10 | 248-330-11-0000 | 18 | 96.10 |
| 248-330-12-0000 | 18 | 96.10 | 248-330-13-0000 | 18 | 96.10 | 248-330-14-0000 | 18 | 96.10 |
| 248-330-15-0000 | 18 | 96.10 | 248-330-16-0000 | 18 | 96.10 | 248-330-17-0000 | 18 | 96.10 |
| 248-330-18-0000 | 18 | 96.10 | 248-330-19-0000 | 18 | 96.10 | 248-330-20-0000 | 18 | 96.10 |
| 248-330-21-0000 | 18 | 96.10 | 248-330-22-0000 | 18 | 96.10 | 248-330-23-0000 | 18 | 96.10 |
| 248-330-24-0000 | 18 | 96.10 | 248-330-25-0000 | 18 | 96.10 | 248-330-26-0000 | 18 | 96.10 |
| 248-330-27-0000 | 18 | 96.10 | 248-330-28-0000 | 18 | 96.10 | 248-330-29-0000 | 18 | 96.10 |
| 248-330-30-0000 | 18 | 96.10 | 248-330-31-0000 | 18 | 96.10 | 248-330-32-0000 | 18 | 96.10 |
| 248-330-33-0000 | 18 | 96.10 | 248-330-34-0000 | 18 | 96.10 | 248-330-35-0000 | 18 | 96.10 |
| 248-330-36-0000 | 18 | 96.10 | 248-330-37-0000 | 18 | 96.10 | 248-330-38-0000 | 18 | 96.10 |
| 248-330-39-0000 | 18 | 96.10 | 248-330-40-0000 | 18 | 96.10 | 248-330-42-0000 | 18 | 96.10 |
| 248-330-43-0000 | 18 | 96.10 | 248-330-44-0000 | 18 | 96.10 | 248-330-45-0000 | 18 | 96.10 |
| 248-330-46-0000 | 18 | 96.10 | 248-330-47-0000 | 18 | 96.10 | 248-340-01-0000 | 18 | 96.10 |
| 248-340-02-0000 | 18 | 96.10 | 248-340-03-0000 | 18 | 96.10 | 248-340-04-0000 | 18 | 96.10 |
| 248-340-05-0000 | 18 | 96.10 | 248-340-06-0000 | 18 | 96.10 | 248-340-07-0000 | 18 | 96.10 |
| 248-340-08-0000 | 18 | 96.10 | 248-340-09-0000 | 18 | 96.10 | 248-340-10-0000 | 18 | 96.10 |
| 248-340-11-0000 | 18 | 96.10 | 248-340-12-0000 | 18 | 96.10 | 248-340-13-0000 | 18 | 96.10 |
| 248-340-14-0000 | 18 | 96.10 | 248-340-15-0000 | 18 | 96.10 | 248-340-16-0000 | 18 | 96.10 |
| 248-340-17-0000 | 18 | 96.10 | 248-340-18-0000 | 18 | 96.10 | 248-340-19-0000 | 18 | 96.10 |
| 248-340-20-0000 | 18 | 96.10 | 248-340-21-0000 | 18 | 96.10 | 248-340-22-0000 | 18 | 96.10 |
| 248-340-23-0000 | 18 | 96.10 | 248-340-24-0000 | 18 | 96.10 | 248-340-25-0000 | 18 | 96.10 |
| 248-340-26-0000 | 18 | 96.10 | 248-340-27-0000 | 18 | 96.10 | 248-340-28-0000 | 18 | 96.10 |
| 248-340-29-0000 | 18 | 96.10 | 248-340-30-0000 | 18 | 96.10 | 248-340-31-0000 | 18 | 96.10 |
| 248-340-32-0000 | 18 | 96.10 | 248-340-33-0000 | 18 | 96.10 | 248-340-34-0000 | 18 | 96.10 |
| 248-340-35-0000 | 18 | 96.10 | 248-340-36-0000 | 18 | 96.10 | 248-340-37-0000 | 18 | 96.10 |
| 248-340-38-0000 | 18 | 96.10 | 248-340-39-0000 | 18 | 96.10 | 248-340-40-0000 | 18 | 96.10 |
| 248-340-41-0000 | 18 | 96.10 | 248-340-42-0000 | 18 | 96.10 | 248-340-43-0000 | 18 | 96.10 |
| 248-340-44-0000 | 18 | 96.10 | 248-340-45-0000 | 18 | 96.10 | 248-340-48-0000 | 18 | 96.10 |
| 248-340-49-0000 | 18 | 96.10 | 248-340-50-0000 | 18 | 96.10 | 248-340-51-0000 | 18 | 96.10 |
| 248-340-52-0000 | 18 | 96.10 | 248-340-53-0000 | 18 | 96.10 | 248-340-54-0000 | 18 | 96.10 |
| 248-340-55-0000 | 18 | 96.10 | 248-340-56-0000 | 18 | 96.10 | 248-340-57-0000 | 18 | 96.10 |
| 248-340-58-0000 | 18 | 96.10 | 248-340-59-0000 | 18 | 96.10 | 248-340-60-0000 | 18 | 96.10 |
| 248-340-61-0000 | 18 | 96.10 | 248-340-62-0000 | 18 | 96.10 | 248-340-63-0000 | 18 | 96.10 |
| 248-340-64-0000 | 18 | 96.10 | 248-340-65-0000 | 18 | 96.10 | 248-340-66-0000 | 18 | 96.10 |
| 248-340-67-0000 | 18 | 96.10 | 248-340-68-0000 | 18 | 96.10 | 248-340-69-0000 | 18 | 96.10 |
| 248-340-70-0000 | 18 | 96.10 | 248-340-71-0000 | 18 | 96.10 | 248-340-72-0000 | 18 | 96.10 |
| 248-340-73-0000 | 18 | 96.10 | 248-340-74-0000 | 18 | 96.10 | 248-340-75-0000 | 18 | 96.10 |
| 248-340-76-0000 | 18 | 96.10 | 248-340-77-0000 | 18 | 96.10 | 248-340-78-0000 | 18 | 96.10 |
| 248-340-79-0000 | 18 | 96.10 | 248-340-80-0000 | 18 | 96.10 | 248-340-81-0000 | 18 | 96.10 |
| 248-340-82-0000 | 18 | 96.10 | 248-340-83-0000 | 18 | 96.10 | 248-340-84-0000 | 18 | 96.10 |
| 248-340-85-0000 | 18 | 96.10 | 248-340-86-0000 | 18 | 96.10 | 248-350-01-0000 | 18 | 96.10 |
| 248-350-02-0000 | 18 | 96.10 | 248-350-03-0000 | 18 | 96.10 | 248-350-04-0000 | 18 | 96.10 |
| 248-350-05-0000 | 18 | 96.10 | 248-350-06-0000 | 18 | 96.10 | 248-350-07-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-350-08-0000 | 18 | 96.10 | 248-350-09-0000 | 18 | 96.10 | 248-350-10-0000 | 18 | 96.10 |
| 248-350-11-0000 | 18 | 96.10 | 248-350-12-0000 | 18 | 96.10 | 248-350-13-0000 | 18 | 96.10 |
| 248-350-14-0000 | 18 | 96.10 | 248-350-15-0000 | 18 | 96.10 | 248-350-19-0000 | 18 | 96.10 |
| 248-350-20-0000 | 18 | 96.10 | 248-350-21-0000 | 18 | 96.10 | 248-350-22-0000 | 18 | 96.10 |
| 248-350-23-0000 | 18 | 96.10 | 248-350-24-0000 | 18 | 96.10 | 248-350-25-0000 | 18 | 96.10 |
| 248-350-26-0000 | 18 | 96.10 | 248-350-27-0000 | 18 | 96.10 | 248-350-28-0000 | 18 | 96.10 |
| 248-350-30-0000 | 18 | 96.10 | 248-350-31-0000 | 18 | 96.10 | 248-350-32-0000 | 18 | 96.10 |
| 248-350-33-0000 | 18 | 96.10 | 248-350-34-0000 | 18 | 96.10 | 248-350-35-0000 | 18 | 96.10 |
| 248-350-36-0000 | 18 | 96.10 | 248-350-37-0000 | 18 | 96.10 | 248-350-38-0000 | 18 | 96.10 |
| 248-350-39-0000 | 18 | 96.10 | 248-350-40-0000 | 18 | 96.10 | 248-350-41-0000 | 18 | 96.10 |
| 248-350-42-0000 | 18 | 96.10 | 248-350-43-0000 | 18 | 96.10 | 248-350-44-0000 | 18 | 96.10 |
| 248-350-45-0000 | 18 | 96.10 | 248-350-46-0000 | 18 | 96.10 | 248-350-47-0000 | 18 | 96.10 |
| 248-350-48-0000 | 18 | 96.10 | 248-350-49-0000 | 18 | 96.10 | 248-350-50-0000 | 18 | 96.10 |
| 248-350-51-0000 | 18 | 96.10 | 248-350-52-0000 | 18 | 96.10 | 248-350-53-0000 | 18 | 96.10 |
| 248-350-54-0000 | 18 | 96.10 | 248-350-55-0000 | 18 | 96.10 | 248-350-56-0000 | 18 | 96.10 |
| 248-350-57-0000 | 18 | 96.10 | 248-350-58-0000 | 18 | 96.10 | 248-350-59-0000 | 18 | 96.10 |
| 248-350-60-0000 | 18 | 96.10 | 248-350-61-0000 | 18 | 96.10 | 248-350-62-0000 | 18 | 96.10 |
| 248-350-63-0000 | 18 | 96.10 | 248-350-64-0000 | 18 | 96.10 | 248-350-65-0000 | 18 | 96.10 |
| 248-350-66-0000 | 18 | 96.10 | 248-350-67-0000 | 18 | 96.10 | 248-350-68-0000 | 18 | 96.10 |
| 248-350-69-0000 | 18 | 96.10 | 248-350-70-0000 | 18 | 96.10 | 248-360-02-0000 | 18 | 96.10 |
| 248-360-03-0000 | 18 | 96.10 | 248-360-05-0000 | 18 | 96.10 | 248-360-06-0000 | 18 | 96.10 |
| 248-360-08-0000 | 18 | 96.10 | 248-360-09-0000 | 18 | 96.10 | 248-360-10-0000 | 18 | 96.10 |
| 248-360-11-0000 | 18 | 96.10 | 248-360-13-0000 | 18 | 96.10 | 248-360-14-0000 | 18 | 96.10 |
| 248-360-15-0000 | 18 | 96.10 | 248-360-16-0000 | 18 | 96.10 | 248-360-17-0000 | 18 | 96.10 |
| 248-360-18-0000 | 18 | 96.10 | 248-360-19-0000 | 18 | 96.10 | 248-360-20-0000 | 18 | 96.10 |
| 248-360-21-0000 | 18 | 96.10 | 248-360-22-0000 | 18 | 96.10 | 248-360-23-0000 | 18 | 96.10 |
| 248-360-24-0000 | 18 | 96.10 | 248-360-25-0000 | 18 | 96.10 | 248-360-26-0000 | 18 | 96.10 |
| 248-360-27-0000 | 18 | 96.10 | 248-360-28-0000 | 18 | 96.10 | 248-360-29-0000 | 18 | 96.10 |
| 248-360-32-0000 | 18 | 96.10 | 248-360-33-0000 | 18 | 96.10 | 248-360-34-0000 | 18 | 96.10 |
| 248-360-35-0000 | 18 | 96.10 | 248-360-36-0000 | 18 | 96.10 | 248-360-37-0000 | 18 | 96.10 |
| 248-360-38-0000 | 18 | 96.10 | 248-360-39-0000 | 18 | 96.10 | 248-360-40-0000 | 18 | 96.10 |
| 248-360-41-0000 | 18 | 96.10 | 248-360-42-0000 | 18 | 96.10 | 248-360-43-0000 | 18 | 96.10 |
| 248-360-44-0000 | 18 | 96.10 | 248-360-45-0000 | 18 | 96.10 | 248-360-46-0000 | 18 | 96.10 |
| 248-360-47-0000 | 18 | 96.10 | 248-360-48-0000 | 18 | 96.10 | 248-360-49-0000 | 18 | 96.10 |
| 248-360-50-0000 | 18 | 96.10 | 248-360-51-0000 | 18 | 96.10 | 248-360-52-0000 | 18 | 96.10 |
| 248-360-53-0000 | 18 | 96.10 | 248-360-54-0000 | 18 | 96.10 | 248-370-01-0000 | 18 | 96.10 |
| 248-370-02-0000 | 18 | 96.10 | 248-370-03-0000 | 18 | 96.10 | 248-370-04-0000 | 18 | 96.10 |
| 248-370-05-0000 | 18 | 96.10 | 248-370-06-0000 | 18 | 96.10 | 248-370-07-0000 | 18 | 96.10 |
| 248-370-08-0000 | 18 | 96.10 | 248-370-09-0000 | 18 | 96.10 | 248-370-10-0000 | 18 | 96.10 |
| 248-370-11-0000 | 18 | 96.10 | 248-370-12-0000 | 18 | 96.10 | 248-370-13-0000 | 18 | 96.10 |
| 248-370-14-0000 | 18 | 96.10 | 248-370-15-0000 | 18 | 96.10 | 248-370-16-0000 | 18 | 96.10 |
| 248-370-17-0000 | 18 | 96.10 | 248-370-18-0000 | 18 | 96.10 | 248-370-19-0000 | 18 | 96.10 |
| 248-370-20-0000 | 18 | 96.10 | 248-370-21-0000 | 18 | 96.10 | 248-370-22-0000 | 18 | 96.10 |
| 248-370-23-0000 | 18 | 96.10 | 248-370-24-0000 | 18 | 96.10 | 248-370-25-0000 | 18 | 96.10 |
| 248-370-26-0000 | 18 | 96.10 | 248-370-27-0000 | 18 | 96.10 | 248-370-28-0000 | 18 | 96.10 |
| 248-370-29-0000 | 18 | 96.10 | 248-370-30-0000 | 18 | 96.10 | 248-370-31-0000 | 18 | 96.10 |
| 248-370-32-0000 | 18 | 96.10 | 248-370-33-0000 | 18 | 96.10 | 248-380-08-0000 | 18 | 96.10 |
| 248-380-09-0000 | 18 | 96.10 | 248-380-10-0000 | 18 | 96.10 | 248-380-11-0000 | 18 | 96.10 |
| 248-380-12-0000 | 18 | 96.10 | 248-380-13-0000 | 18 | 96.10 | 248-380-14-0000 | 18 | 96.10 |
| 248-380-15-0000 | 18 | 96.10 | 248-380-16-0000 | 18 | 96.10 | 248-380-17-0000 | 18 | 96.10 |
| 248-380-18-0000 | 18 | 96.10 | 248-380-19-0000 | 18 | 96.10 | 248-380-20-0000 | 18 | 96.10 |
| 248-380-22-0000 | 18 | 96.10 | 248-380-23-0000 | 18 | 96.10 | 248-380-24-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-380-25-0000 | 18 | 96.10 | 248-380-26-0000 | 18 | 96.10 | 248-380-28-0000 | 18 | 96.10 |
| 248-380-30-0000 | 18 | 96.10 | 248-380-31-0000 | 18 | 96.10 | 248-380-32-0000 | 18 | 96.10 |
| 248-380-33-0000 | 18 | 96.10 | 248-380-34-0000 | 18 | 96.10 | 248-380-35-0000 | 18 | 96.10 |
| 248-380-36-0000 | 18 | 96.10 | 248-380-37-0000 | 18 | 96.10 | 248-380-38-0000 | 18 | 96.10 |
| 248-380-39-0000 | 18 | 96.10 | 248-380-40-0000 | 18 | 96.10 | 248-380-41-0000 | 18 | 96.10 |
| 248-380-42-0000 | 18 | 96.10 | 248-380-43-0000 | 18 | 96.10 | 248-380-44-0000 | 18 | 96.10 |
| 248-380-45-0000 | 18 | 96.10 | 248-380-46-0000 | 18 | 96.10 | 248-380-47-0000 | 18 | 96.10 |
| 248-380-48-0000 | 18 | 96.10 | 248-380-49-0000 | 18 | 96.10 | 248-380-50-0000 | 18 | 96.10 |
| 248-380-51-0000 | 18 | 96.10 | 248-390-01-0000 | 18 | 338.26 | 248-390-03-0000 | 18 | 208.14 |
| 248-390-06-0000 | 18 | 96.10 | 248-390-07-0000 | 18 | 96.10 | 248-390-08-0000 | 18 | 96.10 |
| 248-390-09-0000 | 18 | 96.10 | 248-450-01-0000 | 19 | 176.42 | 248-450-02-0000 | 19 | 176.42 |
| 248-450-03-0000 | 19 | 176.42 | 248-450-04-0000 | 19 | 176.42 | 248-450-05-0000 | 19 | 176.42 |
| 248-450-06-0000 | 19 | 176.42 | 248-450-07-0000 | 19 | 176.42 | 248-450-08-0000 | 19 | 176.42 |
| 248-450-09-0000 | 19 | 176.42 | 248-450-10-0000 | 19 | 176.42 | 248-450-11-0000 | 19 | 176.42 |
| 248-450-12-0000 | 19 | 176.42 | 248-450-13-0000 | 19 | 176.42 | 248-450-14-0000 | 19 | 176.42 |
| 248-450-15-0000 | 19 | 176.42 | 248-450-16-0000 | 19 | 176.42 | 248-450-17-0000 | 19 | 176.42 |
| 248-450-18-0000 | 19 | 176.42 | 248-450-19-0000 | 19 | 176.42 | 248-450-20-0000 | 19 | 176.42 |
| 248-450-23-0000 | 19 | 176.42 | 248-450-24-0000 | 19 | 176.42 | 248-450-25-0000 | 19 | 176.42 |
| 248-450-26-0000 | 19 | 176.42 | 248-450-27-0000 | 19 | 176.42 | 248-450-28-0000 | 19 | 176.42 |
| 248-450-29-0000 | 19 | 176.42 | 248-450-30-0000 | 19 | 176.42 | 248-450-31-0000 | 19 | 176.42 |
| 248-450-32-0000 | 19 | 176.42 | 248-450-33-0000 | 19 | 176.42 | 248-450-34-0000 | 19 | 176.42 |
| 248-450-35-0000 | 19 | 176.42 | 248-450-36-0000 | 19 | 176.42 | 248-450-37-0000 | 19 | 176.42 |
| 248-450-38-0000 | 19 | 176.42 | 248-450-39-0000 | 19 | 176.42 | 248-450-40-0000 | 19 | 176.42 |
| 248-450-41-0000 | 19 | 176.42 | 248-450-42-0000 | 19 | 176.42 | 248-450-43-0000 | 19 | 176.42 |
| 248-450-45-0000 | 19 | 176.42 | 248-450-46-0000 | 19 | 176.42 | 248-460-01-0000 | 19 | 176.42 |
| 248-460-02-0000 | 19 | 176.42 | 248-460-03-0000 | 19 | 176.42 | 248-460-04-0000 | 19 | 176.42 |
| 248-460-05-0000 | 19 | 176.42 | 248-460-06-0000 | 19 | 176.42 | 248-460-07-0000 | 19 | 176.42 |
| 248-460-08-0000 | 19 | 176.42 | 248-460-09-0000 | 19 | 176.42 | 248-460-10-0000 | 19 | 176.42 |
| 248-460-11-0000 | 19 | 176.42 | 248-460-12-0000 | 19 | 176.42 | 248-460-13-0000 | 19 | 176.42 |
| 248-460-14-0000 | 19 | 176.42 | 248-460-15-0000 | 19 | 176.42 | 248-460-16-0000 | 19 | 176.42 |
| 248-460-17-0000 | 19 | 176.42 | 248-460-18-0000 | 19 | 176.42 | 248-460-19-0000 | 19 | 176.42 |
| 248-460-20-0000 | 19 | 176.42 | 248-460-21-0000 | 19 | 176.42 | 248-460-22-0000 | 19 | 176.42 |
| 248-460-23-0000 | 19 | 176.42 | 248-460-24-0000 | 19 | 176.42 | 248-460-25-0000 | 19 | 176.42 |
| 248-460-26-0000 | 19 | 176.42 | 248-460-27-0000 | 19 | 176.42 | 248-460-28-0000 | 19 | 176.42 |
| 248-460-29-0000 | 19 | 176.42 | 248-460-30-0000 | 19 | 176.42 | 248-460-31-0000 | 19 | 176.42 |
| 248-460-32-0000 | 19 | 176.42 | 248-460-33-0000 | 19 | 176.42 | 248-460-34-0000 | 19 | 176.42 |
| 248-460-35-0000 | 19 | 176.42 | 248-460-36-0000 | 19 | 176.42 | 248-460-37-0000 | 19 | 176.42 |
| 248-460-38-0000 | 19 | 176.42 | 248-460-39-0000 | 19 | 176.42 | 248-460-40-0000 | 19 | 176.42 |
| 248-460-41-0000 | 19 | 176.42 | 248-460-42-0000 | 19 | 176.42 | 248-460-43-0000 | 19 | 176.42 |
| 248-460-44-0000 | 19 | 176.42 | 248-460-45-0000 | 19 | 176.42 | 248-460-46-0000 | 19 | 176.42 |
| 248-460-47-0000 | 19 | 176.42 | 248-460-48-0000 | 19 | 176.42 | 248-460-49-0000 | 19 | 176.42 |
| 248-460-50-0000 | 19 | 176.42 | 248-460-51-0000 | 19 | 176.42 | 248-460-52-0000 | 19 | 176.42 |
| 248-460-53-0000 | 19 | 176.42 | 248-460-54-0000 | 19 | 176.42 | 248-470-04-0000 | 19 | 1,411.38 |
| 248-470-05-0000 | 19 | 1,526.06 | 248-470-06-0000 | 19 | 1,526.06 | 248-470-07-0000 | 19 | 1,122.04 |
| 248-470-08-0000 | 19 | 1,122.04 | 248-470-09-0000 | 19 | 1,114.98 | 248-470-10-0000 | 19 | 4,467.04 |
| 248-470-11-0000 | 19 | 1,220.84 | 248-470-12-0000 | 19 | 1,249.06 | 248-470-13-0000 | 19 | 1,425.50 |
| 248-470-14-0000 | 19 | 1,397.26 | 248-470-17-0000 | 19 | 2,095.90 | 248-470-18-0000 | 19 | 2,110.02 |
| 248-470-19-0000 | 19 | 2,637.52 | 248-470-20-0000 | 19 | 1,114.98 | 248-470-21-0000 | 19 | 1,114.98 |
| 248-470-22-0000 | 19 | 1,107.92 | 248-470-23-0000 | 19 | 1,526.06 | 248-470-24-0000 | 19 | 1,213.78 |
| 248-470-25-0000 | 19 | 2,992.14 | 248-470-26-0000 | 19 | 1,884.20 | 248-470-27-0000 | 19 | 705.68 |
| 248-480-01-0000 | 19 | 176.42 | 248-480-02-0000 | 19 | 176.42 | 248-480-03-0000 | 19 | 176.42 |
| 248-480-04-0000 | 19 | 176.42 | 248-480-05-0000 | 19 | 176.42 | 248-480-06-0000 | 19 | 176.42 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-480-07-0000 | 19 | 176.42 | 248-480-08-0000 | 19 | 176.42 | 248-480-09-0000 | 19 | 176.42 |
| 248-480-10-0000 | 19 | 176.42 | 248-480-11-0000 | 19 | 176.42 | 248-480-12-0000 | 19 | 176.42 |
| 248-480-13-0000 | 19 | 176.42 | 248-480-14-0000 | 19 | 176.42 | 248-480-15-0000 | 19 | 176.42 |
| 248-480-16-0000 | 19 | 176.42 | 248-480-17-0000 | 19 | 176.42 | 248-480-18-0000 | 19 | 176.42 |
| 248-480-19-0000 | 19 | 176.42 | 248-480-20-0000 | 19 | 176.42 | 248-480-21-0000 | 19 | 176.42 |
| 248-480-22-0000 | 19 | 176.42 | 248-480-23-0000 | 19 | 176.42 | 248-480-24-0000 | 19 | 176.42 |
| 248-480-25-0000 | 19 | 176.42 | 248-480-26-0000 | 19 | 176.42 | 248-480-27-0000 | 19 | 176.42 |
| 248-480-28-0000 | 19 | 176.42 | 248-480-29-0000 | 19 | 176.42 | 248-480-30-0000 | 19 | 176.42 |
| 248-480-31-0000 | 19 | 176.42 | 248-480-32-0000 | 19 | 176.42 | 248-480-33-0000 | 19 | 176.42 |
| 248-480-34-0000 | 19 | 176.42 | 248-480-35-0000 | 19 | 176.42 | 248-480-36-0000 | 19 | 176.42 |
| 248-480-37-0000 | 19 | 176.42 | 248-480-38-0000 | 19 | 176.42 | 248-480-39-0000 | 19 | 176.42 |
| 248-480-40-0000 | 19 | 176.42 | 248-480-41-0000 | 19 | 176.42 | 248-480-42-0000 | 19 | 176.42 |
| 248-480-43-0000 | 19 | 176.42 | 248-480-44-0000 | 19 | 176.42 | 248-480-45-0000 | 19 | 176.42 |
| 248-480-46-0000 | 19 | 176.42 | 248-490-01-0000 | 19 | 176.42 | 248-490-02-0000 | 19 | 176.42 |
| 248-490-03-0000 | 19 | 176.42 | 248-490-04-0000 | 19 | 176.42 | 248-490-05-0000 | 19 | 176.42 |
| 248-490-06-0000 | 19 | 176.42 | 248-490-07-0000 | 19 | 176.42 | 248-490-08-0000 | 19 | 176.42 |
| 248-490-09-0000 | 19 | 176.42 | 248-490-10-0000 | 19 | 176.42 | 248-490-11-0000 | 19 | 176.42 |
| 248-490-12-0000 | 19 | 176.42 | 248-490-13-0000 | 19 | 176.42 | 248-490-14-0000 | 19 | 176.42 |
| 248-490-15-0000 | 19 | 176.42 | 248-490-16-0000 | 19 | 176.42 | 248-490-17-0000 | 19 | 176.42 |
| 248-490-18-0000 | 19 | 176.42 | 248-490-19-0000 | 19 | 176.42 | 248-490-20-0000 | 19 | 176.42 |
| 248-490-21-0000 | 19 | 176.42 | 248-490-22-0000 | 19 | 176.42 | 248-490-23-0000 | 19 | 176.42 |
| 248-490-24-0000 | 19 | 176.42 | 248-490-25-0000 | 19 | 176.42 | 248-490-26-0000 | 19 | 176.42 |
| 248-490-27-0000 | 19 | 176.42 | 248-490-28-0000 | 19 | 176.42 | 248-490-29-0000 | 19 | 176.42 |
| 248-490-30-0000 | 19 | 176.42 | 248-490-31-0000 | 19 | 176.42 | 248-490-32-0000 | 19 | 176.42 |
| 248-490-33-0000 | 19 | 176.42 | 248-490-34-0000 | 19 | 176.42 | 248-490-35-0000 | 19 | 176.42 |
| 248-490-36-0000 | 19 | 176.42 | 248-490-37-0000 | 19 | 176.42 | 248-490-38-0000 | 19 | 176.42 |
| 248-490-39-0000 | 19 | 176.42 | 248-490-40-0000 | 19 | 176.42 | 248-490-41-0000 | 19 | 176.42 |
| 248-490-42-0000 | 19 | 176.42 | 248-490-43-0000 | 19 | 176.42 | 248-490-44-0000 | 19 | 176.42 |
| 248-490-45-0000 | 19 | 176.42 | 248-490-46-0000 | 19 | 176.42 | 248-490-47-0000 | 19 | 176.42 |
| 248-490-49-0000 | 19 | 176.42 | 248-490-50-0000 | 19 | 176.42 | 248-490-51-0000 | 19 | 176.42 |
| 248-490-52-0000 | 19 | 176.42 | 248-490-53-0000 | 19 | 176.42 | 248-490-54-0000 | 19 | 176.42 |
| 248-490-55-0000 | 19 | 176.42 | 248-490-56-0000 | 19 | 176.42 | 248-490-57-0000 | 19 | 176.42 |
| 248-490-58-0000 | 19 | 176.42 | 248-490-59-0000 | 19 | 176.42 | 248-490-60-0000 | 19 | 176.42 |
| 248-490-61-0000 | 19 | 176.42 | 248-490-62-0000 | 19 | 176.42 | 248-500-01-0000 | 18 | 96.10 |
| 248-500-02-0000 | 18 | 96.10 | 248-500-03-0000 | 18 | 96.10 | 248-500-04-0000 | 18 | 96.10 |
| 248-500-05-0000 | 18 | 96.10 | 248-500-06-0000 | 18 | 96.10 | 248-500-07-0000 | 18 | 96.10 |
| 248-500-08-0000 | 18 | 96.10 | 248-500-09-0000 | 18 | 96.10 | 248-500-10-0000 | 18 | 96.10 |
| 248-500-11-0000 | 18 | 96.10 | 248-500-12-0000 | 18 | 96.10 | 248-500-13-0000 | 18 | 96.10 |
| 248-500-15-0000 | 18 | 96.10 | 248-500-16-0000 | 18 | 96.10 | 248-500-17-0000 | 18 | 96.10 |
| 248-500-18-0000 | 18 | 96.10 | 248-500-19-0000 | 18 | 96.10 | 248-500-20-0000 | 18 | 96.10 |
| 248-500-21-0000 | 18 | 96.10 | 248-500-22-0000 | 18 | 96.10 | 248-500-23-0000 | 18 | 96.10 |
| 248-500-24-0000 | 18 | 96.10 | 248-500-25-0000 | 18 | 96.10 | 248-500-26-0000 | 18 | 96.10 |
| 248-500-27-0000 | 18 | 96.10 | 248-500-28-0000 | 18 | 96.10 | 248-500-29-0000 | 18 | 96.10 |
| 248-500-30-0000 | 18 | 96.10 | 248-500-31-0000 | 18 | 96.10 | 248-500-32-0000 | 18 | 96.10 |
| 248-500-33-0000 | 18 | 96.10 | 248-500-34-0000 | 18 | 96.10 | 248-500-35-0000 | 18 | 96.10 |
| 248-500-36-0000 | 18 | 96.10 | 248-500-37-0000 | 18 | 96.10 | 248-500-38-0000 | 18 | 96.10 |
| 248-500-39-0000 | 18 | 96.10 | 248-500-40-0000 | 18 | 96.10 | 248-500-41-0000 | 18 | 96.10 |
| 248-510-01-0000 | 19 | 176.42 | 248-510-02-0000 | 19 | 176.42 | 248-510-03-0000 | 19 | 176.42 |
| 248-510-04-0000 | 19 | 176.42 | 248-510-05-0000 | 19 | 176.42 | 248-510-06-0000 | 19 | 176.42 |
| 248-510-07-0000 | 19 | 176.42 | 248-510-08-0000 | 19 | 176.42 | 248-510-09-0000 | 19 | 176.42 |
| 248-510-10-0000 | 19 | 176.42 | 248-510-11-0000 | 19 | 176.42 | 248-510-12-0000 | 19 | 176.42 |
| 248-510-13-0000 | 19 | 176.42 | 248-510-14-0000 | 19 | 176.42 | 248-510-15-0000 | 19 | 176.42 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-510-16-0000 | 19 | 176.42 | 248-510-17-0000 | 19 | 176.42 | 248-510-18-0000 | 19 | 176.42 |
| 248-510-19-0000 | 19 | 176.42 | 248-510-20-0000 | 19 | 176.42 | 248-510-21-0000 | 19 | 176.42 |
| 248-510-22-0000 | 19 | 176.42 | 248-510-23-0000 | 19 | 176.42 | 248-510-24-0000 | 19 | 176.42 |
| 248-510-25-0000 | 19 | 176.42 | 248-510-26-0000 | 19 | 176.42 | 248-510-27-0000 | 19 | 176.42 |
| 248-510-28-0000 | 19 | 176.42 | 248-510-29-0000 | 19 | 176.42 | 248-510-30-0000 | 19 | 176.42 |
| 248-510-31-0000 | 19 | 176.42 | 248-510-32-0000 | 19 | 176.42 | 248-510-33-0000 | 19 | 176.42 |
| 248-510-34-0000 | 19 | 176.42 | 248-510-35-0000 | 19 | 176.42 | 248-510-36-0000 | 19 | 176.42 |
| 248-510-37-0000 | 19 | 176.42 | 248-510-38-0000 | 19 | 176.42 | 248-510-39-0000 | 19 | 176.42 |
| 248-510-40-0000 | 19 | 176.42 | 248-510-41-0000 | 19 | 176.42 | 248-510-42-0000 | 19 | 176.42 |
| 248-510-43-0000 | 19 | 176.42 | 248-510-44-0000 | 19 | 176.42 | 248-510-45-0000 | 19 | 176.42 |
| 248-510-46-0000 | 19 | 176.42 | 248-510-47-0000 | 19 | 176.42 | 248-510-48-0000 | 19 | 176.42 |
| 248-510-49-0000 | 19 | 176.42 | 248-510-50-0000 | 19 | 176.42 | 248-520-01-0000 | 19 | 176.42 |
| 248-520-02-0000 | 19 | 176.42 | 248-520-03-0000 | 19 | 176.42 | 248-520-04-0000 | 19 | 176.42 |
| 248-520-05-0000 | 19 | 176.42 | 248-520-06-0000 | 19 | 176.42 | 248-520-07-0000 | 19 | 176.42 |
| 248-520-08-0000 | 19 | 176.42 | 248-520-09-0000 | 19 | 176.42 | 248-520-10-0000 | 19 | 176.42 |
| 248-520-11-0000 | 19 | 176.42 | 248-520-12-0000 | 19 | 176.42 | 248-520-13-0000 | 19 | 176.42 |
| 248-520-14-0000 | 19 | 176.42 | 248-520-15-0000 | 19 | 176.42 | 248-520-16-0000 | 19 | 176.42 |
| 248-520-17-0000 | 19 | 176.42 | 248-520-18-0000 | 19 | 176.42 | 248-520-19-0000 | 19 | 176.42 |
| 248-520-20-0000 | 19 | 176.42 | 248-520-21-0000 | 19 | 176.42 | 248-520-22-0000 | 19 | 176.42 |
| 248-520-23-0000 | 19 | 176.42 | 248-520-24-0000 | 19 | 176.42 | 248-520-25-0000 | 19 | 176.42 |
| 248-520-26-0000 | 19 | 176.42 | 248-520-27-0000 | 19 | 176.42 | 248-530-01-0000 | 18 | 96.10 |
| 248-530-02-0000 | 18 | 96.10 | 248-530-03-0000 | 18 | 96.10 | 248-530-04-0000 | 18 | 96.10 |
| 248-530-05-0000 | 18 | 96.10 | 248-530-06-0000 | 18 | 96.10 | 248-530-07-0000 | 18 | 96.10 |
| 248-530-08-0000 | 18 | 96.10 | 248-530-09-0000 | 18 | 96.10 | 248-530-10-0000 | 18 | 96.10 |
| 248-530-11-0000 | 18 | 96.10 | 248-530-12-0000 | 18 | 96.10 | 248-530-13-0000 | 18 | 96.10 |
| 248-530-14-0000 | 18 | 96.10 | 248-530-15-0000 | 18 | 96.10 | 248-540-01-0000 | 18 | 96.10 |
| 248-540-02-0000 | 18 | 96.10 | 248-540-03-0000 | 18 | 96.10 | 248-540-04-0000 | 18 | 96.10 |
| 248-540-05-0000 | 18 | 96.10 | 248-540-06-0000 | 18 | 96.10 | 248-540-07-0000 | 18 | 96.10 |
| 248-540-08-0000 | 18 | 96.10 | 248-540-09-0000 | 18 | 96.10 | 248-540-10-0000 | 18 | 96.10 |
| 248-540-11-0000 | 18 | 96.10 | 248-540-12-0000 | 18 | 96.10 | 248-540-13-0000 | 18 | 96.10 |
| 248-540-14-0000 | 18 | 96.10 | 248-540-15-0000 | 18 | 96.10 | 248-540-16-0000 | 18 | 96.10 |
| 248-540-25-0000 | 18 | 96.10 | 248-540-26-0000 | 18 | 96.10 | 248-540-27-0000 | 18 | 96.10 |
| 248-540-28-0000 | 18 | 96.10 | 248-540-29-0000 | 18 | 96.10 | 248-540-30-0000 | 18 | 96.10 |
| 248-540-31-0000 | 18 | 96.10 | 248-540-32-0000 | 18 | 96.10 | 248-540-33-0000 | 18 | 96.10 |
| 248-540-34-0000 | 18 | 96.10 | 248-540-35-0000 | 18 | 96.10 | 248-540-36-0000 | 18 | 96.10 |
| 248-540-37-0000 | 18 | 96.10 | 248-540-38-0000 | 18 | 96.10 | 248-540-39-0000 | 18 | 96.10 |
| 248-540-40-0000 | 18 | 96.10 | 248-540-41-0000 | 18 | 96.10 | 248-540-42-0000 | 18 | 96.10 |
| 248-540-43-0000 | 18 | 96.10 | 248-540-44-0000 | 18 | 96.10 | 248-540-45-0000 | 18 | 96.10 |
| 248-540-46-0000 | 18 | 96.10 | 248-540-47-0000 | 18 | 96.10 | 248-540-48-0000 | 18 | 96.10 |
| 248-540-49-0000 | 18 | 96.10 | 248-540-50-0000 | 18 | 96.10 | 248-540-51-0000 | 18 | 96.10 |
| 248-540-52-0000 | 18 | 96.10 | 248-540-53-0000 | 18 | 96.10 | 248-540-54-0000 | 18 | 96.10 |
| 248-540-55-0000 | 18 | 96.10 | 248-540-56-0000 | 18 | 96.10 | 248-540-57-0000 | 18 | 96.10 |
| 248-540-58-0000 | 18 | 96.10 | 248-540-59-0000 | 18 | 96.10 | 248-540-60-0000 | 18 | 96.10 |
| 248-540-61-0000 | 18 | 96.10 | 248-540-62-0000 | 18 | 96.10 | 248-540-63-0000 | 18 | 96.10 |
| 248-540-64-0000 | 18 | 96.10 | 248-540-65-0000 | 18 | 96.10 | 248-540-66-0000 | 18 | 96.10 |
| 248-540-67-0000 | 18 | 96.10 | 248-540-68-0000 | 18 | 96.10 | 248-550-01-0000 | 19 | 176.42 |
| 248-550-02-0000 | 19 | 176.42 | 248-550-03-0000 | 19 | 176.42 | 248-550-04-0000 | 19 | 176.42 |
| 248-550-05-0000 | 19 | 176.42 | 248-550-06-0000 | 19 | 176.42 | 248-550-07-0000 | 19 | 176.42 |
| 248-550-08-0000 | 19 | 176.42 | 248-550-09-0000 | 19 | 176.42 | 248-550-10-0000 | 19 | 176.42 |
| 248-550-11-0000 | 19 | 176.42 | 248-550-12-0000 | 19 | 176.42 | 248-550-13-0000 | 19 | 176.42 |
| 248-550-14-0000 | 19 | 176.42 | 248-550-15-0000 | 19 | 176.42 | 248-550-16-0000 | 19 | 176.42 |
| 248-550-17-0000 | 19 | 176.42 | 248-550-18-0000 | 19 | 176.42 | 248-550-19-0000 | 19 | 176.42 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-550-20-0000 | 19 | 176.42 | 248-550-21-0000 | 19 | 176.42 | 248-550-22-0000 | 19 | 176.42 |
| 248-550-23-0000 | 19 | 176.42 | 248-550-24-0000 | 19 | 176.42 | 248-550-25-0000 | 19 | 176.42 |
| 248-550-26-0000 | 19 | 176.42 | 248-550-27-0000 | 19 | 176.42 | 248-550-28-0000 | 19 | 176.42 |
| 248-550-29-0000 | 19 | 176.42 | 248-550-30-0000 | 19 | 176.42 | 248-550-31-0000 | 19 | 176.42 |
| 248-550-32-0000 | 19 | 176.42 | 248-550-33-0000 | 19 | 176.42 | 248-550-34-0000 | 19 | 176.42 |
| 248-550-35-0000 | 19 | 176.42 | 248-550-36-0000 | 19 | 176.42 | 248-550-37-0000 | 19 | 176.42 |
| 248-550-38-0000 | 19 | 176.42 | 248-550-39-0000 | 19 | 176.42 | 248-550-40-0000 | 19 | 176.42 |
| 248-550-41-0000 | 19 | 176.42 | 248-550-42-0000 | 19 | 176.42 | 248-550-43-0000 | 19 | 176.42 |
| 248-550-44-0000 | 19 | 176.42 | 248-550-45-0000 | 19 | 176.42 | 248-550-46-0000 | 19 | 176.42 |
| 248-550-47-0000 | 19 | 176.42 | 248-550-48-0000 | 19 | 176.42 | 248-550-49-0000 | 19 | 176.42 |
| 248-550-50-0000 | 19 | 176.42 | 248-550-51-0000 | 19 | 176.42 | 248-550-52-0000 | 19 | 176.42 |
| 248-550-53-0000 | 19 | 176.42 | 248-550-54-0000 | 19 | 176.42 | 248-550-55-0000 | 19 | 176.42 |
| 248-550-56-0000 | 19 | 176.42 | 248-550-57-0000 | 19 | 176.42 | 248-550-58-0000 | 19 | 176.42 |
| 248-550-59-0000 | 19 | 176.42 | 248-550-60-0000 | 19 | 176.42 | 248-550-61-0000 | 19 | 176.42 |
| 248-550-62-0000 | 19 | 176.42 | 248-550-63-0000 | 19 | 176.42 | 248-550-64-0000 | 19 | 176.42 |
| 248-550-65-0000 | 19 | 176.42 | 248-550-66-0000 | 19 | 176.42 | 248-560-01-0000 | 19 | 176.42 |
| 248-560-02-0000 | 19 | 176.42 | 248-560-03-0000 | 19 | 176.42 | 248-560-04-0000 | 19 | 176.42 |
| 248-560-05-0000 | 19 | 176.42 | 248-560-06-0000 | 19 | 176.42 | 248-560-07-0000 | 19 | 176.42 |
| 248-560-08-0000 | 19 | 176.42 | 248-560-09-0000 | 19 | 176.42 | 248-560-10-0000 | 19 | 176.42 |
| 248-560-11-0000 | 19 | 176.42 | 248-560-12-0000 | 19 | 176.42 | 248-560-13-0000 | 19 | 176.42 |
| 248-560-14-0000 | 19 | 176.42 | 248-560-15-0000 | 19 | 176.42 | 248-560-16-0000 | 19 | 176.42 |
| 248-560-17-0000 | 19 | 176.42 | 248-560-18-0000 | 19 | 176.42 | 248-560-19-0000 | 19 | 176.42 |
| 248-560-20-0000 | 19 | 176.42 | 248-560-21-0000 | 19 | 176.42 | 248-560-22-0000 | 19 | 176.42 |
| 248-560-23-0000 | 19 | 176.42 | 248-560-24-0000 | 19 | 176.42 | 248-560-25-0000 | 19 | 176.42 |
| 248-560-26-0000 | 19 | 176.42 | 248-560-27-0000 | 19 | 176.42 | 248-560-28-0000 | 19 | 7,063.98 |
| 248-590-01-0000 | 19 | 176.42 | 248-590-02-0000 | 19 | 176.42 | 248-590-03-0000 | 19 | 176.42 |
| 248-590-04-0000 | 19 | 176.42 | 248-590-05-0000 | 19 | 176.42 | 248-590-06-0000 | 19 | 176.42 |
| 248-590-07-0000 | 19 | 176.42 | 248-600-01-0000 | 18 | 96.10 | 248-600-02-0000 | 18 | 96.10 |
| 248-600-03-0000 | 18 | 96.10 | 248-600-04-0000 | 18 | 96.10 | 248-600-05-0000 | 18 | 96.10 |
| 248-600-06-0000 | 18 | 96.10 | 248-600-07-0000 | 18 | 96.10 | 248-600-08-0000 | 18 | 96.10 |
| 248-600-09-0000 | 18 | 96.10 | 248-600-10-0000 | 18 | 96.10 | 248-600-11-0000 | 18 | 96.10 |
| 248-600-12-0000 | 18 | 96.10 | 248-600-13-0000 | 18 | 96.10 | 248-600-14-0000 | 18 | 96.10 |
| 248-600-15-0000 | 18 | 96.10 | 248-600-16-0000 | 18 | 96.10 | 248-600-17-0000 | 18 | 96.10 |
| 248-600-18-0000 | 18 | 96.10 | 248-600-19-0000 | 18 | 96.10 | 248-600-20-0000 | 18 | 96.10 |
| 248-600-21-0000 | 18 | 96.10 | 248-600-22-0000 | 18 | 96.10 | 248-600-23-0000 | 18 | 96.10 |
| 248-600-24-0000 | 18 | 96.10 | 248-600-25-0000 | 18 | 96.10 | 248-600-26-0000 | 18 | 96.10 |
| 248-600-27-0000 | 18 | 96.10 | 248-600-28-0000 | 18 | 96.10 | 248-600-29-0000 | 18 | 96.10 |
| 248-600-30-0000 | 18 | 96.10 | 248-600-31-0000 | 18 | 96.10 | 248-600-32-0000 | 18 | 96.10 |
| 248-600-33-0000 | 18 | 96.10 | 248-600-34-0000 | 18 | 96.10 | 248-600-35-0000 | 18 | 96.10 |
| 248-600-36-0000 | 18 | 96.10 | 248-600-37-0000 | 18 | 96.10 | 248-600-38-0000 | 18 | 96.10 |
| 248-600-39-0000 | 18 | 96.10 | 248-600-40-0000 | 18 | 96.10 | 248-610-01-0000 | 18 | 96.10 |
| 248-610-02-0000 | 18 | 96.10 | 248-610-03-0000 | 18 | 96.10 | 248-610-04-0000 | 18 | 96.10 |
| 248-610-05-0000 | 18 | 96.10 | 248-610-06-0000 | 18 | 96.10 | 248-610-07-0000 | 18 | 96.10 |
| 248-610-08-0000 | 18 | 96.10 | 248-610-09-0000 | 18 | 96.10 | 248-610-10-0000 | 18 | 96.10 |
| 248-610-11-0000 | 18 | 96.10 | 248-610-12-0000 | 18 | 96.10 | 248-610-13-0000 | 18 | 96.10 |
| 248-640-01-0000 | 19 | 176.42 | 248-640-02-0000 | 19 | 176.42 | 248-640-03-0000 | 19 | 176.42 |
| 248-640-04-0000 | 19 | 176.42 | 248-640-05-0000 | 19 | 176.42 | 248-640-06-0000 | 19 | 176.42 |
| 248-640-07-0000 | 19 | 176.42 | 248-640-08-0000 | 19 | 176.42 | 248-640-09-0000 | 19 | 176.42 |
| 248-640-10-0000 | 19 | 176.42 | 248-640-11-0000 | 19 | 176.42 | 248-640-12-0000 | 19 | 176.42 |
| 248-640-13-0000 | 19 | 176.42 | 248-640-14-0000 | 19 | 176.42 | 248-640-15-0000 | 19 | 176.42 |
| 248-640-16-0000 | 19 | 176.42 | 248-640-17-0000 | 19 | 176.42 | 248-650-01-0000 | 18 | 96.10 |
| 248-650-02-0000 | 18 | 96.10 | 248-650-03-0000 | 18 | 96.10 | 248-650-04-0000 | 18 | 96.10 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 248-650-05-0000 | 18 | 96.10 | 248-650-06-0000 | 18 | 96.10 | 248-650-07-0000 | 18 | 96.10 |
| 248-650-08-0000 | 18 | 96.10 | 248-650-09-0000 | 18 | 96.10 | 248-650-10-0000 | 18 | 96.10 |
| 248-650-11-0000 | 18 | 96.10 | 248-650-12-0000 | 18 | 96.10 | 248-650-13-0000 | 18 | 96.10 |
| 248-650-14-0000 | 18 | 96.10 | 248-650-15-0000 | 18 | 96.10 | 248-650-16-0000 | 18 | 96.10 |
| 248-650-17-0000 | 18 | 96.10 | 248-650-18-0000 | 18 | 96.10 | 248-650-19-0000 | 18 | 96.10 |
| 248-650-20-0000 | 18 | 96.10 | 248-650-21-0000 | 18 | 96.10 | 248-650-22-0000 | 18 | 96.10 |
| 248-650-23-0000 | 18 | 96.10 | 248-650-24-0000 | 18 | 96.10 | 248-650-25-0000 | 18 | 96.10 |
| 248-650-26-0000 | 18 | 96.10 | 248-650-27-0000 | 18 | 96.10 | 248-650-28-0000 | 18 | 96.10 |
| 248-650-29-0000 | 18 | 96.10 | 248-650-30-0000 | 18 | 96.10 | 248-650-31-0000 | 18 | 96.10 |
| 248-650-32-0000 | 18 | 96.10 | 248-650-33-0000 | 18 | 96.10 | 248-650-34-0000 | 18 | 96.10 |
| 248-650-35-0000 | 18 | 96.10 | 248-650-36-0000 | 18 | 96.10 | 248-650-37-0000 | 18 | 96.10 |
| 248-650-38-0000 | 18 | 96.10 | 248-650-39-0000 | 18 | 96.10 | 248-650-40-0000 | 18 | 96.10 |
| 248-650-41-0000 | 18 | 384.40 | 248-650-42-0000 | 18 | 384.40 | 248-650-43-0000 | 18 | 96.10 |
| 248-650-44-0000 | 18 | 96.10 | 248-650-45-0000 | 18 | 96.10 | 248-650-46-0000 | 18 | 96.10 |
| 248-650-47-0000 | 18 | 96.10 | 248-650-48-0000 | 18 | 96.10 | 248-650-49-0000 | 18 | 96.10 |
| 248-650-50-0000 | 18 | 96.10 | 248-650-51-0000 | 18 | 96.10 | 248-650-52-0000 | 18 | 96.10 |
| 248-650-54-0000 | 18 | 96.10 | 248-650-55-0000 | 18 | 96.10 | 248-650-56-0000 | 18 | 96.10 |
| 248-650-58-0000 | 18 | 96.10 | 248-650-59-0000 | 18 | 96.10 | 248-650-60-0000 | 18 | 96.10 |
| 248-680-01-0000 | 19 | 176.42 | 248-680-02-0000 | 19 | 176.42 | 248-680-03-0000 | 19 | 176.42 |
| 248-680-04-0000 | 19 | 176.42 | 248-680-05-0000 | 19 | 176.42 | 248-680-06-0000 | 19 | 176.42 |
| 248-690-01-0000 | 18 | 96.10 | 248-690-02-0000 | 18 | 96.10 | 248-690-03-0000 | 18 | 96.10 |
| 248-690-04-0000 | 18 | 96.10 | 248-690-05-0000 | 18 | 96.10 | 248-690-06-0000 | 18 | 96.10 |
| 248-690-07-0000 | 18 | 96.10 | 250-250-06-0000 | 11 | 1,375.04 | 250-260-11-0000 | 10 | 8,447.92 |
| 250-260-12-0000 | 10 | 391.48 | 250-260-20-0000 | 10 | 4,602.02 | 250-260-21-0000 | 10 | 1,527.60 |
| 250-260-24-0000 | 10 | 4,210.52 | 250-260-25-0000 | 10 | 6,010.64 | 250-270-01-0000 | 10 | 214.94 |
| 250-270-02-0000 | 10 | 994.08 | 250-270-07-0000 | 10 | 844.40 | 250-270-10-0000 | 10 | 3,070.56 |
| 250-270-11-0000 | 10 | 3,366.10 | 250-270-13-0000 | 10 | 307.04 | 250-270-14-0000 | 10 | 4,479.20 |
| 250-270-17-0000 | 10 | 913.48 | 250-270-20-0000 | 10 | 4,156.78 | 250-270-21-0000 | 10 | 1,450.84 |
| 250-270-22-0000 | 10 | 1,189.84 | 250-270-23-0000 | 10 | 629.46 | 250-270-24-0000 | 10 | 1,128.42 |
| 250-270-25-0000 | 10 | 1,293.48 | 250-270-26-0000 | 10 | 3,108.94 | 250-270-29-0000 | 10 | 2,479.48 |
| 250-270-30-0000 | 10 | 11,100.12 | 250-270-31-0000 | 10 | 556.14 | 250-270-32-0000 | 10 | 495.50 |
| 250-270-33-0000 | 10 | 366.54 | 250-270-34-0000 | 10 | 450.98 | 250-270-35-0000 | 10 | 193.06 |
| 250-270-36-0000 | 10 | 199.96 | 250-270-37-0000 | 10 | 159.66 | 250-270-38-0000 | 10 | 168.10 |
| 250-270-39-0000 | 10 | 133.56 | 250-270-40-0000 | 10 | 146.62 | 250-270-41-0000 | 10 | 217.62 |
| 250-270-42-0000 | 10 | 76.76 | 250-270-43-0000 | 10 | 79.06 | 250-270-44-0000 | 10 | 79.06 |
| 250-270-45-0000 | 10 | 76.76 | 250-270-46-0000 | 10 | 123.96 | 250-270-47-0000 | 10 | 479.76 |
| 250-270-48-0000 | 10 | 169.64 | 250-270-49-0000 | 10 | 78.68 | 250-270-50-0000 | 10 | 78.68 |
| 250-270-51-0000 | 10 | 76.76 | 250-270-52-0000 | 10 | 76.76 | 250-270-53-0000 | 10 | 107.46 |
| 250-270-54-0000 | 10 | 124.74 | 250-270-55-0000 | 10 | 76.76 | 250-270-56-0000 | 10 | 76.76 |
| 250-270-57-0000 | 10 | 90.96 | 250-270-58-0000 | 10 | 90.96 | 250-270-59-0000 | 10 | 196.50 |
| 250-270-60-0000 | 10 | 3,389.14 | 252-030-09-0000 | 30 | 20,925.78 | 252-050-02-0000 | 24 | 134.98 |
| 252-050-03-0000 | 24 | 134.98 | 252-050-04-0000 | 24 | 134.98 | 252-050-05-0000 | 24 | 134.98 |
| 252-050-06-0000 | 24 | 134.98 | 252-050-07-0000 | 24 | 134.98 | 252-050-09-0000 | 24 | 134.98 |
| 252-050-13-0000 | 24 | 1,112.24 | 252-050-24-0000 | 24 | 2,710.42 | 252-060-05-0000 | 29 | 127.92 |
| 252-060-06-0000 | 29 | 127.92 | 252-060-09-0000 | 29 | 127.92 | 252-060-10-0000 | 29 | 127.92 |
| 252-060-17-0000 | 29 | 127.92 | 252-060-19-0000 | 24 | 134.98 | 252-060-32-0000 | 29 | 127.92 |
| 252-160-01-0000 | 24 | 134.98 | 252-160-02-0000 | 24 | 134.98 | 252-160-03-0000 | 24 | 134.98 |
| 252-160-04-0000 | 24 | 134.98 | 252-160-05-0000 | 24 | 134.98 | 252-160-06-0000 | 24 | 134.98 |
| 252-160-07-0000 | 24 | 134.98 | 252-160-08-0000 | 24 | 134.98 | 252-160-09-0000 | 24 | 134.98 |
| 252-160-10-0000 | 24 | 134.98 | 252-160-11-0000 | 24 | 134.98 | 252-160-12-0000 | 24 | 134.98 |
| 252-160-13-0000 | 24 | 134.98 | 252-160-14-0000 | 24 | 134.98 | 252-160-15-0000 | 24 | 134.98 |
| 252-160-16-0000 | 24 | 134.98 | 252-160-17-0000 | 24 | 134.98 | 252-160-18-0000 | 24 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-170-01-0000 | 24 | 134.98 | 252-170-02-0000 | 24 | 134.98 | 252-170-03-0000 | 24 | 134.98 |
| 252-170-04-0000 | 24 | 134.98 | 252-170-05-0000 | 24 | 134.98 | 252-170-06-0000 | 24 | 134.98 |
| 252-170-07-0000 | 24 | 134.98 | 252-170-08-0000 | 24 | 134.98 | 252-170-09-0000 | 24 | 134.98 |
| 252-170-10-0000 | 24 | 134.98 | 252-170-11-0000 | 24 | 134.98 | 252-170-12-0000 | 24 | 134.98 |
| 252-170-13-0000 | 24 | 134.98 | 252-170-14-0000 | 24 | 134.98 | 252-170-15-0000 | 24 | 134.98 |
| 252-170-16-0000 | 24 | 134.98 | 252-180-01-0000 | 24 | 134.98 | 252-180-04-0000 | 24 | 134.98 |
| 252-180-05-0000 | 24 | 134.98 | 252-180-13-0000 | 24 | 134.98 | 252-180-14-0000 | 24 | 134.98 |
| 252-180-15-0000 | 24 | 134.98 | 252-180-16-0000 | 24 | 134.98 | 252-180-17-0000 | 24 | 134.98 |
| 252-180-21-0000 | 24 | 134.98 | 252-180-22-0000 | 24 | 134.98 | 252-180-23-0000 | 24 | 134.98 |
| 252-180-24-0000 | 24 | 134.98 | 252-180-25-0000 | 24 | 134.98 | 252-180-26-0000 | 24 | 134.98 |
| 252-180-27-0000 | 24 | 134.98 | 252-180-28-0000 | 24 | 134.98 | 252-180-29-0000 | 24 | 134.98 |
| 252-180-30-0000 | 24 | 134.98 | 252-180-31-0000 | 24 | 134.98 | 252-180-32-0000 | 24 | 134.98 |
| 252-200-01-0000 | 24 | 134.98 | 252-200-02-0000 | 24 | 134.98 | 252-200-03-0000 | 24 | 134.98 |
| 252-200-04-0000 | 24 | 134.98 | 252-200-05-0000 | 24 | 134.98 | 252-200-06-0000 | 24 | 134.98 |
| 252-200-07-0000 | 24 | 134.98 | 252-200-08-0000 | 24 | 134.98 | 252-200-09-0000 | 24 | 134.98 |
| 252-200-10-0000 | 24 | 134.98 | 252-200-11-0000 | 24 | 134.98 | 252-200-12-0000 | 24 | 134.98 |
| 252-200-13-0000 | 24 | 134.98 | 252-200-14-0000 | 24 | 134.98 | 252-200-15-0000 | 24 | 134.98 |
| 252-200-16-0000 | 24 | 134.98 | 252-200-17-0000 | 24 | 134.98 | 252-200-18-0000 | 24 | 134.98 |
| 252-200-19-0000 | 24 | 134.98 | 252-200-20-0000 | 24 | 134.98 | 252-200-21-0000 | 24 | 134.98 |
| 252-200-22-0000 | 24 | 134.98 | 252-200-23-0000 | 24 | 134.98 | 252-200-24-0000 | 24 | 134.98 |
| 252-200-25-0000 | 24 | 134.98 | 252-200-26-0000 | 24 | 134.98 | 252-200-27-0000 | 24 | 134.98 |
| 252-200-28-0000 | 24 | 134.98 | 252-200-29-0000 | 24 | 134.98 | 252-200-30-0000 | 24 | 134.98 |
| 252-200-31-0000 | 24 | 134.98 | 252-200-32-0000 | 24 | 134.98 | 252-200-33-0000 | 24 | 134.98 |
| 252-200-34-0000 | 24 | 134.98 | 252-200-35-0000 | 24 | 134.98 | 252-200-36-0000 | 24 | 134.98 |
| 252-200-37-0000 | 24 | 134.98 | 252-200-38-0000 | 24 | 134.98 | 252-200-39-0000 | 24 | 134.98 |
| 252-200-40-0000 | 24 | 134.98 | 252-200-41-0000 | 24 | 134.98 | 252-200-42-0000 | 24 | 134.98 |
| 252-200-43-0000 | 24 | 134.98 | 252-200-44-0000 | 24 | 134.98 | 252-200-45-0000 | 24 | 134.98 |
| 252-200-46-0000 | 24 | 134.98 | 252-200-47-0000 | 24 | 134.98 | 252-200-48-0000 | 24 | 134.98 |
| 252-200-49-0000 | 24 | 134.98 | 252-200-50-0000 | 24 | 134.98 | 252-200-51-0000 | 24 | 134.98 |
| 252-200-52-0000 | 24 | 134.98 | 252-200-53-0000 | 24 | 134.98 | 252-200-54-0000 | 24 | 134.98 |
| 252-200-55-0000 | 24 | 134.98 | 252-200-56-0000 | 24 | 134.98 | 252-200-57-0000 | 24 | 134.98 |
| 252-200-58-0000 | 24 | 134.98 | 252-200-59-0000 | 24 | 134.98 | 252-200-60-0000 | 24 | 134.98 |
| 252-200-61-0000 | 24 | 134.98 | 252-200-62-0000 | 24 | 134.98 | 252-200-63-0000 | 24 | 134.98 |
| 252-200-64-0000 | 24 | 134.98 | 252-200-65-0000 | 24 | 134.98 | 252-200-66-0000 | 24 | 134.98 |
| 252-200-67-0000 | 24 | 134.98 | 252-210-01-0000 | 24 | 134.98 | 252-210-02-0000 | 24 | 134.98 |
| 252-210-03-0000 | 24 | 134.98 | 252-210-04-0000 | 24 | 134.98 | 252-210-05-0000 | 24 | 134.98 |
| 252-210-06-0000 | 24 | 134.98 | 252-210-07-0000 | 24 | 134.98 | 252-210-08-0000 | 24 | 134.98 |
| 252-210-09-0000 | 24 | 134.98 | 252-210-10-0000 | 24 | 134.98 | 252-210-11-0000 | 24 | 134.98 |
| 252-210-12-0000 | 24 | 134.98 | 252-210-13-0000 | 24 | 134.98 | 252-210-14-0000 | 24 | 134.98 |
| 252-210-15-0000 | 24 | 134.98 | 252-210-16-0000 | 24 | 134.98 | 252-210-17-0000 | 24 | 134.98 |
| 252-210-18-0000 | 24 | 134.98 | 252-210-19-0000 | 24 | 134.98 | 252-210-20-0000 | 24 | 134.98 |
| 252-210-21-0000 | 24 | 134.98 | 252-210-22-0000 | 24 | 134.98 | 252-210-23-0000 | 24 | 134.98 |
| 252-210-24-0000 | 24 | 134.98 | 252-210-25-0000 | 24 | 134.98 | 252-210-26-0000 | 24 | 134.98 |
| 252-210-27-0000 | 24 | 134.98 | 252-210-28-0000 | 24 | 134.98 | 252-210-29-0000 | 24 | 134.98 |
| 252-210-30-0000 | 24 | 134.98 | 252-210-31-0000 | 24 | 134.98 | 252-210-32-0000 | 24 | 134.98 |
| 252-210-33-0000 | 24 | 134.98 | 252-210-34-0000 | 24 | 134.98 | 252-210-35-0000 | 24 | 134.98 |
| 252-210-36-0000 | 24 | 134.98 | 252-210-37-0000 | 24 | 134.98 | 252-210-38-0000 | 24 | 134.98 |
| 252-210-39-0000 | 24 | 134.98 | 252-210-40-0000 | 24 | 134.98 | 252-210-41-0000 | 24 | 134.98 |
| 252-210-42-0000 | 24 | 134.98 | 252-210-43-0000 | 24 | 134.98 | 252-210-44-0000 | 24 | 134.98 |
| 252-210-45-0000 | 24 | 134.98 | 252-210-46-0000 | 24 | 134.98 | 252-210-47-0000 | 24 | 134.98 |
| 252-210-48-0000 | 24 | 134.98 | 252-210-49-0000 | 24 | 134.98 | 252-210-50-0000 | 24 | 134.98 |
| 252-210-51-0000 | 24 | 134.98 | 252-210-52-0000 | 24 | 134.98 | 252-210-53-0000 | 24 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-210-54-0000 | 24 | 134.98 | 252-210-55-0000 | 24 | 134.98 | 252-210-56-0000 | 24 | 134.98 |
| 252-210-57-0000 | 24 | 134.98 | 252-210-58-0000 | 24 | 134.98 | 252-210-59-0000 | 24 | 134.98 |
| 252-210-60-0000 | 24 | 134.98 | 252-220-01-0000 | 24 | 134.98 | 252-220-02-0000 | 24 | 134.98 |
| 252-220-03-0000 | 24 | 134.98 | 252-220-04-0000 | 24 | 134.98 | 252-220-05-0000 | 24 | 134.98 |
| 252-220-06-0000 | 24 | 134.98 | 252-220-07-0000 | 24 | 134.98 | 252-220-08-0000 | 24 | 134.98 |
| 252-220-09-0000 | 24 | 134.98 | 252-220-10-0000 | 24 | 134.98 | 252-220-11-0000 | 24 | 134.98 |
| 252-220-12-0000 | 24 | 134.98 | 252-220-13-0000 | 24 | 134.98 | 252-220-14-0000 | 24 | 134.98 |
| 252-220-15-0000 | 24 | 134.98 | 252-220-16-0000 | 24 | 134.98 | 252-220-17-0000 | 24 | 134.98 |
| 252-220-18-0000 | 24 | 134.98 | 252-220-19-0000 | 24 | 134.98 | 252-220-20-0000 | 24 | 134.98 |
| 252-220-21-0000 | 24 | 134.98 | 252-220-22-0000 | 24 | 134.98 | 252-220-23-0000 | 24 | 134.98 |
| 252-220-24-0000 | 24 | 134.98 | 252-220-25-0000 | 24 | 134.98 | 252-220-26-0000 | 24 | 134.98 |
| 252-220-27-0000 | 24 | 134.98 | 252-220-28-0000 | 24 | 134.98 | 252-220-29-0000 | 24 | 134.98 |
| 252-220-30-0000 | 24 | 134.98 | 252-220-31-0000 | 24 | 134.98 | 252-220-32-0000 | 24 | 134.98 |
| 252-220-33-0000 | 24 | 134.98 | 252-220-34-0000 | 24 | 134.98 | 252-220-35-0000 | 24 | 134.98 |
| 252-220-36-0000 | 24 | 134.98 | 252-220-37-0000 | 24 | 134.98 | 252-220-38-0000 | 24 | 134.98 |
| 252-220-39-0000 | 24 | 134.98 | 252-220-40-0000 | 24 | 134.98 | 252-220-41-0000 | 24 | 134.98 |
| 252-220-42-0000 | 24 | 134.98 | 252-220-43-0000 | 24 | 134.98 | 252-220-44-0000 | 24 | 134.98 |
| 252-220-45-0000 | 24 | 134.98 | 252-220-46-0000 | 24 | 134.98 | 252-220-47-0000 | 24 | 134.98 |
| 252-220-48-0000 | 24 | 134.98 | 252-220-49-0000 | 24 | 134.98 | 252-220-50-0000 | 24 | 134.98 |
| 252-220-51-0000 | 24 | 134.98 | 252-220-52-0000 | 24 | 134.98 | 252-220-53-0000 | 24 | 134.98 |
| 252-220-54-0000 | 24 | 134.98 | 252-220-55-0000 | 24 | 134.98 | 252-220-56-0000 | 24 | 134.98 |
| 252-220-57-0000 | 24 | 134.98 | 252-220-58-0000 | 24 | 134.98 | 252-220-59-0000 | 24 | 134.98 |
| 252-220-60-0000 | 24 | 134.98 | 252-220-61-0000 | 24 | 134.98 | 252-220-62-0000 | 24 | 134.98 |
| 252-220-63-0000 | 24 | 134.98 | 252-220-64-0000 | 24 | 134.98 | 252-220-65-0000 | 24 | 134.98 |
| 252-220-66-0000 | 24 | 134.98 | 252-220-67-0000 | 24 | 134.98 | 252-220-68-0000 | 24 | 134.98 |
| 252-220-69-0000 | 24 | 134.98 | 252-220-70-0000 | 24 | 134.98 | 252-220-71-0000 | 24 | 134.98 |
| 252-220-72-0000 | 24 | 134.98 | 252-220-73-0000 | 24 | 134.98 | 252-220-74-0000 | 24 | 134.98 |
| 252-220-75-0000 | 24 | 134.98 | 252-220-76-0000 | 24 | 134.98 | 252-230-01-0000 | 24 | 134.98 |
| 252-230-02-0000 | 24 | 134.98 | 252-230-03-0000 | 24 | 134.98 | 252-230-04-0000 | 24 | 134.98 |
| 252-230-05-0000 | 24 | 134.98 | 252-230-06-0000 | 24 | 134.98 | 252-230-07-0000 | 24 | 134.98 |
| 252-230-08-0000 | 24 | 134.98 | 252-230-09-0000 | 24 | 134.98 | 252-230-10-0000 | 24 | 134.98 |
| 252-230-11-0000 | 24 | 134.98 | 252-230-12-0000 | 24 | 134.98 | 252-230-13-0000 | 24 | 134.98 |
| 252-230-14-0000 | 24 | 134.98 | 252-230-15-0000 | 24 | 134.98 | 252-230-16-0000 | 24 | 134.98 |
| 252-230-17-0000 | 24 | 134.98 | 252-230-18-0000 | 24 | 134.98 | 252-230-19-0000 | 24 | 134.98 |
| 252-240-02-0000 | 24 | 134.98 | 252-240-03-0000 | 24 | 134.98 | 252-240-04-0000 | 24 | 134.98 |
| 252-240-05-0000 | 24 | 134.98 | 252-240-07-0000 | 24 | 134.98 | 252-240-08-0000 | 24 | 134.98 |
| 252-240-09-0000 | 24 | 134.98 | 252-240-10-0000 | 24 | 134.98 | 252-240-11-0000 | 24 | 134.98 |
| 252-240-12-0000 | 24 | 134.98 | 252-240-13-0000 | 24 | 134.98 | 252-240-14-0000 | 24 | 134.98 |
| 252-240-15-0000 | 24 | 134.98 | 252-240-16-0000 | 24 | 134.98 | 252-240-17-0000 | 24 | 134.98 |
| 252-240-18-0000 | 24 | 134.98 | 252-240-19-0000 | 24 | 134.98 | 252-250-01-0000 | 29 | 127.92 |
| 252-250-02-0000 | 29 | 127.92 | 252-250-03-0000 | 29 | 127.92 | 252-250-04-0000 | 29 | 127.92 |
| 252-250-05-0000 | 29 | 127.92 | 252-250-06-0000 | 29 | 127.92 | 252-250-07-0000 | 29 | 127.92 |
| 252-250-08-0000 | 29 | 127.92 | 252-250-09-0000 | 29 | 127.92 | 252-250-11-0000 | 29 | 127.92 |
| 252-250-12-0000 | 29 | 127.92 | 252-250-13-0000 | 29 | 127.92 | 252-250-14-0000 | 29 | 127.92 |
| 252-250-15-0000 | 29 | 127.92 | 252-250-16-0000 | 29 | 127.92 | 252-250-17-0000 | 29 | 127.92 |
| 252-250-23-0000 | 29 | 127.92 | 252-250-24-0000 | 29 | 127.92 | 252-250-25-0000 | 29 | 127.92 |
| 252-250-26-0000 | 29 | 127.92 | 252-250-27-0000 | 29 | 127.92 | 252-250-28-0000 | 29 | 127.92 |
| 252-250-29-0000 | 29 | 127.92 | 252-250-30-0000 | 29 | 127.92 | 252-250-31-0000 | 29 | 127.92 |
| 252-250-32-0000 | 29 | 127.92 | 252-250-33-0000 | 29 | 127.92 | 252-250-34-0000 | 29 | 127.92 |
| 252-250-35-0000 | 29 | 127.92 | 252-250-36-0000 | 29 | 127.92 | 252-250-37-0000 | 29 | 127.92 |
| 252-250-38-0000 | 29 | 127.92 | 252-250-39-0000 | 29 | 127.92 | 252-250-40-0000 | 29 | 127.92 |
| 252-250-41-0000 | 29 | 127.92 | 252-250-42-0000 | 29 | 127.92 | 252-250-43-0000 | 29 | 127.92 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-250-45-0000 | 29 | 127.92 | 252-250-46-0000 | 29 | 127.92 | 252-250-47-0000 | 29 | 127.92 |
| 252-250-48-0000 | 29 | 127.92 | 252-250-49-0000 | 29 | 127.92 | 252-250-50-0000 | 29 | 127.92 |
| 252-250-51-0000 | 29 | 127.92 | 252-250-52-0000 | 29 | 127.92 | 252-250-54-0000 | 29 | 127.92 |
| 252-250-55-0000 | 29 | 127.92 | 252-250-56-0000 | 29 | 127.92 | 252-250-57-0000 | 29 | 127.92 |
| 252-250-58-0000 | 29 | 127.92 | 252-250-59-0000 | 29 | 127.92 | 252-250-60-0000 | 29 | 127.92 |
| 252-250-61-0000 | 29 | 127.92 | 252-250-62-0000 | 29 | 127.92 | 252-250-63-0000 | 29 | 127.92 |
| 252-250-64-0000 | 29 | 127.92 | 252-250-65-0000 | 29 | 127.92 | 252-250-66-0000 | 29 | 127.92 |
| 252-250-67-0000 | 29 | 127.92 | 252-250-68-0000 | 29 | 127.92 | 252-250-69-0000 | 29 | 127.92 |
| 252-250-70-0000 | 29 | 127.92 | 252-260-01-0000 | 29 | 2,568.72 | 252-260-03-0000 | 29 | 127.92 |
| 252-260-04-0000 | 29 | 127.92 | 252-260-05-0000 | 29 | 127.92 | 252-260-06-0000 | 29 | 127.92 |
| 252-260-07-0000 | 29 | 127.92 | 252-260-08-0000 | 29 | 127.92 | 252-260-09-0000 | 29 | 127.92 |
| 252-260-10-0000 | 29 | 127.92 | 252-260-11-0000 | 29 | 127.92 | 252-260-12-0000 | 29 | 127.92 |
| 252-260-13-0000 | 29 | 127.92 | 252-260-14-0000 | 29 | 127.92 | 252-260-15-0000 | 29 | 127.92 |
| 252-260-16-0000 | 29 | 127.92 | 252-260-17-0000 | 29 | 127.92 | 252-260-18-0000 | 29 | 127.92 |
| 252-260-20-0000 | 29 | 127.92 | 252-260-21-0000 | 29 | 127.92 | 252-260-22-0000 | 29 | 127.92 |
| 252-260-23-0000 | 29 | 127.92 | 252-260-24-0000 | 29 | 127.92 | 252-270-02-0000 | 29 | 127.92 |
| 252-270-03-0000 | 29 | 127.92 | 252-270-04-0000 | 29 | 127.92 | 252-270-05-0000 | 29 | 127.92 |
| 252-270-06-0000 | 29 | 127.92 | 252-270-07-0000 | 29 | 127.92 | 252-280-01-0000 | 29 | 127.92 |
| 252-280-02-0000 | 29 | 127.92 | 252-280-03-0000 | 29 | 127.92 | 252-280-04-0000 | 29 | 127.92 |
| 252-280-05-0000 | 29 | 127.92 | 252-280-06-0000 | 29 | 127.92 | 252-280-07-0000 | 29 | 127.92 |
| 252-280-08-0000 | 29 | 127.92 | 252-280-09-0000 | 29 | 127.92 | 252-280-10-0000 | 29 | 127.92 |
| 252-280-11-0000 | 29 | 127.92 | 252-280-12-0000 | 29 | 127.92 | 252-280-13-0000 | 29 | 127.92 |
| 252-280-14-0000 | 29 | 127.92 | 252-280-15-0000 | 29 | 127.92 | 252-280-16-0000 | 29 | 127.92 |
| 252-280-17-0000 | 29 | 127.92 | 252-280-18-0000 | 29 | 127.92 | 252-280-19-0000 | 29 | 127.92 |
| 252-280-20-0000 | 29 | 127.92 | 252-280-21-0000 | 29 | 127.92 | 252-280-22-0000 | 29 | 127.92 |
| 252-280-23-0000 | 29 | 127.92 | 252-280-24-0000 | 29 | 127.92 | 252-280-25-0000 | 29 | 127.92 |
| 252-280-26-0000 | 29 | 127.92 | 252-280-27-0000 | 29 | 127.92 | 252-280-28-0000 | 29 | 127.92 |
| 252-280-31-0000 | 29 | 127.92 | 252-280-32-0000 | 29 | 127.92 | 252-280-33-0000 | 29 | 127.92 |
| 252-280-34-0000 | 29 | 127.92 | 252-280-35-0000 | 29 | 127.92 | 252-280-36-0000 | 29 | 127.92 |
| 252-280-37-0000 | 29 | 127.92 | 252-280-38-0000 | 29 | 127.92 | 252-280-39-0000 | 29 | 127.92 |
| 252-280-40-0000 | 29 | 127.92 | 252-280-41-0000 | 29 | 127.92 | 252-280-42-0000 | 29 | 127.92 |
| 252-280-43-0000 | 29 | 127.92 | 252-280-46-0000 | 29 | 127.92 | 252-280-47-0000 | 29 | 127.92 |
| 252-280-48-0000 | 29 | 127.92 | 252-280-49-0000 | 29 | 127.92 | 252-280-50-0000 | 29 | 127.92 |
| 252-290-01-0000 | 29 | 127.92 | 252-290-02-0000 | 29 | 127.92 | 252-290-03-0000 | 29 | 127.92 |
| 252-290-04-0000 | 29 | 127.92 | 252-290-05-0000 | 29 | 127.92 | 252-290-06-0000 | 29 | 127.92 |
| 252-290-07-0000 | 29 | 127.92 | 252-290-08-0000 | 29 | 127.92 | 252-290-09-0000 | 29 | 127.92 |
| 252-290-10-0000 | 29 | 127.92 | 252-290-11-0000 | 29 | 127.92 | 252-290-12-0000 | 29 | 127.92 |
| 252-290-13-0000 | 29 | 127.92 | 252-290-14-0000 | 29 | 127.92 | 252-290-15-0000 | 29 | 127.92 |
| 252-290-16-0000 | 29 | 127.92 | 252-290-17-0000 | 29 | 127.92 | 252-290-18-0000 | 29 | 127.92 |
| 252-290-19-0000 | 29 | 127.92 | 252-290-23-0000 | 24 | 134.98 | 252-290-24-0000 | 29 | 127.92 |
| 252-290-25-0000 | 29 | 127.92 | 252-290-26-0000 | 29 | 127.92 | 252-290-27-0000 | 29 | 127.92 |
| 252-290-28-0000 | 24 | 134.98 | 252-290-29-0000 | 24 | 134.98 | 252-290-30-0000 | 24 | 134.98 |
| 252-290-31-0000 | 24 | 134.98 | 252-290-32-0000 | 24 | 134.98 | 252-290-33-0000 | 24 | 134.98 |
| 252-300-01-0000 | 24 | 134.98 | 252-300-02-0000 | 24 | 134.98 | 252-300-03-0000 | 24 | 134.98 |
| 252-300-04-0000 | 24 | 134.98 | 252-300-05-0000 | 24 | 134.98 | 252-300-06-0000 | 24 | 134.98 |
| 252-300-07-0000 | 24 | 134.98 | 252-300-09-0000 | 24 | 134.98 | 252-300-10-0000 | 24 | 134.98 |
| 252-300-11-0000 | 24 | 134.98 | 252-300-12-0000 | 24 | 134.98 | 252-300-13-0000 | 24 | 134.98 |
| 252-300-14-0000 | 24 | 134.98 | 252-300-15-0000 | 24 | 134.98 | 252-300-16-0000 | 24 | 134.98 |
| 252-300-17-0000 | 24 | 134.98 | 252-300-18-0000 | 24 | 134.98 | 252-300-19-0000 | 24 | 134.98 |
| 252-300-20-0000 | 24 | 134.98 | 252-300-21-0000 | 24 | 134.98 | 252-300-22-0000 | 24 | 134.98 |
| 252-300-23-0000 | 24 | 134.98 | 252-300-24-0000 | 24 | 134.98 | 252-300-25-0000 | 24 | 134.98 |
| 252-300-26-0000 | 24 | 134.98 | 252-300-27-0000 | 24 | 134.98 | 252-300-28-0000 | 24 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-300-29-0000 | 24 | 134.98 | 252-300-30-0000 | 24 | 134.98 | 252-300-31-0000 | 24 | 134.98 |
| 252-300-32-0000 | 24 | 134.98 | 252-300-33-0000 | 24 | 134.98 | 252-300-34-0000 | 24 | 134.98 |
| 252-300-35-0000 | 24 | 134.98 | 252-300-36-0000 | 24 | 134.98 | 252-300-37-0000 | 24 | 134.98 |
| 252-300-38-0000 | 24 | 134.98 | 252-300-39-0000 | 24 | 134.98 | 252-300-40-0000 | 24 | 134.98 |
| 252-300-41-0000 | 24 | 134.98 | 252-300-42-0000 | 24 | 134.98 | 252-300-43-0000 | 24 | 134.98 |
| 252-300-44-0000 | 24 | 134.98 | 252-300-45-0000 | 24 | 134.98 | 252-300-49-0000 | 24 | 134.98 |
| 252-300-50-0000 | 24 | 134.98 | 252-300-51-0000 | 24 | 134.98 | 252-300-52-0000 | 24 | 134.98 |
| 252-300-53-0000 | 24 | 134.98 | 252-300-54-0000 | 24 | 134.98 | 252-300-55-0000 | 24 | 134.98 |
| 252-300-56-0000 | 24 | 134.98 | 252-300-57-0000 | 24 | 134.98 | 252-300-58-0000 | 24 | 134.98 |
| 252-300-59-0000 | 24 | 134.98 | 252-300-60-0000 | 24 | 134.98 | 252-300-61-0000 | 24 | 134.98 |
| 252-300-62-0000 | 24 | 134.98 | 252-300-63-0000 | 24 | 134.98 | 252-300-64-0000 | 24 | 134.98 |
| 252-300-65-0000 | 24 | 134.98 | 252-300-66-0000 | 24 | 134.98 | 252-300-67-0000 | 24 | 134.98 |
| 252-300-68-0000 | 24 | 134.98 | 252-300-69-0000 | 24 | 134.98 | 252-300-70-0000 | 24 | 134.98 |
| 252-300-71-0000 | 24 | 134.98 | 252-300-72-0000 | 24 | 134.98 | 252-300-73-0000 | 24 | 134.98 |
| 252-300-74-0000 | 24 | 134.98 | 252-300-75-0000 | 24 | 134.98 | 252-300-76-0000 | 24 | 134.98 |
| 252-300-77-0000 | 24 | 134.98 | 252-300-78-0000 | 24 | 134.98 | 252-300-79-0000 | 24 | 134.98 |
| 252-300-80-0000 | 24 | 134.98 | 252-300-81-0000 | 24 | 134.98 | 252-300-82-0000 | 24 | 134.98 |
| 252-300-83-0000 | 24 | 134.98 | 252-300-84-0000 | 24 | 134.98 | 252-310-01-0000 | 24 | 134.98 |
| 252-310-02-0000 | 24 | 134.98 | 252-310-03-0000 | 24 | 134.98 | 252-310-04-0000 | 24 | 134.98 |
| 252-310-05-0000 | 24 | 134.98 | 252-310-06-0000 | 24 | 134.98 | 252-310-07-0000 | 24 | 134.98 |
| 252-310-08-0000 | 24 | 134.98 | 252-310-09-0000 | 24 | 134.98 | 252-310-10-0000 | 24 | 134.98 |
| 252-310-11-0000 | 24 | 134.98 | 252-310-12-0000 | 24 | 134.98 | 252-310-13-0000 | 24 | 134.98 |
| 252-310-14-0000 | 24 | 134.98 | 252-310-15-0000 | 24 | 134.98 | 252-310-16-0000 | 24 | 134.98 |
| 252-310-17-0000 | 24 | 134.98 | 252-310-18-0000 | 24 | 134.98 | 252-310-19-0000 | 24 | 134.98 |
| 252-310-21-0000 | 24 | 134.98 | 252-310-22-0000 | 24 | 134.98 | 252-310-23-0000 | 24 | 134.98 |
| 252-310-24-0000 | 24 | 134.98 | 252-310-25-0000 | 24 | 134.98 | 252-310-26-0000 | 24 | 134.98 |
| 252-310-27-0000 | 24 | 134.98 | 252-310-28-0000 | 24 | 134.98 | 252-310-29-0000 | 24 | 134.98 |
| 252-310-30-0000 | 24 | 134.98 | 252-310-31-0000 | 24 | 134.98 | 252-310-32-0000 | 24 | 134.98 |
| 252-310-33-0000 | 24 | 134.98 | 252-310-34-0000 | 24 | 134.98 | 252-310-35-0000 | 24 | 134.98 |
| 252-310-36-0000 | 24 | 134.98 | 252-310-37-0000 | 24 | 134.98 | 252-310-38-0000 | 24 | 134.98 |
| 252-310-39-0000 | 24 | 134.98 | 252-310-40-0000 | 24 | 134.98 | 252-310-41-0000 | 24 | 134.98 |
| 252-310-42-0000 | 24 | 134.98 | 252-310-43-0000 | 24 | 134.98 | 252-310-44-0000 | 24 | 134.98 |
| 252-310-45-0000 | 24 | 134.98 | 252-310-46-0000 | 24 | 134.98 | 252-310-47-0000 | 24 | 134.98 |
| 252-310-51-0000 | 24 | 134.98 | 252-310-52-0000 | 24 | 134.98 | 252-310-53-0000 | 24 | 134.98 |
| 252-310-54-0000 | 24 | 134.98 | 252-310-55-0000 | 24 | 134.98 | 252-310-56-0000 | 24 | 134.98 |
| 252-310-57-0000 | 24 | 134.98 | 252-310-58-0000 | 24 | 134.98 | 252-310-59-0000 | 24 | 134.98 |
| 252-310-60-0000 | 24 | 134.98 | 252-320-01-0000 | 24 | 134.98 | 252-320-02-0000 | 24 | 134.98 |
| 252-320-03-0000 | 24 | 134.98 | 252-320-04-0000 | 24 | 134.98 | 252-320-05-0000 | 24 | 134.98 |
| 252-320-06-0000 | 24 | 134.98 | 252-320-07-0000 | 24 | 134.98 | 252-320-08-0000 | 24 | 134.98 |
| 252-320-09-0000 | 24 | 134.98 | 252-320-10-0000 | 24 | 134.98 | 252-320-11-0000 | 24 | 134.98 |
| 252-320-12-0000 | 24 | 134.98 | 252-320-13-0000 | 24 | 134.98 | 252-320-14-0000 | 24 | 134.98 |
| 252-320-15-0000 | 24 | 134.98 | 252-320-16-0000 | 24 | 134.98 | 252-320-18-0000 | 24 | 134.98 |
| 252-320-19-0000 | 24 | 134.98 | 252-320-20-0000 | 24 | 134.98 | 252-320-21-0000 | 24 | 134.98 |
| 252-320-22-0000 | 24 | 134.98 | 252-320-23-0000 | 24 | 134.98 | 252-320-24-0000 | 24 | 134.98 |
| 252-320-25-0000 | 24 | 134.98 | 252-320-26-0000 | 24 | 134.98 | 252-320-27-0000 | 24 | 134.98 |
| 252-320-28-0000 | 24 | 134.98 | 252-320-29-0000 | 24 | 134.98 | 252-320-30-0000 | 24 | 134.98 |
| 252-320-31-0000 | 24 | 134.98 | 252-320-32-0000 | 24 | 134.98 | 252-320-33-0000 | 24 | 134.98 |
| 252-320-37-0000 | 24 | 134.98 | 252-320-39-0000 | 24 | 134.98 | 252-320-40-0000 | 24 | 134.98 |
| 252-320-41-0000 | 24 | 134.98 | 252-320-42-0000 | 24 | 134.98 | 252-320-43-0000 | 24 | 134.98 |
| 252-320-44-0000 | 24 | 134.98 | 252-320-45-0000 | 24 | 134.98 | 252-320-46-0000 | 24 | 134.98 |
| 252-320-47-0000 | 24 | 134.98 | 252-320-48-0000 | 24 | 134.98 | 252-330-01-0000 | 24 | 134.98 |
| 252-330-02-0000 | 24 | 134.98 | 252-330-03-0000 | 24 | 134.98 | 252-330-04-0000 | 24 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-330-05-0000 | 24 | 134.98 | 252-330-06-0000 | 24 | 134.98 | 252-330-07-0000 | 24 | 134.98 |
| 252-330-08-0000 | 24 | 134.98 | 252-330-09-0000 | 24 | 134.98 | 252-330-10-0000 | 24 | 134.98 |
| 252-330-11-0000 | 24 | 134.98 | 252-330-12-0000 | 24 | 134.98 | 252-330-13-0000 | 24 | 134.98 |
| 252-330-14-0000 | 24 | 134.98 | 252-330-15-0000 | 24 | 134.98 | 252-330-16-0000 | 24 | 134.98 |
| 252-330-17-0000 | 24 | 134.98 | 252-330-18-0000 | 24 | 134.98 | 252-330-19-0000 | 24 | 134.98 |
| 252-330-20-0000 | 24 | 134.98 | 252-330-21-0000 | 24 | 134.98 | 252-330-22-0000 | 24 | 134.98 |
| 252-330-23-0000 | 24 | 134.98 | 252-330-24-0000 | 24 | 134.98 | 252-330-25-0000 | 24 | 134.98 |
| 252-330-26-0000 | 24 | 134.98 | 252-330-27-0000 | 24 | 134.98 | 252-330-28-0000 | 24 | 134.98 |
| 252-330-29-0000 | 24 | 134.98 | 252-330-30-0000 | 24 | 134.98 | 252-330-31-0000 | 24 | 134.98 |
| 252-330-32-0000 | 24 | 134.98 | 252-330-33-0000 | 24 | 134.98 | 252-330-34-0000 | 24 | 134.98 |
| 252-330-35-0000 | 24 | 134.98 | 252-330-36-0000 | 24 | 134.98 | 252-330-37-0000 | 24 | 134.98 |
| 252-330-38-0000 | 24 | 134.98 | 252-330-39-0000 | 24 | 134.98 | 252-330-40-0000 | 24 | 134.98 |
| 252-330-41-0000 | 24 | 134.98 | 252-330-42-0000 | 24 | 134.98 | 252-330-43-0000 | 24 | 134.98 |
| 252-330-45-0000 | 24 | 134.98 | 252-330-46-0000 | 24 | 134.98 | 252-330-47-0000 | 24 | 134.98 |
| 252-330-48-0000 | 24 | 134.98 | 252-330-49-0000 | 24 | 134.98 | 252-330-50-0000 | 24 | 134.98 |
| 252-330-51-0000 | 24 | 134.98 | 252-330-52-0000 | 24 | 134.98 | 252-330-53-0000 | 24 | 134.98 |
| 252-330-54-0000 | 24 | 134.98 | 252-330-55-0000 | 24 | 134.98 | 252-330-56-0000 | 24 | 134.98 |
| 252-330-57-0000 | 24 | 134.98 | 252-330-58-0000 | 24 | 134.98 | 252-330-59-0000 | 24 | 134.98 |
| 252-330-60-0000 | 24 | 134.98 | 252-330-61-0000 | 24 | 134.98 | 252-330-63-0000 | 24 | 134.98 |
| 252-330-64-0000 | 24 | 134.98 | 252-330-65-0000 | 24 | 134.98 | 252-330-66-0000 | 24 | 134.98 |
| 252-330-67-0000 | 24 | 134.98 | 252-330-68-0000 | 24 | 134.98 | 252-330-69-0000 | 24 | 134.98 |
| 252-330-70-0000 | 24 | 134.98 | 252-330-71-0000 | 24 | 134.98 | 252-330-72-0000 | 24 | 134.98 |
| 252-330-73-0000 | 24 | 134.98 | 252-330-74-0000 | 24 | 134.98 | 252-330-75-0000 | 24 | 134.98 |
| 252-340-01-0000 | 29 | 127.92 | 252-340-02-0000 | 29 | 127.92 | 252-340-03-0000 | 29 | 127.92 |
| 252-340-04-0000 | 29 | 127.92 | 252-340-05-0000 | 29 | 127.92 | 252-340-06-0000 | 29 | 127.92 |
| 252-340-07-0000 | 29 | 127.92 | 252-340-08-0000 | 29 | 127.92 | 252-340-09-0000 | 29 | 127.92 |
| 252-340-10-0000 | 29 | 127.92 | 252-340-11-0000 | 29 | 127.92 | 252-340-12-0000 | 29 | 127.92 |
| 252-340-13-0000 | 29 | 127.92 | 252-340-14-0000 | 29 | 127.92 | 252-340-15-0000 | 29 | 127.92 |
| 252-340-16-0000 | 29 | 127.92 | 252-340-17-0000 | 29 | 127.92 | 252-340-18-0000 | 29 | 127.92 |
| 252-340-19-0000 | 29 | 127.92 | 252-340-20-0000 | 29 | 127.92 | 252-340-21-0000 | 29 | 127.92 |
| 252-340-22-0000 | 29 | 127.92 | 252-340-23-0000 | 29 | 127.92 | 252-340-24-0000 | 29 | 127.92 |
| 252-340-25-0000 | 29 | 127.92 | 252-340-26-0000 | 29 | 127.92 | 252-340-27-0000 | 29 | 127.92 |
| 252-340-28-0000 | 29 | 127.92 | 252-340-29-0000 | 29 | 127.92 | 252-340-30-0000 | 29 | 127.92 |
| 252-340-31-0000 | 29 | 127.92 | 252-340-32-0000 | 29 | 127.92 | 252-340-33-0000 | 29 | 127.92 |
| 252-340-34-0000 | 29 | 127.92 | 252-340-35-0000 | 29 | 127.92 | 252-340-36-0000 | 29 | 127.92 |
| 252-340-37-0000 | 29 | 127.92 | 252-340-38-0000 | 29 | 127.92 | 252-340-41-0000 | 29 | 127.92 |
| 252-340-42-0000 | 29 | 127.92 | 252-340-43-0000 | 29 | 127.92 | 252-340-44-0000 | 29 | 127.92 |
| 252-340-45-0000 | 29 | 127.92 | 252-340-46-0000 | 29 | 127.92 | 252-340-47-0000 | 29 | 127.92 |
| 252-340-48-0000 | 29 | 127.92 | 252-340-49-0000 | 29 | 127.92 | 252-340-50-0000 | 29 | 127.92 |
| 252-340-51-0000 | 29 | 127.92 | 252-340-52-0000 | 29 | 127.92 | 252-350-01-0000 | 29 | 127.92 |
| 252-350-02-0000 | 29 | 127.92 | 252-350-03-0000 | 29 | 127.92 | 252-350-04-0000 | 29 | 127.92 |
| 252-350-05-0000 | 29 | 127.92 | 252-350-06-0000 | 29 | 127.92 | 252-350-07-0000 | 29 | 127.92 |
| 252-350-08-0000 | 29 | 127.92 | 252-350-09-0000 | 29 | 127.92 | 252-350-10-0000 | 29 | 127.92 |
| 252-350-11-0000 | 29 | 127.92 | 252-350-13-0000 | 29 | 127.92 | 252-350-14-0000 | 29 | 127.92 |
| 252-350-15-0000 | 29 | 127.92 | 252-350-16-0000 | 29 | 127.92 | 252-350-17-0000 | 29 | 127.92 |
| 252-350-18-0000 | 29 | 127.92 | 252-350-19-0000 | 29 | 127.92 | 252-350-20-0000 | 29 | 127.92 |
| 252-350-21-0000 | 29 | 127.92 | 252-350-22-0000 | 29 | 127.92 | 252-350-23-0000 | 29 | 127.92 |
| 252-350-24-0000 | 29 | 127.92 | 252-350-25-0000 | 29 | 127.92 | 252-360-01-0000 | 24 | 134.98 |
| 252-360-02-0000 | 24 | 134.98 | 252-360-03-0000 | 24 | 134.98 | 252-360-04-0000 | 24 | 134.98 |
| 252-360-05-0000 | 24 | 134.98 | 252-360-06-0000 | 24 | 134.98 | 252-360-07-0000 | 24 | 134.98 |
| 252-360-08-0000 | 24 | 134.98 | 252-360-09-0000 | 24 | 134.98 | 252-360-10-0000 | 24 | 134.98 |
| 252-360-11-0000 | 24 | 134.98 | 252-360-12-0000 | 24 | 134.98 | 252-360-13-0000 | 24 | 134.98 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-360-14-0000 | 24 | 134.98 | 252-360-15-0000 | 24 | 134.98 | 252-360-16-0000 | 24 | 134.98 |
| 252-360-17-0000 | 24 | 134.98 | 252-360-18-0000 | 24 | 134.98 | 252-360-19-0000 | 24 | 134.98 |
| 252-360-20-0000 | 24 | 134.98 | 252-360-21-0000 | 24 | 134.98 | 252-360-22-0000 | 24 | 134.98 |
| 252-360-23-0000 | 24 | 134.98 | 252-360-24-0000 | 24 | 134.98 | 252-360-25-0000 | 24 | 134.98 |
| 252-360-26-0000 | 24 | 134.98 | 252-360-27-0000 | 24 | 134.98 | 252-360-28-0000 | 24 | 134.98 |
| 252-360-29-0000 | 24 | 134.98 | 252-360-30-0000 | 24 | 134.98 | 252-370-01-0000 | 29 | 127.92 |
| 252-370-02-0000 | 29 | 127.92 | 252-370-03-0000 | 29 | 127.92 | 252-370-04-0000 | 29 | 127.92 |
| 252-370-05-0000 | 29 | 127.92 | 252-370-06-0000 | 29 | 127.92 | 252-370-07-0000 | 29 | 127.92 |
| 252-370-08-0000 | 29 | 127.92 | 252-370-09-0000 | 29 | 127.92 | 252-370-10-0000 | 29 | 127.92 |
| 252-370-11-0000 | 29 | 127.92 | 252-370-12-0000 | 29 | 127.92 | 252-370-13-0000 | 29 | 127.92 |
| 252-370-14-0000 | 29 | 127.92 | 252-370-15-0000 | 29 | 127.92 | 252-370-16-0000 | 29 | 127.92 |
| 252-370-17-0000 | 29 | 127.92 | 252-370-18-0000 | 29 | 127.92 | 252-370-19-0000 | 29 | 127.92 |
| 252-370-20-0000 | 29 | 127.92 | 252-370-21-0000 | 29 | 127.92 | 252-370-22-0000 | 29 | 127.92 |
| 252-370-23-0000 | 29 | 127.92 | 252-370-24-0000 | 29 | 127.92 | 252-370-25-0000 | 29 | 127.92 |
| 252-370-26-0000 | 29 | 127.92 | 252-370-27-0000 | 29 | 127.92 | 252-370-28-0000 | 29 | 127.92 |
| 252-370-29-0000 | 29 | 127.92 | 252-370-30-0000 | 29 | 127.92 | 252-370-31-0000 | 29 | 127.92 |
| 252-370-32-0000 | 29 | 127.92 | 252-370-33-0000 | 29 | 127.92 | 252-370-34-0000 | 29 | 127.92 |
| 252-370-35-0000 | 29 | 127.92 | 252-370-36-0000 | 29 | 127.92 | 252-370-37-0000 | 29 | 127.92 |
| 252-370-38-0000 | 29 | 127.92 | 252-370-39-0000 | 29 | 127.92 | 252-370-40-0000 | 29 | 127.92 |
| 252-370-41-0000 | 29 | 127.92 | 252-370-42-0000 | 29 | 127.92 | 252-370-43-0000 | 29 | 127.92 |
| 252-370-44-0000 | 29 | 127.92 | 252-370-45-0000 | 29 | 127.92 | 252-370-46-0000 | 29 | 127.92 |
| 252-370-47-0000 | 29 | 127.92 | 252-370-48-0000 | 29 | 127.92 | 252-370-49-0000 | 29 | 127.92 |
| 252-370-50-0000 | 29 | 127.92 | 252-380-01-0000 | 29 | 127.92 | 252-380-02-0000 | 29 | 127.92 |
| 252-380-03-0000 | 29 | 127.92 | 252-380-04-0000 | 29 | 127.92 | 252-380-05-0000 | 29 | 127.92 |
| 252-380-06-0000 | 29 | 127.92 | 252-380-07-0000 | 29 | 127.92 | 252-380-08-0000 | 29 | 127.92 |
| 252-380-09-0000 | 29 | 127.92 | 252-380-10-0000 | 29 | 127.92 | 252-380-11-0000 | 29 | 127.92 |
| 252-380-12-0000 | 29 | 127.92 | 252-380-13-0000 | 29 | 127.92 | 252-380-14-0000 | 29 | 127.92 |
| 252-380-15-0000 | 29 | 127.92 | 252-380-16-0000 | 29 | 127.92 | 252-390-01-0000 | 29 | 127.92 |
| 252-390-02-0000 | 29 | 127.92 | 252-390-03-0000 | 29 | 127.92 | 252-390-04-0000 | 29 | 127.92 |
| 252-390-05-0000 | 29 | 127.92 | 252-390-06-0000 | 29 | 127.92 | 252-390-07-0000 | 29 | 127.92 |
| 252-390-08-0000 | 29 | 127.92 | 252-390-09-0000 | 29 | 127.92 | 252-390-10-0000 | 29 | 127.92 |
| 252-390-11-0000 | 29 | 127.92 | 252-390-12-0000 | 29 | 127.92 | 252-390-13-0000 | 29 | 127.92 |
| 252-390-14-0000 | 29 | 127.92 | 252-390-15-0000 | 29 | 127.92 | 252-390-16-0000 | 29 | 127.92 |
| 252-390-17-0000 | 29 | 127.92 | 252-390-18-0000 | 29 | 127.92 | 252-390-19-0000 | 29 | 127.92 |
| 252-390-20-0000 | 29 | 127.92 | 252-390-21-0000 | 29 | 127.92 | 252-390-22-0000 | 29 | 127.92 |
| 252-390-23-0000 | 29 | 127.92 | 252-390-24-0000 | 29 | 127.92 | 252-400-01-0000 | 29 | 127.92 |
| 252-400-02-0000 | 29 | 127.92 | 252-400-03-0000 | 29 | 127.92 | 252-400-04-0000 | 29 | 127.92 |
| 252-400-05-0000 | 29 | 127.92 | 252-400-06-0000 | 29 | 127.92 | 252-400-07-0000 | 29 | 127.92 |
| 252-400-08-0000 | 29 | 127.92 | 252-400-09-0000 | 29 | 127.92 | 252-400-10-0000 | 29 | 127.92 |
| 252-400-11-0000 | 29 | 127.92 | 252-400-12-0000 | 29 | 127.92 | 252-400-13-0000 | 29 | 127.92 |
| 252-400-14-0000 | 29 | 127.92 | 252-400-15-0000 | 29 | 127.92 | 252-400-16-0000 | 29 | 127.92 |
| 252-400-17-0000 | 29 | 127.92 | 252-400-18-0000 | 29 | 127.92 | 252-400-19-0000 | 29 | 127.92 |
| 252-400-20-0000 | 29 | 127.92 | 252-400-21-0000 | 29 | 127.92 | 252-400-22-0000 | 29 | 127.92 |
| 252-400-23-0000 | 29 | 127.92 | 252-400-24-0000 | 29 | 127.92 | 252-400-25-0000 | 29 | 127.92 |
| 252-400-26-0000 | 29 | 127.92 | 252-400-27-0000 | 29 | 127.92 | 252-400-28-0000 | 29 | 127.92 |
| 252-400-29-0000 | 29 | 127.92 | 252-400-30-0000 | 29 | 127.92 | 252-400-31-0000 | 29 | 127.92 |
| 252-400-32-0000 | 29 | 127.92 | 252-400-33-0000 | 29 | 127.92 | 252-400-34-0000 | 29 | 127.92 |
| 252-400-35-0000 | 29 | 127.92 | 252-400-36-0000 | 29 | 127.92 | 252-400-37-0000 | 29 | 127.92 |
| 252-400-38-0000 | 29 | 127.92 | 252-400-39-0000 | 29 | 127.92 | 252-400-40-0000 | 29 | 127.92 |
| 252-400-41-0000 | 29 | 127.92 | 252-400-42-0000 | 29 | 127.92 | 252-400-43-0000 | 29 | 127.92 |
| 252-400-44-0000 | 29 | 127.92 | 252-410-01-0000 | 30 | 264.88 | 252-410-02-0000 | 30 | 264.88 |
| 252-410-03-0000 | 30 | 264.88 | 252-410-04-0000 | 30 | 264.88 | 252-410-05-0000 | 30 | 264.88 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|
| 252-410-06-0000 | 30 | 264.88 | 252-410-07-0000 | 30 | 264.88 | 252-410-08-0000 | 30 | 264.88 |
| 252-410-09-0000 | 30 | 264.88 | 252-410-10-0000 | 30 | 264.88 | 252-410-11-0000 | 30 | 264.88 |
| 252-410-12-0000 | 30 | 264.88 | 252-410-13-0000 | 30 | 264.88 | 252-410-14-0000 | 30 | 264.88 |
| 252-410-15-0000 | 30 | 264.88 | 252-410-16-0000 | 30 | 264.88 | 252-410-17-0000 | 30 | 264.88 |
| 252-410-18-0000 | 30 | 264.88 | 252-410-19-0000 | 30 | 264.88 | 252-410-20-0000 | 30 | 264.88 |
| 252-410-21-0000 | 30 | 264.88 | 252-410-22-0000 | 30 | 264.88 | 252-410-23-0000 | 30 | 264.88 |
| 252-410-24-0000 | 30 | 264.88 | 252-410-25-0000 | 30 | 264.88 | 252-410-26-0000 | 30 | 264.88 |
| 252-410-27-0000 | 30 | 264.88 | 252-410-28-0000 | 30 | 264.88 | 252-410-29-0000 | 30 | 264.88 |
| 252-410-30-0000 | 30 | 264.88 | 252-410-31-0000 | 30 | 264.88 | 252-410-32-0000 | 30 | 264.88 |
| 252-410-33-0000 | 30 | 264.88 | 252-410-34-0000 | 30 | 264.88 | 252-410-35-0000 | 30 | 264.88 |
| 252-410-36-0000 | 30 | 264.88 | 252-410-37-0000 | 30 | 264.88 | 252-410-38-0000 | 30 | 264.88 |
| 252-410-39-0000 | 30 | 264.88 | 252-410-40-0000 | 30 | 264.88 | 252-410-41-0000 | 30 | 264.88 |
| 252-410-42-0000 | 30 | 264.88 | 252-410-43-0000 | 30 | 264.88 | 252-410-44-0000 | 30 | 264.88 |
| 252-410-45-0000 | 30 | 264.88 | 252-410-46-0000 | 30 | 264.88 | 252-420-01-0000 | 30 | 264.88 |
| 252-420-02-0000 | 30 | 264.88 | 252-420-03-0000 | 30 | 264.88 | 252-420-04-0000 | 30 | 264.88 |
| 252-420-05-0000 | 30 | 264.88 | 252-420-06-0000 | 30 | 264.88 | 252-420-07-0000 | 30 | 264.88 |
| 252-420-08-0000 | 30 | 264.88 | 252-420-09-0000 | 30 | 264.88 | 252-420-10-0000 | 30 | 264.88 |
| 252-420-11-0000 | 30 | 264.88 | 252-420-12-0000 | 30 | 264.88 | 252-420-13-0000 | 30 | 264.88 |
| 252-420-14-0000 | 30 | 264.88 | 252-420-15-0000 | 30 | 264.88 | 252-420-16-0000 | 30 | 264.88 |
| 252-420-17-0000 | 30 | 264.88 | 252-420-18-0000 | 30 | 264.88 | 252-420-19-0000 | 30 | 264.88 |
| 252-420-20-0000 | 30 | 264.88 | 252-420-21-0000 | 30 | 264.88 | 252-420-22-0000 | 30 | 264.88 |
| 252-420-23-0000 | 30 | 264.88 | 252-420-24-0000 | 30 | 264.88 | 252-420-25-0000 | 30 | 264.88 |
| 252-420-26-0000 | 30 | 264.88 | 252-420-27-0000 | 30 | 264.88 | 252-420-28-0000 | 30 | 264.88 |
| 252-420-29-0000 | 30 | 264.88 | 252-420-30-0000 | 30 | 264.88 | 252-420-31-0000 | 30 | 264.88 |
| 252-420-32-0000 | 30 | 264.88 | 252-420-33-0000 | 30 | 264.88 | 252-420-34-0000 | 30 | 264.88 |
| 252-420-35-0000 | 30 | 264.88 | 252-430-01-0000 | 29 | 127.92 | 252-430-02-0000 | 29 | 127.92 |
| 252-430-03-0000 | 29 | 127.92 | 252-430-04-0000 | 29 | 127.92 | 252-430-05-0000 | 29 | 127.92 |
| 252-430-06-0000 | 29 | 127.92 | 252-430-07-0000 | 29 | 127.92 | 252-430-08-0000 | 29 | 127.92 |
| 252-430-09-0000 | 29 | 127.92 | 252-430-10-0000 | 29 | 127.92 | 252-430-11-0000 | 29 | 127.92 |
| 252-430-12-0000 | 29 | 127.92 | 252-430-13-0000 | 29 | 127.92 | 252-430-14-0000 | 29 | 127.92 |
| 252-430-16-0000 | 29 | 127.92 | 252-430-17-0000 | 29 | 127.92 | 252-430-18-0000 | 29 | 127.92 |
| 252-430-19-0000 | 29 | 127.92 | 252-430-20-0000 | 29 | 127.92 | 252-430-21-0000 | 29 | 127.92 |
| 252-430-22-0000 | 29 | 127.92 | 252-430-23-0000 | 29 | 127.92 | 252-430-24-0000 | 29 | 127.92 |
| 252-430-25-0000 | 29 | 127.92 | 252-430-26-0000 | 29 | 127.92 | 252-430-27-0000 | 29 | 127.92 |
| 252-430-28-0000 | 29 | 127.92 | 252-430-29-0000 | 29 | 127.92 | 252-430-30-0000 | 29 | 127.92 |
| 252-430-31-0000 | 29 | 127.92 | 252-430-32-0000 | 29 | 127.92 | 252-430-33-0000 | 29 | 127.92 |
| 252-430-34-0000 | 29 | 127.92 | 252-430-35-0000 | 29 | 127.92 | 252-430-36-0000 | 29 | 127.92 |
| 252-430-37-0000 | 29 | 127.92 | 252-430-38-0000 | 29 | 127.92 | 252-440-01-0000 | 29 | 127.92 |
| 252-440-02-0000 | 29 | 127.92 | 252-440-03-0000 | 29 | 127.92 | 252-440-04-0000 | 29 | 127.92 |
| 252-440-05-0000 | 29 | 127.92 | 252-440-06-0000 | 29 | 127.92 | 252-440-07-0000 | 29 | 127.92 |
| 252-440-08-0000 | 29 | 127.92 | 252-440-09-0000 | 29 | 127.92 | 252-440-10-0000 | 29 | 127.92 |
| 252-440-11-0000 | 29 | 127.92 | 252-440-12-0000 | 29 | 127.92 | 252-440-13-0000 | 29 | 127.92 |
| 252-440-14-0000 | 29 | 127.92 | 252-440-15-0000 | 29 | 127.92 | 252-440-16-0000 | 29 | 127.92 |
| 252-440-17-0000 | 29 | 127.92 | 252-440-18-0000 | 29 | 127.92 | 252-440-19-0000 | 29 | 127.92 |
| 252-440-20-0000 | 29 | 127.92 | 252-440-21-0000 | 29 | 127.92 | 252-440-22-0000 | 29 | 127.92 |
| 252-440-23-0000 | 29 | 127.92 | 252-440-24-0000 | 29 | 127.92 | 252-440-25-0000 | 29 | 127.92 |
| 252-440-26-0000 | 29 | 127.92 | 252-440-27-0000 | 29 | 127.92 | 252-440-28-0000 | 29 | 127.92 |
| 252-440-29-0000 | 29 | 127.92 | 252-440-30-0000 | 29 | 127.92 | 252-440-31-0000 | 29 | 127.92 |
| 252-440-32-0000 | 29 | 127.92 | 252-440-33-0000 | 29 | 127.92 | 253-110-06-0000 | 9 | 124.40 |
| 253-110-07-0000 | 9 | 275.26 | 253-110-08-0000 | 9 | 478.58 | 253-110-09-0000 | 9 | 2,600.88 |

# Tracy Consolidated Landscape Maintenance District
# Assessment Roll-Fiscal Year 2012/2013

| APN | New Zone | Charge | APN | New Zone | Charge | APN | New Zone | Charge |
|---|---|---|---|---|---|---|---|---|

| | |
|---|---|
| **Total Parcels:** | **15,591** |
| **Total Charge:** | **$2,645,030.90** |

Note: Total Charge is different from budgeted assessment amount due to roundings of assessments to the nearest even pennies as required by San Joaquin County Assessor's Office.

RESOLUTION _____

APPROVING THE ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR THE TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT, FISCAL YEAR 2012/2013, PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, The City Council of the City of Tracy (hereinafter referred to as the "City") did by previous Resolution order the Engineer, WILLDAN Financial Services, to prepare and file an Engineer's Report for the District known and designated as the Tracy Consolidated Landscape Maintenance District (hereafter referred to as the "Districts") in accordance with *Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22565*, in connection with the proposed levy and collection of assessments related thereto for the fiscal year commencing July 1, 2012 and ending June 30, 2013, and

WHEREAS, Said Engineer's Report was filed with the City Clerk of the City of Tracy and upon review of the Report, the City Council had, by resolution, declared its intention to levy and collect assessments within the District for fiscal year 2012/2013 and fixed July 17, 2012 as the public hearing date to accept public comment and testimony regarding the District and proposed assessments in accordance with *Section 22624 of Chapter 3 of Part 2 of Division 15 of the California Streets and Highways Code,* and

WHEREAS, The City Council hereby finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report, and

WHEREAS, The Engineer's Report was completed and finalized after adoption of the City's Fiscal Year 2012/2013 Budget and minor adjustments are required to reconcile the Budget and Engineer's Report;

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby resolves, orders and determines as follows:

1. The above recitals are true and correct.

2. The Engineer's Report as previously presented or as modified by direction of the City Council shall consist of the following:

   a) A description of the District and improvements including all Zone designations and a diagram of the District Boundaries.

   b) The annual budget (costs and expenses of services, operations and maintenance) for each Zone.

c) A description of the method of apportionment resulting in an assessment rate per levy unit within said District and Zones for fiscal year commencing July 1, 2012 and ending June 30, 2013.

d) Assessment Roll identifying the special benefit assessment proposed for each assessed parcel within the District.

3. The Report as presented or as modified by City Council action is hereby approved. Said Report as presented or as modified is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

4. The Budget Officer is authorized to make necessary adjustments to the City's Budget to reconcile the Budget with the Engineer's Report.

5. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

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

The foregoing Resolution _____ was adopted by the City Council of the City of Tracy on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION _____

ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN
THE TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT
FOR FISCAL YEAR 2012/2013

WHEREAS, The City Council of the City of Tracy (hereinafter referred to as the "City Council") did by previous resolution, pursuant to the provisions of *The Landscaping and Lighting Act 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the "Act"), initiate proceedings and declare its intention to levy special benefit assessments against parcels of land within the Tracy Consolidated Landscape Maintenance District (hereinafter referred to as the "District") for the fiscal year commencing July 1, 2012 and ending June 30, 2013 to pay the costs and expenses of operating, maintaining, servicing landscaping and appurtenant facilities located within the District, and

WHEREAS, The designated Assessment Engineer has prepared and filed with the City Clerk of the City of Tracy and the City Clerk has presented to the City Council the Engineer's Annual Levy Report (hereinafter referred to as the "Report") in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did, by previous resolution, approve such Report, and

WHEREAS, The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2012 and ending June 30, 2013, to pay the costs and expenses of operating, maintaining and servicing landscaping and appurtenant facilities located within the District;

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby resolves, orders determines and certifies as follows:

1. The above recitals are true and correct.

2. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving or amending the Report prepared in connection herewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds, determines, and certifies that:

    a) The land within the District will receive special benefit by the operation, maintenance and servicing of landscaping and appurtenant facilities within the boundaries of the District.
    b) The District includes all of the land receiving such benefit.

c) The net amount to be assessed upon the lands within the District has been apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2012 and ending June 30, 2013.
d) The proposed special benefit assessments calculated and apportioned for fiscal year 2012/2013 are consistent with the previously adopted Rate and Method approved by the property owners within the District in accordance with the provisions of the California Constitution Articles XIIIC and XIIID; and meet the requirements of Proposition 218.
e) The assessments are in accordance with *Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22565*, in connection with the proposed levy and collection of assessments related thereto.
f) The assessments to be levied are without regard to property valuation.

4. The Report and assessments as presented to the City Council and on file with the City Clerk are hereby confirmed as filed.

5. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements including turf, ground cover, shrubs and trees, irrigation systems, water features, drainage systems, and all appurtenant facilities related thereto or that may be authorized pursuant to the provisions of the Act.

6. The City Council agrees to defend, indemnify and hold harmless the County of San Joaquin, the Board of Supervisors, the Auditor-Controller, its officers and employees, from litigation over whether the requirements of Proposition 218 were met with respect to such assessments.

7. The County Auditor of San Joaquin County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Tracy Consolidated Landscape Maintenance District, and such money shall be expended only for the maintenance, operation and servicing of the landscaping, parks and appurtenant facilities as described in the Report.

9. The adoption of this resolution constitutes the District levy for the fiscal year commencing July 1, 2012 and ending June 30, 2013.

10. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor upon adoption of this resolution.

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

The foregoing Resolution _____ was adopted by the City Council of the City of Tracy on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 4

REQUEST

**THAT COUNCIL CONDUCT A PUBLIC HEARING DECLARING THE EXISTENCE OF WEEDS, RUBBISH, REFUSE AND FLAMMABLE MATERIAL ON EACH OF THE PARCELS LISTED IN EXHIBIT "A" TO THIS AGENDA ITEM A NUISANCE; CONSIDER OBJECTIONS TO ABATEMENT OF SAID NUISANCE, AND ADOPT A RESOLUTION AUTHORIZING FIRE DEPARTMENT STAFF TO ORDER CONTRACTOR TO ABATE SAID NUISANCES**

EXECUTIVE SUMMARY

The Fire Department performs inspections on its own and after complaints are received from citizens regarding the existence of weeds, rubbish, refuse and flammable material on residential and commercial parcels. Abatement notices are sent to parcel owners within the City deemed by Fire Department staff to be a public nuisance and dangerous to the public health and safety.

The notice states the time and date of the Public Hearing to be conducted by the City Council to address any and all objections to the proposed abatement and, as necessary, authorize Fire Department staff to direct the City's contractor to abate parcels Council finds to be a nuisance.

DISCUSSION

Pursuant to Tracy Municipal Code, a Public Hearing is required prior to the abatement of any parcels. Sections 4.12.250 through 4.12.340 of the Tracy Municipal Code set forth the procedure for the City to abate weeds, rubbish, refuse and flammable material on private property.

On June 21, 2012, pursuant to Tracy Municipal Code, Section 4.12.280, the Fire Department sent a notice to the property owner(s) listed in Exhibit "A" to this staff report. That notice required the said owner to abate weeds, rubbish, refuse and flammable material on his/her parcel within twenty days, and informed the property owner(s) that a Public Hearing would be conducted on July 17, 2012, where any protests regarding the notice to abate would be heard. The Tracy Municipal Code provides that upon failure of the owner, or authorized agent, to abate within 20 days from the date of notice, the City will perform the necessary work by private contractor and the cost of such work will be made a personal obligation of the owner, or become a tax lien against the property.

Under the provisions of Tracy Municipal Code, Section 4.12.290, the Fire Department will proceed at Council's direction with instructing the City's contractor to perform weed, rubbish, refuse and flammable material abatement on the parcels listed in Exhibit "A". Per the Tracy Municipal Code, property owners are liable for the cost of abatement and will be billed for the actual cost of the City contractor's services, plus a twenty-five percent administrative charge. All unpaid assessments will be filed with the San Joaquin County Auditor Controller's office to establish a lien on the property.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

FISCAL IMPACT

There is $12,100 dollars budgeted for Fiscal Year 2012-2013, Grounds and Maintenance account 211-52150-252-00000, that is used for contracting the abatement of weeds, rubbish, refuse and flammable material. There are sufficient funds at this time to accomplish abatement services.

RECOMMENDATION

That City Council conduct a Public Hearing to hear and consider any and all objections to the proposed abatement, and by resolution, declare the weeds, rubbish, refuse, and flammable material located at the parcels listed within Exhibit "A" to be a nuisance, and authorize the Fire Department to direct the City's contractor to abate such nuisance.

Prepared by: Gina Rodriguez, Administrative Assistant II

Reviewed by: Steve Hanlon, Fire Division Chief

Approved by: Alford Nero, Fire Chief

Approved by: Leon Churchill Jr., City Manager

Attachment: Exhibit A - 2012 Weed Abatement Parcel List

| TRACY FIRE - WEED ABATEMENT LIST | | | | | | |
|---|---|---|---|---|---|---|
| APN | SITUS ADDRESS | NAME/BUSINESS | MAILING ADDRESS | CITY | STATE | ZIP |
| 246-130-08 | 75 W. Valpico | AGNL Consoldiated LLC | 245 Park Avenue 26th Floor | New York | NY | 10167 |
| 246-140-08 | 2625 S. Mac Arthur Drive | Edmond & Gwendloyn White | 2625 S. MacArthur Drive | Tracy | CA | 95376 |
| 235-200-35 | 12 E. Mount Diablo Road | Gann Properties | 15300 McKinley Avenue | Lathrop | CA | 95330 |
| 248-650-19 | 428 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-20 | 438 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-21 | 448 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-22 | 458 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-23 | 468 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-24 | 478 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-25 | 498 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-26 | 497 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-27 | 477 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-28 | 467 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-29 | 457Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-30 | 447 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-31 | 437 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-32 | 427 Delaney Ct- Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San Leandro | CA | 94577 |
| 248-650-33 | 426 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-34 | 446 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-35 | 466 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-36 | 476 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-37 | 486 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-38 | 496 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-39 | 516 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-40 | 526 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-41 | 246 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |



**EXHIBIT A**

| TRACY FIRE - WEED ABATEMENT LIST | | | | | | |
|---|---|---|---|---|---|---|
| APN | SITUS ADDRESS | NAME/BUSINESS | MAILING ADDRESS | CITY | STATE | ZIP |
| 248-650-42 | 545 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-43 | 4234 Payton Lane - Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San leandro | CA | 94577 |
| 248-650-44 | 525 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-45 | 515 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-46 | 4233 Payton Lane - Vacant Lot | Glenbrook Homes LLC | 2406 Merced Street | San leandro | CA | 94577 |
| 248-650-47 | 485 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-48 | 475 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-49 | 465 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-50 | 445 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 248-650-51 | 425 Glenbrook Drive-Vacant Lot | Glenbrook Homes LLC | 2406Merced Street | San leandro | CA | 94577 |
| 246-250-39 | 831 Kapariel Drive | Jere & K.L. Bernardoni | 831 Kapareil Drive | Tracy | CA | 95376 |
| 235-100-71 | 175 Mount Oso Avenue | John & Virginia Vasquez | 175 Mount Oso Avenue | Tracy | CA | 95376 |
| 235-100-72 | Vacant Lot Mount Oso | John & Virginia Vasquez | 175 Mount Oso Avenue | Tracy | CA | 95376 |
| 235-100-74 | 85 Mount Oso | Lee & Trinidad Dunn | 85 Mount Oso | Tracy | CA | 95376 |
| 235-100-75 | 85 Mount Oso | Lee & Trinidad Dunn | 85 Mount Oso | Tracy | CA | 95376 |
| 235-100-76 | 85 Mount Oso | Lee & Trinidad Dunn | 85 Mount Oso | Tracy | CA | 95376 |
| 235-100-77 | 85 Mount Oso | Lee & Trinidad Dunn | 85 Mount Oso | Tracy | CA | 95376 |
| 252-340-31 | 1483 Roger Drive | Mary Garcia | 1624 Kensington Park Drive | Modesto | CA | 95356 |
| 246-110-35 | 2001 Earl Way | Richard Schott | 618 Hillside Blvd. | South San Francisco | CA | 94080 |
| 240-220-72 | 462 Banff Court | Sergio Figuracion Jr. | 462 Banff Court | Tracy | CA | 95377 |
| 232-100-19 | 2260 Costa Court | Tzewoh & Hui Liew | 5486 Bianca Way | Livermore | CA | 94550 |
| 233-045-03 | 450 W. 20th Street | William & Sarah Howard | 2062 Rutledge Way | Stockton | CA | 95207 |
| 233-153-03 | 1458 Parker Avenue | William Moreno | 1265 Suellen Drive | Tracy | CA | 95376 |
| 235-270-02 | 465 Gianelli Street | Roger Elissagaray | 8140 W. Valpico Road | Tracy | CA | 95304 |
| 235-270-01 | 435 Gianelli Street | Sukhjit & Rani Jaswal | 5284 Black Oak Drive | Stockton | CA | 95212 |
| 213-361-30 | 3265 Ernest Drive | AWPP LLC | 2517 Regent Drive | Livermore | CA | 94550 |



**EXHIBIT A**

| TRACY FIRE - WEED ABATEMENT LIST | | | | | | |
|---|---|---|---|---|---|---|
| **APN** | **SITUS ADDRESS** | **NAME/BUSINESS** | **MAILING ADDRESS** | **CITY** | **STATE** | **ZIP** |
| 238-040-07 | Vacant Lot / Crossroads | William Lyon Homes Inc. | 4490 Von Karman Avenue | New Port Beach | CA | 92660 |



**EXHIBIT A**

RESOLUTION _____

DECLARING THE EXISTENCE OF WEEDS, RUBBISH, REFUSE AND FLAMMABLE MATERIAL ON THE PARCELS LISTED IN EXHIBIT "A", A NUISANCE AUTHORIZING FIRE DEPARTMENT STAFF TO ORDER CONTRACTOR TO ABATE

WHEREAS, On June 21, 2012 pursuant to Tracy Municipal Code, Section 4.12.280, Fire Department staff mailed, via certified mail, a notice to the owners of record listed within Exhibit "A" , that the existence of weeds, rubbish, refuse and flammable material on said parcel in the City of Tracy constitutes a nuisance and is dangerous to public health and safety of the inhabitants of the City pursuant to Section 4.12.260 of the Tracy Municipal Code, and

WHEREAS, The notices included an order to abate said nuisance within 20 days and informed the property owner(s) of their opportunity to appear and object to the abatement of such nuisance at a public hearing before the City Council on July 17, 2012, and

WHEREAS, The County Assessor's Office shows the mailing address for the owner(s) of record of the subject parcels as listed within Exhibit "A", and a notice to abate and the notice of the public hearing was sent in a timely manner to that address by certified mail, and

WHEREAS, Objections, if any, to said abatement have been heard and considered, and

WHEREAS, The Fire Department has $12,100 in the FY 2012-2013 budget for weed, rubbish, refuse and flammable material abatement;

NOW, THEREFORE, BE IT RESOLVED, That the City Council declares the weeds, rubbish, refuses and flammable material on the parcels listed within Exhibit "A" to be a nuisance and further authorizes Fire Department staff to order the City's contractor to abate the accumulation of weeds, rubbish, refuse and flammable materials on the listed parcels.

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

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the _____ day of _____, 2012. by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____

MAYOR

ATTEST:

_____

CITY CLERK

July 17, 2012

AGENDA ITEM 5

REQUEST

**CONDUCT A PUBLIC HEARING TO HEAR OBJECTIONS TO AND APPROVE THE FINAL COSTS OF WEED ABATEMENT**

EXECUTIVE SUMMARY

The Fire Department's weed abatement contractor has completed the abatement of all fire hazards on designated properties for FY 11-12. Since the properties have been abated the contractor has submitted invoices to be paid. A public hearing is scheduled for appropriation for payment of abatement services.

DISCUSSION

Pursuant to Tracy Municipal Code Section 4.12.260, property was identified by the Fire Department that required weed abatement. The property owners were given notice to abate and a public hearing was conducted December 13, 2011. The Tracy Municipal Code provides that upon failure of the owner, or authorized agent, to abate within 20 days from the date of notice, the City will perform the necessary work by private contractor and the cost of such work will be made a personal obligation of the owner, or become a tax lien against the property. The City Council authorized the abatement.

The Fire Department designated 3 parcels (Exhibit A) that required abatement by Baylor Services, the contractor for the City of Tracy. The abatement was completed at a cost to the City of $834.00.

Fire Department staff notified the affected property owners of this public hearing where Council will consider the report of costs for abatement and any objections of the property owners liable for the cost of abatement. The cost of abatement assessed to the property owner is the actual cost of the City contractor plus a 25% administrative charge, per Resolution 2003-059.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

FISCAL IMPACT

The Fire Department budgeted $12,100 for weed abatement services in FY 2011-2012. The department has expended $2,438.00 for the work performed by Baylor Services. Expended funds were within the identified budget for FY 2011-2012.

RECOMMENDATION

That the City Council conduct a public hearing to hear objections to the costs of abatement and authorize, by resolution, approval of the final abatement costs.

Prepared by: Gina Rodriguez, Administrative Assistant II
Reviewed by: Steve Hanlon, Division Chief
Approved by: Alford Nero, Fire Chief

Attachment: Exhibit A - 2011 Weed Abatement Costs

**TRACY FIRE DEPARTMENT**
**FINAL COST OF WEED ABATEMENT**

| APN | Property Owner | Site Address | Abatement Cost | Administrative Fee | Total Cost |
|---|---|---|---|---|---|
| 233-084-17 | Thomas & Elizabeth Taylor | Vacant lot Mariani Court | $ 217.00 | $ 54.25 | $ 271.25 |
| 250-260-07 | West Side Irrigation District | Vacant Lot on Bessie | $ 332.50 | $ 83.12 | $ 415.62 |
| 235-200-23 | Philip & H Yick | 230 S. Central Avenue | $ 284.50 | $ 71.12 | $ 355.62 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | **TOTAL** | **$ 834.00** | **$ 208.49** | **$ 1,042.49** |

* - Denotes Property in Foreclosure

Exhibit A

RESOLUTION_____

APPROVING THE FINAL COSTS OF WEED ABATEMENT

WHEREAS, Pursuant to Tracy Municipal Code, Title 4, Article 6, Section 4.12.260, property was identified that required weed abatement, and

WHEREAS, The property owners were given notice to abate and a public hearing was conducted on December 13, 2011, and

WHEREAS, The Tracy Municipal Code provides that upon failure of the owner, or authorized agent, to abate within 20 days from the date of notice, the City will perform the necessary work by private contractor and the cost of such work will be made a personal obligation of the owner, or become a tax lien against the property, and

WHEREAS, The City Council authorized the abatement by resolution and the Fire Department designated four parcels that would require the City contractor Baylor Services, to abate, and

WHEREAS, The abatement was completed at a cost to the City of $834.00, and

WHEREAS, Fire Department staff notified property owners of this public hearing where Council considered the reports of costs for abatement and any objections of the property owners liable for the cost of abatement, and

WHEREAS, The cost of abatement assessed to the property owner is the actual cost of the City contractor plus a 25% administrative charge, per the Tracy Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approves the final abatement costs in the amounts set forth in Exhibit A to the staff report accompanying this item and authorizes a lien on each of the properties shown on said Exhibit A in those amounts.

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

The foregoing Resolution _____ was adopted by the Tracy City Council on the _____ day of _____, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS

_____

Mayor

ATTEST:

_____

City Clerk

July 17, 2012

AGENDA ITEM 6

REQUEST

**PUBLIC HEARING TO CONSIDER A PROPOSAL TO ADOPT A NORTHEAST INDUSTRIAL SPECIFIC PLAN, AMEND THE TEXT OF THE ZONING ORDINANCE TO INCLUDE A NORTHEAST INDUSTRIAL SPECIFIC PLAN ZONE AND REZONE THE NORTHEAST INDUSTRIAL PLANNING AREA FROM PLANNED UNIT DEVELOPMENT TO NORTHEAST INDUSTRIAL SPECIFIC PLAN - APPLICATION NUMBERS SPA12-0003, ZA12-0006 AND R12-0003**

EXECUTIVE SUMMARY

This agenda item is a staff-initiated (rather than applicant driven) adoption of a Specific Plan for the Northeast Industrial (NEI) area. Staff has completed the documentation to convert the NEI Planned Unit Development (PUD) into a Specific Plan, which contains provisions to allow for future project approvals to be approved in a streamlined process by the Development Services Department. Conversion of NEI from a PUD to a Specific Plan does not change any land uses or development standards; it solely changes the process to obtain future permits.

DISCUSSION

Existing Concept Development Plan

Annexed to the City in 1996, the NEI is one of the City's major employment areas that is 870 acres and half built-out (Attachment A, location map). The entire NEI planning area is zoned PUD, which contains development standards that have guided development since its inception (Attachment B, NEI Concept Development Plan).

Prior to construction, all development within a PUD must be approved through a two-step process, including a Preliminary Development Plan (PDP) and a Final Development Plan (FDP). Typically bundled for approval, PDP/FDPs must be approved by City Council, with consideration of the Planning Commission's recommendation. This means that each time a new project (such as a distribution center, call center, or manufacturing plant) or an amendment to such a project is proposed, the applicant works with staff, then Planning Commission and Council through two public hearings prior to approval. These public hearings, including the noticing requirements along with the time between regularly scheduled hearings can cause project approvals to take several additional months past staff's initial evaluation and recommendation.

Specific Plan Zoning

Because development standards have already been adopted for NEI through Planning Commission and City Council review, and in an effort to streamline the process and eliminate the two steps of Planning Commission and City Council public hearings, staff has completed the documentation necessary to rezone the NEI project area from PUD to "NEI Specific Plan". This enables the NEI Specific Plan zoning designation to include a Development Review approval process that can be completed at staff level by the Development Services Director. The Development Review process is the current process used throughout the entire City in areas that are not zoned PUD. This approval

process would still require a public hearing for the benefit of surrounding property owners with a ten-day notice period, but could be scheduled quickly during normal working hours. This allows the hearings and overall processes to be streamlined. Under the proposed Specific Plan, any decision to approve a project is appealable to Planning Commission, and ultimately City Council.

Specific Plan Creation

The NEI Concept Development Plan was written and adopted in 1996 in a format very similar to that of a typical Specific Plan. Staff has re-produced the plan with the necessary edits and formatting (including all previous amendments to the Concept Plan that have already occurred) so that it may be adopted as a Specific Plan by Ordinance through a rezoning action. Adoption of the project area as a Specific Plan will not significantly change any of the existing descriptive requirements (such as building design standards, allowable land uses, parking requirements, etc.) as those requirements have proven to be effective in creating consistently successful projects. The Specific Plan will rather serve to streamline the approval process for these projects. The only changes are to building height and allowable uses in the General Commercial land use designation:

- Building Height—Raise the maximum from 46 feet to 60 feet in order to accommodate today's typical interior clear space requirements for warehouse space along with parapet walls for screening roof equipment
- Land Use—Allow for animal shelters to be a permitted use in the General Commercial (GC) land use designation (there are only three GC sites within NEI, and the City's animal shelter is proposed to be located on the GC site at the southwest corner of Grant Line and Paradise Roads.

Tracy Municipal Code Sections 10.20.050 and 10.20.060 of the Specific Plan Ordinance (Attachment C) include the requirements for content of a specific plan and the adoption procedures. All of the necessary content of a specific plan is included in the proposed NEI Specific Plan (Attachment D).

Planning Commission Discussion

The Planning Commission met and discussed the proposed NEI Specific Plan on June 27, 2012, and voted unanimously to recommend approval of the Specific Plan. Three property owners within the NEI area spoke at the hearing, regarding the compatibility of existing farming operations and industrial uses, the proposed animal shelter land use, the lack of grocery stores in the area and future roadway alignments. The property owners also noted that while they had received a letter notifying them of the proposed Specific Plan adoption, they did not have copies of all the documents that the Planning Commissioners had received. Staff mailed a copy of the proposed NEI Specific Plan document to the four property owners that were in attendance at the hearing the following day. The Planning Commissioners received clarification that there would still be a public hearing for project approvals in the area, but that those hearings would be held by the DES director rather than Planning Commission and City Council (except in the case of Conditional Use Permits, over which the Planning Commission will preside). They also discussed the animal shelter use and its appropriateness in an industrial area,

as well at the appeal process, should anyone object to the Director's action on a proposed project.

## ENVIRONMENTAL DOCUMENT

Adoption of a NEI Specific Plan, the zone text amendment and the rezone from PUD to NEI Specific Plan are consistent with the NEI Environmental Impact Report (EIR) that was adopted by City Council in 1996. The project is also consistent with the City's General Plan EIR, adopted by City Council on February 1, 2011. No new environmental impacts are anticipated as a result of adopting the NEI Concept Development Plan as the NEI Specific Plan, because the proposed Specific Plan does not result in any changes to the proposed land uses, and therefore will not cause any increases in the environmental impacts of those uses.

## STRATEGIC PLAN

This agenda item supports the Economic Development Plan because adoption of a Specific Plan and regulating zoning requirements as staff proposes would simplify the application and approval process for future projects within NEI, allowing staff level approvals rather than multiple public hearings with Planning Commission and City Council.

## FISCAL IMPACT

The fiscal impact of the adoption of NEI as a Specific Plan will be a small savings in staff time which was previously used for the preparation of staff reports for consideration of the Planning Commission and City Council.

## RECOMMENDATION

Staff and the Planning Commission recommend that the City Council adopt the NEI Specific Plan, approve a zone text amendment to the Tracy Municipal Code to create a NEI Specific Plan Zone, and approve the rezoning of the NEI project area from PUD to NEI Specific Plan, based on the information in the proposed ordinance.

## ATTACHMENTS

Attachment A—Location Map
Attachment B—Existing NEI Concept Development Plan
Attachment C—Specific Plan Ordinance
Attachment D—Proposed NEI Specific Plan (in strikethrough underline format)

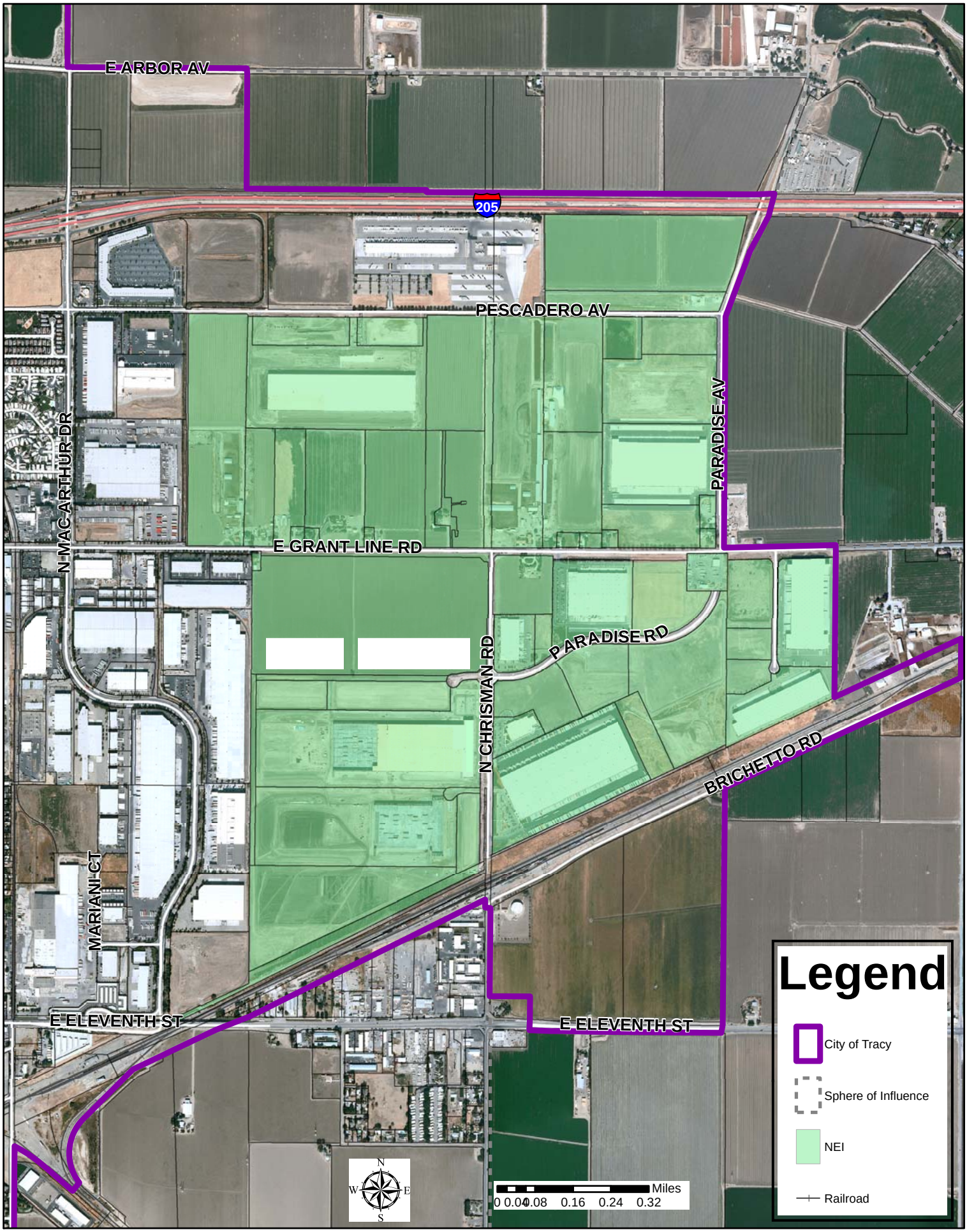
Prepared by: Victoria Lombardo, Senior Planner

Reviewed by: Bill Dean, Assistant Development Services Director

Approved by: Andrew Malik, Development Services Director
Leon Churchill Jr., City Manager

Attachment A

# Proposed NEI Specific Plan Area



Attachment B

# City of Tracy

Think Inside the Triangle™

# NORTHEAST INDUSTRIAL AREAS CONCEPT DEVELOPMENT PLAN

WITH AMENDMENTS:

| | | |
|---|---|---|
| 7-98-GPA | Reso 99-106 | Rezoning of Two Parcels |
| 8-98-GPA | Reso 99-106 | Rezoning of Two Parcels |
| | Reso 99-107 | Project Objectives Amendment |
| 45-04-D | Reso 2005-091 | Chabot Tracy |
| 1-08-SPA | Reso 2008-046 | Building Height Amendment |

# Northeast Industrial Concept Development Plan

November 21, 1995

Revised February 26, 1996

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# INTRODUCTION

The Conceptual Development Plan for the 870 acre Northeast Industrial Area aims to develop a well-planned industrial zone that will attract businesses to Tracy, and provide local employment opportunities. The Plan anticipates a mixture of industrial uses, including rail-dependent industries and "flex-tech" light industrial.

# PLANNING AREA LOCATION

## Location

The Northeast Industrial planning area lies along the northeast boundary of the City of Tracy. The area is generally bounded to the north by I-205, to the south by the Southern Pacific Railroad tracks, to the east by Banta Road, and the west by MacArthur Drive. Grant Line Road bisects the area.

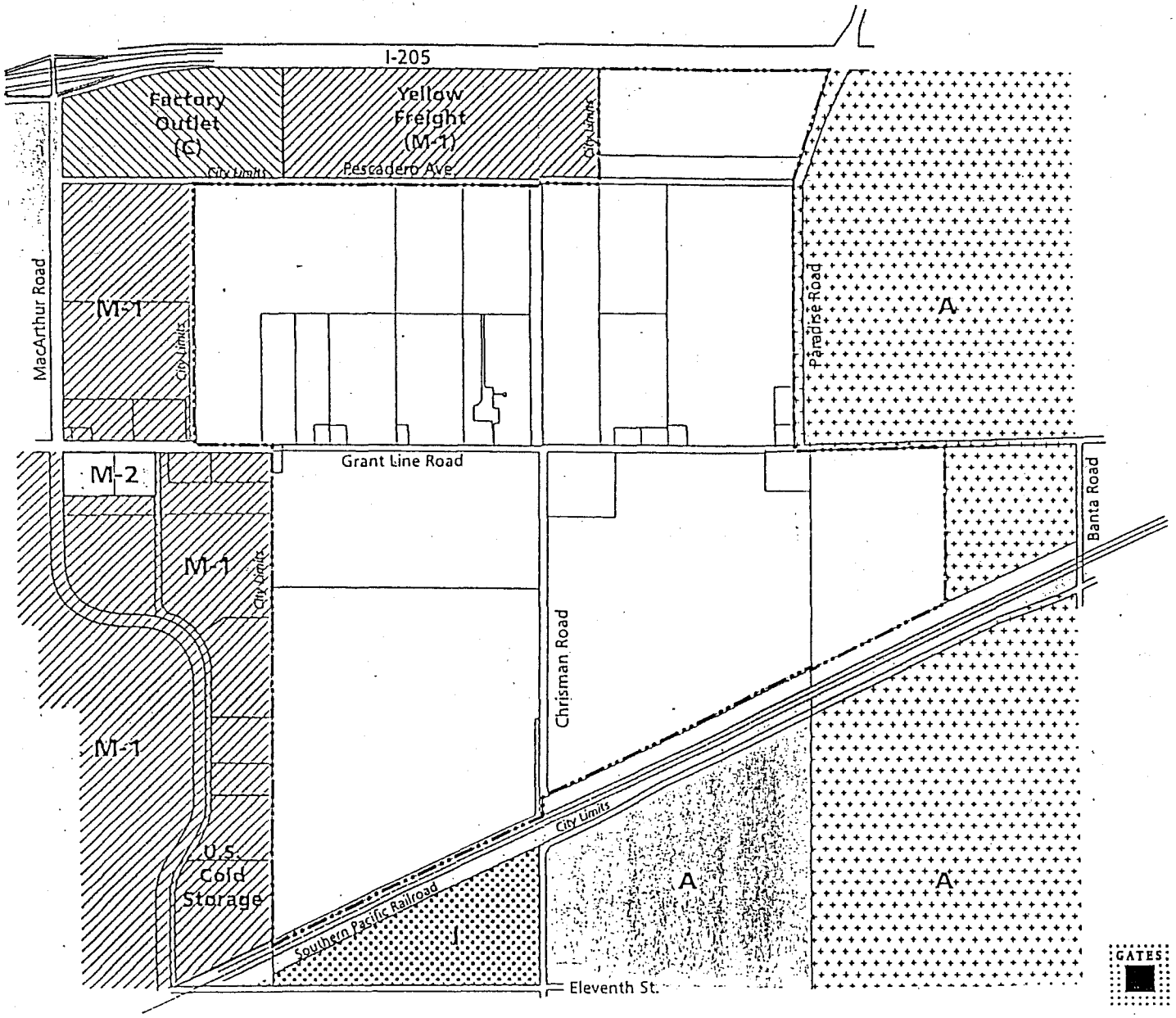
## Surrounding Land Uses

Presently, properties along MacArthur Drive directly west of the site are developed with industrial uses, such as the U.S. Cold Storage facility. North of the site are industrial and commercial uses, including the factory outlet stores at MacArthur Drive and Pescadero Avenue. The Yellow Freight Company is also located to the north, between the site and I-205. Agricultural uses are found on lands to the east.

Lands directly to the north and west of the site are included in the 1991 I-205 Corridor Specific Plan and the 1988 Industrial Area Specific Plan. To the east is the Banta Community Area, as designated in the UMP. The project site in the context of the existing industrial and commercial uses, and existing specific plan areas is shown in Figure 1.

## Land Ownership

The Northeast Industrial planning area is made up of some 32 properties, with a variety of owners. Parcels range in size from small half acre home sites to large agricultural holdings. The assessor's parcel numbers and ownership of the area is shown in Figure 2.




# Northeast Industrial

Figure 1

## SURROUNDING LAND USES

LEGEND

- Tracy City Limits
- A — Agricultural Lands (County)
- I — Industrial Lands (County)
- Industrial Specific Plan
- I-205 Specific Plan
- M-1 — Light Industrial Zoning (Tracy)
- M-2 — Heavy Industrial Zoning (Tracy)
- A — Agricultural Lands (Tracy)
- Project Boundary

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north

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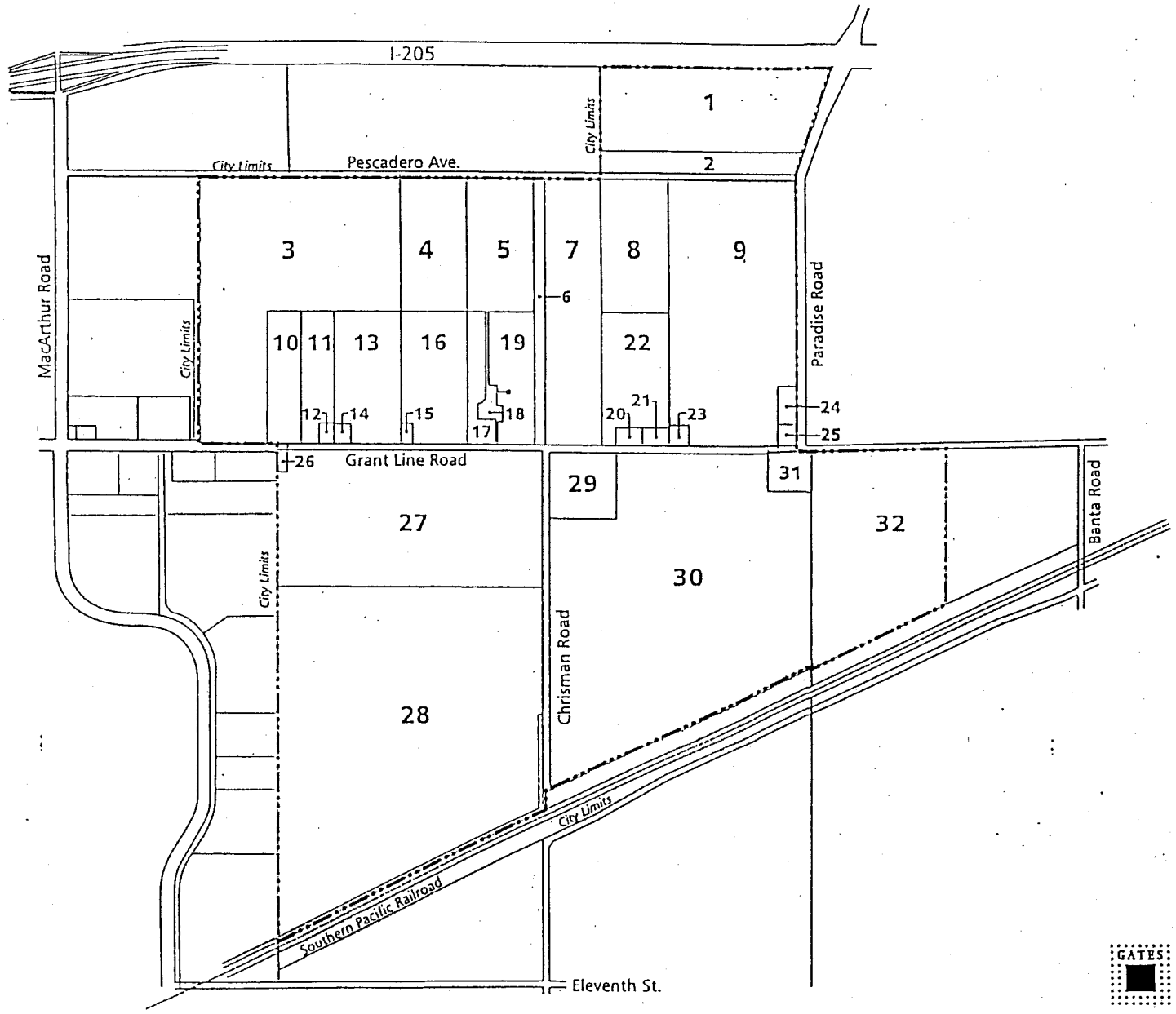


# Northeast Industrial

Figure 2

## LAND OWNERS

| No. | APN | OWNER'S NAME | Acres |
|---|---|---|---|
| 1 | 213-060-12 | SILVA BROTHERS | 42.42 |
| 2 | 213-060-13 | DOROTHY HALEY | 9.78 |
| 3 | 213-070-57 | VELMA PIMENTAL ET AL | 77.05 |
| 4 | 213-070-05 | VELMA PIMENTAL AND SONS | 19.24 |
| 5 | 213-070-06 | AUGUST MARTY | 19.46 |
| 6 | 213-070-48 | SILVA ET AL | 5.34 |
| 7 | 213-070-49 | MARIA SILVA ET AL | 33.86 |
| 8 | 213-070-08 | MARIA SILVA ET AL | 19.55 |
| 9 | 213-070-43 | PRIMA ASSOCIATES | 72.04 |
| 10 | 213-070-22 | VELMA PIMENTAL | 9.79 |
| 11 | 213-070-28 | HELENE MATTSON | 9.10 |
| 12 | 213-070-29 | HELENE MATTSON | 0.68 |
| 13 | 213-070-20 | F. SILVA | 14.88 |
| 14 | 213-070-19 | STANLEY ROBERTSON | 0.73 |
| 15 | 213-070-18 | WENDELL ENDER | 0.52 |
| 16 | 213-070-40 | PIMENTAL | 18.99 |
| 17 | 213-070-41 | AUGUST MARTIN | 6.31 |
| 18 | 213-070-17 | AUGUST MARTIN | 7.27 |
| 19 | 213-070-39 | AUGUST MARTIN | 11.41 |
| 20 | 213-070-52 | MARIA SILVA | 1.04 |
| 21 | 213-070-53 | MANUEL SILVA | 1.04 |
| 22 | 213-070-51 | MARIA SILVA ET AL | 17.55 |
| 23 | 213-070-13 | FRANK ENDER | 0.87 |
| 24 | 213-070-44 | WILLIAM ENDER | 0.50 |
| 25 | 213-070-45 | MARJORIE ENDER | 1.62 |
| 26 | 250-020-15 | ROBERT COSTA | 0.50 |
| 27 | 250-020-14 | DINA ROCHA ET AL | 52.50 |
| 28 | 250-020-13 | OLIVEIRA FARMS | 164.10 |
| 29 | 250-030-10 | FRANK SILVA | 10.00 |
| 30 | 250-030-11 | DOVER ASSOCIATES | 152.53 |
| 31 | 250-030-02 | FRANCIS BLIDICOE JR. | 4.24 |
| 32 | 250-030-03 | TONY COSTA | 52.00 |
| TOTAL ACREAGE | | TOTAL ACREAGE | 870.33 |

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GATES

north

0 500 1000 2000

# EXISTING PLANNING AREA CONDITIONS

## Site Features

Land uses within the Northeast Industrial Area are currently agricultural, with a number of dairy operations and rural residences. Few other significant site features are present. The topography is relatively level.

A Westside Irrigation District (WSID) supply or tailwater ditch crosses the area. One property along 1-205 is located just outside the FEMA 100 year flood line found in the vicinity of the I-205 / Paradise Road overcrossing. It is believed that theoretical flood depths on the adjacent parcel are only a few feet.

The existing conditions and topography of the planning area are shown on Figures 3 and 4.

None of the parcels appear to be under Williamson Act contracts, although further research should verify the Williamson status.

## Existing Roadway Network

The Plan area is served by a number of existing roadways, some of which have been improved to urban standards and some which remain essentially rural in character.

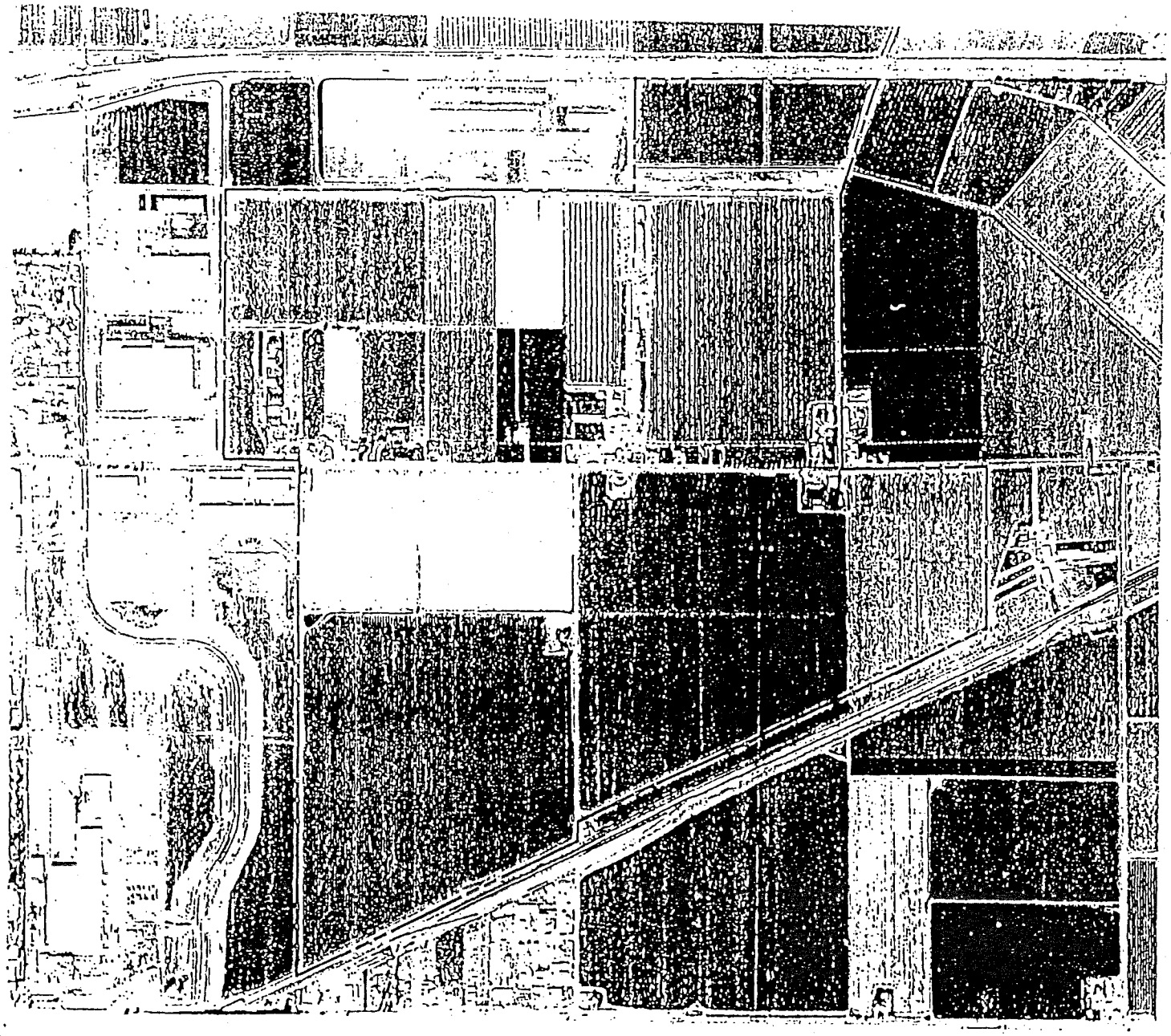
Regional access for the area is provided by Interstate 205 (I-205) to the north and Interstate 5 (I-5) to the east. I-205 is an east-west freeway which extends from I-5 west to I-580 with I-580 continuing west into the Bay Area. I-5 is a north-south freeway which extends throughout Central California. Currently, Plan area access to I-205 is via an interchange at MacArthur Drive. I-5 access is via the full access interchange at Kasson Road (an extension of Grant Line Road). I-5 access is also available (to/from the north only) via an interchange at 11th Street.

The primary local roadways serving the area are MacArthur Drive, Pescadero Avenue and Grant Line Road. MacArthur Drive is a north-south major arterial roadway serving the east side of Tracy. In the Plan area, MacArthur has been improved to a four-lane roadway (with turn lanes) between I-205 and 11th Street. Pescadero Road is an east-west roadway which has been improved to four lanes (with turn lanes) from MacArthur easterly about 1/4 mile. East of this point, Pescadero narrows to a wide two-lane roadway along the Yellow Freight frontage (a distance of about 2/3 mile.) Between this point and Paradise Road, Pescadero is a narrow two-lane rural road. Grant Line Road is an improved four-lane arterial road from MacArthur easterly about 1/4 mile (to the City limits). East of this point Grant Line is a wide two-lane road extending to (and beyond) I-5.

In the Plan area, Chrisman Road and Paradise Road currently provide limited local access. Chrisman is a narrow two-lane rural road which extends from Grant Line Road south to the southern Pacific railroad tracks (Although Chrisman does not cross the tracks). Paradise is a two-lane road extending from Grant Line north over I-205.

### Current Traffic Operations

Current volumes on the area's street network are relatively low. Traffic operations are very stable with area streets operating at Level of Service (LOS) 'C' or better.



# Northeast Industrial

Figure 3

## AERIAL PHOTOGRAPH

source: Pacific Aerial Survey, 10/16/95

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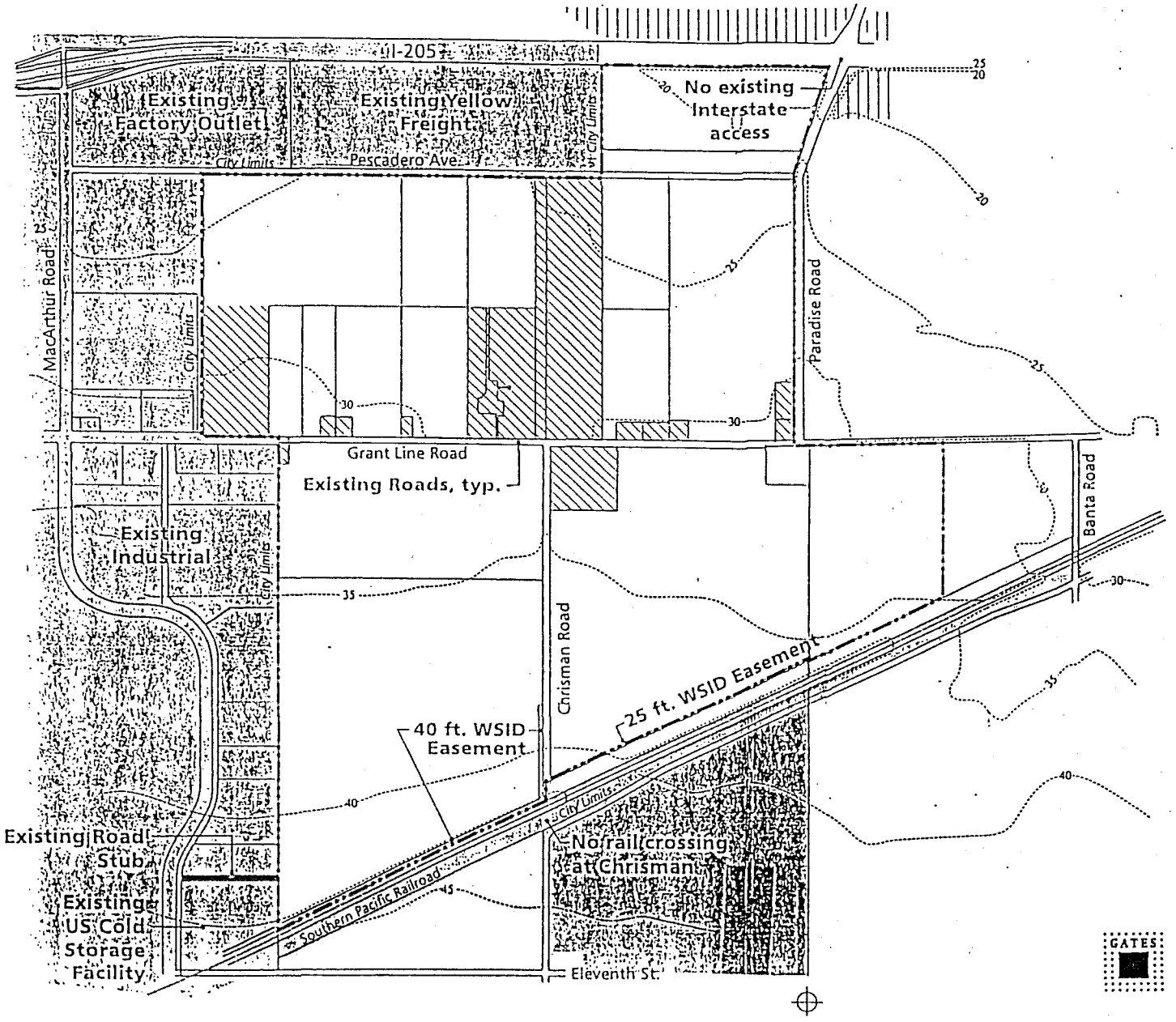


# Northeast Industrial

Figure 4

## EXISTING SITE CONDITIONS

LEGEND

- FEMA 100 Year Flood Zone
- Existing Dairies and Homes
- Tracy City Limits

source: (topography) USGS

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## Existing Utility Infrastructure

### Existing Wastewater Collection Facilities

As shown on Figure 10 (page 21) the East Side Trunk sewer line flows from south to north, and is located west of the subject site and just west of MacArthur Drive. Feeder lines join the East Side Trunk from the west and east.

There is a 12" diameter sanitary sewer on Grant Line Road stubbed to a point about 400' west of the site. There is also a sanitary sewer line on Pescadero Avenue which ranges in size from 18" to 8" diameter. The City of Tracy Public Works Department has indicated this line connects to the East Side Trunk, but has not been able to provide any information about it.

### Existing Storm Drainage Facilities

As shown on Figure 12 (page 25) the most significant existing drainage facility in the vicinity of the Northeast Industrial planning area is the East Side Channel, which flows to the north, west of the site. There is also a 48" diameter storm pipe in Grant Line Road and a pipeline in Pescadero Avenue with a diameter that varies from 15" to 24". These pipes both drain into the East Side Channel.

### Existing Water Distribution Facilities

As shown on Figure 13 (page 27), at this time a 12" to 18" diameter water main exists along Grant Line Road from MacArthur Drive to the west end of the site. A 16" diameter main currently is in place along Pescadero Avenue from MacArthur Drive to the west end of the most northerly portion of the site. There is also a 12" main in MacArthur Drive.

# PLANNING OVERVIEW

This Conceptual Development Plan is submitted as the first step in the planned development process as defined under the appropriate provisions of the Tracy Municipal Code. The Planning steps are envisioned as follows:

Task 1: Concept Development Plan, Preliminary Development Plan, PD pre-zoning, Finance Plan

The Concept Development Plan will be reviewed by City staff and the City's processing consultant. The City will prepare an EIR, and other documents necessary to complete the CEQA environmental review process. The Concept Development Plan will satisfy both the Concept Development Plan and Preliminary Development Plan requirements of Tracy's Planned Unit Development Ordinance. Once the plan is approved by the City, the area will be pre-zoned PD Planned Unit Development.

A Financing Plan for area-wide public improvements will be submitted separately and prepared in consultation with the City.

Task 2: Annexation, Development Agreements

Following approval of the Concept Development Plan and receipt of the PD pre-zoning, the lands in the Northeast Industrial Area will be annexed to the City of Tracy and for-

mally zoned PD. Development Agreements may be prepared for each of the properties, at each owners discretion.

Task 3: Final Development Plans, Subdivision Maps

Each individual land owner will prepare subsequent Final Development Plans (FDP) for their parcels. Subdivision Maps may be submitted with the FDP. Parcelization may occur at any of these steps.

# RELATIONSHIP TO TRACY'S UMP

## UMP Land Use Designations

The City of Tracy Urban Management Plan (UMP) designates the entire area for Industrial land uses, as shown in Figure 5. The UMP designates the planning area as part of the City Core Contiguous area, which encompasses the land areas adjacent to the existing urbanized areas of Tracy. In the City Core Contiguous area, new growth can directly tie into existing service and infrastructure system.

## Tracy's Growth Strategy

In its UMP, the City of Tracy has embraced a "balanced growth" strategy, seeking to direct growth in an efficient cost effective manner, balancing land uses and appropriate use of the land with well planned and utilized infrastructure. This strategy seeks to improve the jobs/housing balance, and to encourage development of employment opportunities and capitalize on freeway interchanges with industrial, retail, and service-related development. An important component of the economic strategy behind this plan is to provide for a more than adequate amount of commercial and industrial land to keep land costs down in order to attract businesses to Tracy, thus providing local jobs for Tracy residents.

The northeastern sector of Tracy has been designated as one area in which the City's industrial growth will occur. Adjacent to existing industrial development, and with direct access to the I-205 freeway and rail transportation, the Northeast Industrial Area will be ideally situated to attract and support business, without the need for major infrastructure expenditures. It is the logical next step for industrial expansion in Tracy.

## UMP Goals Furthered by Northeast Industrial Area Development

The Northeast Industrial Area Concept Development Plan (CDP) proposes development consistent with the UMP. It furthers many of the Goals and Policies stated in the UMP, and it implements many of the Actions set forth in the UMP. Following is a summary of UMP Goals, Policies, and Actions to which the Northeast Industrial Area contributes.

### Land Use

GOAL LU 1: A balance between residential population, jobs, and ability to provide services.

Action LU 1.1.1: Industry will be generally targeted to the northeast, south and southwest of Tracy.

Policy LU 2.4: Provide flexibility in land use planning (including regulation of land use intensity, distribution, balance) to be responsive to market.

GOAL LU 6: A land use mix that provides employment opportunities for all who live in Tracy and wish to work here.

Action LU 6.1.2: Designate area around existing and planned industry for compatible land uses.

Policy LU 6.2: Encourage a diversity of industries.

Policy LU 6.3: Maintain Tracy's competitiveness in attracting industries looking to relocate to the Central Valley.

GOAL LU 7: Land use patterns that minimize conflicts between neighboring uses and transportation corridors.

Policy LU 7.3: Locate compatible development near and along freeway corridors, and provide adequate environmental protection to less compatible uses.

Policy LU 7.4: Implement freeway uses which are compatible with the noise, air quality, traffic impacts associated with freeways.

Action LU 7.5.1: Locate employment-generating and regional commercial uses along major transportation corridors.

Policy LU 7.7: Establish land uses along freight rail lines that are consistent and compatible with rail service and exposure.

GOAL LU 8: Continue agriculture and resource extraction for as long as they can be conducted in an economically viable fashion.

GOAL LU 9: Maintain economic viability as a community.

Policy LU 9.2: Tracy is to remain a central urban service provider and become a retail and industrial center.

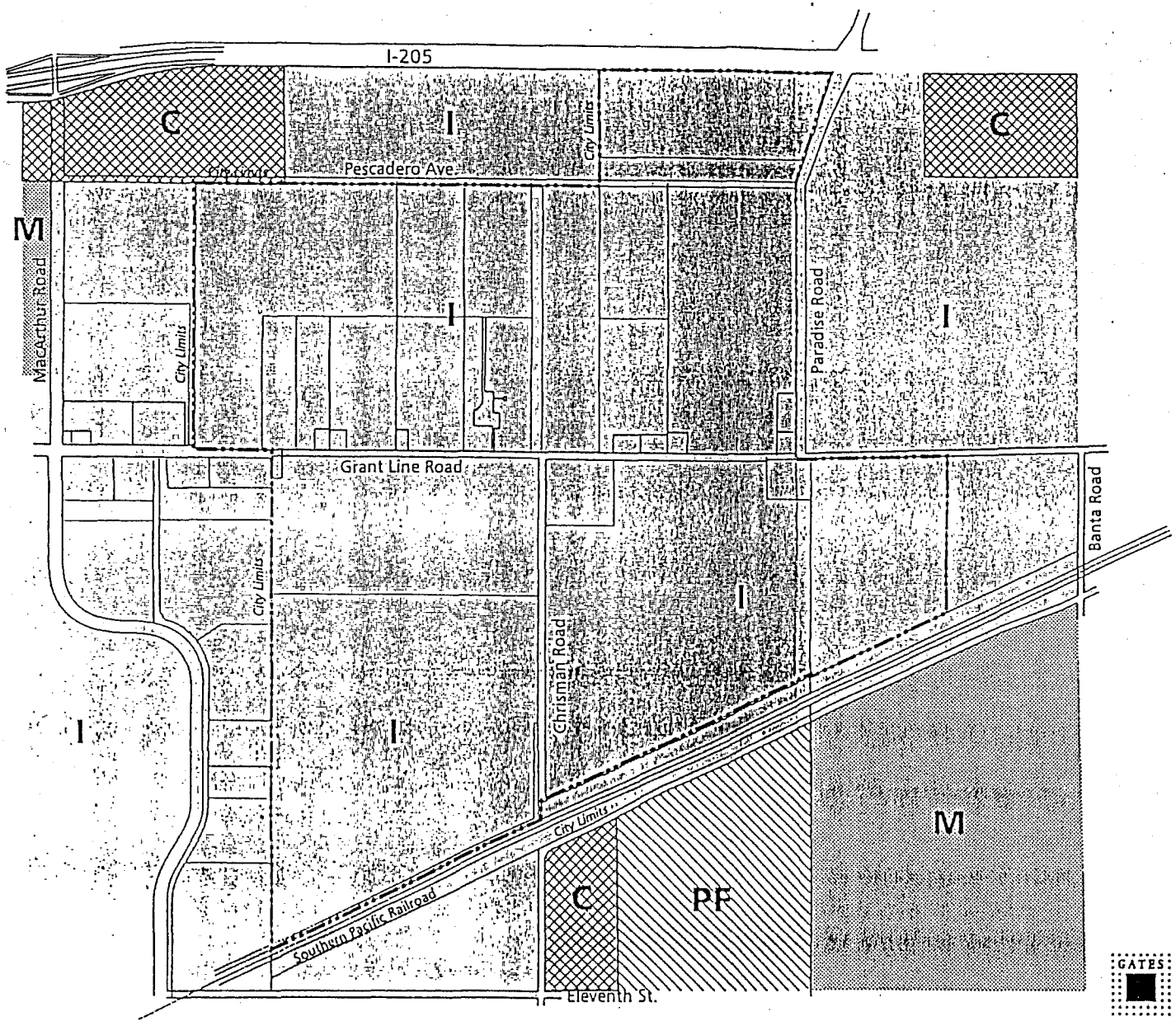
### Circulation

GOAL CI 3: Minimize use of city streets by inter-regional commuter traffic and trucks.

Policy CI 3.4: Achieve direct movement of trucks from major generators to the freeways and other inter-regional routes via streets planned and designed for heavy vehicles.

Action CI 3.4.4: Limit new truck traffic generating uses to locations along the freeways, expressways and truck routes.

GOAL CI 8: Efficient movement of truck traffic through and around the city with minimum impacts on residential and commercial areas.




# Northeast Industrial

Figure 5

## UMP LAND USES

LEGEND

- C Commercial
- I Industrial
- PF Public Facilities
- M Medium Density Residential

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# PROJECT CHARACTERISTICS

## Project Objectives

The objectives of the project are:

- To develop the Northeast Industrial Area as a high-quality industrial and commercial site of significant benefit to the City of Tracy and the nearby region.
- To develop a well-planned site that will attract businesses to Tracy, providing local employment opportunities.
- To develop the Northeast Industrial Area for primarily mixed industrial uses including rail-dependent industries.
- To minimize project-related impacts to Tracy's transportation network.
- To provide a flexible phasing program that allows market forces to dictate reasonable growth increments, while ensuring that agricultural properties are allowed to remain until ready to develop.
- To create a project consistent with the goals of the UMP.
- To integrate the Northeast Industrial Area into the development pattern of the City of Tracy.
- To integrate mitigation for environmental impacts into the design of the project.

## Land Use Designations

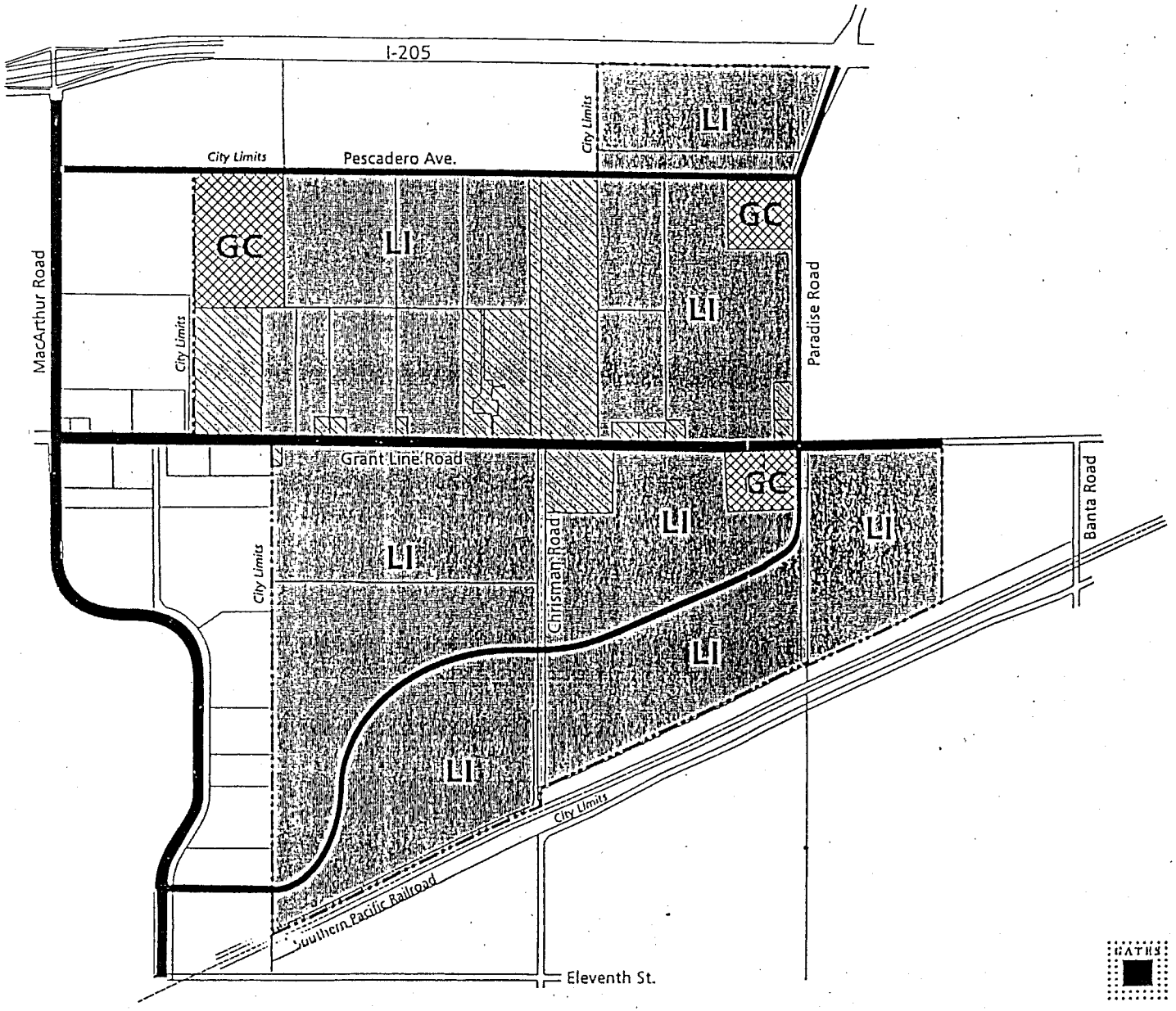
The Northeast Industrial Area will consist primarily of light industrial land uses. In addition, general commercial land uses are planned at major intersections along Pescadero Avenue and Grant Line Road. Figure 6 shows the configuration of the land uses in the planning area.

The development prototypes included in the Design Guidelines indicate possible site planning scenarios for environmental impact analysis.

### Light Industrial Land Uses (LI)

Light Industrial land uses cover approximately 800 acres of the planning area. Assuming a Floor Area Ratio (FAR) of 0.5, approximately 17.5 million square feet of light industrial, warehouse and manufacturing facilities would be provided. Light industrial land uses would be compatible with existing industrial land uses to the west and north, as well as with freeway noise, and rail noise and vibration.

Several types of light industrial land uses are appropriate in the Northeast Industrial Area. It is anticipated that warehousing and distribution businesses with low employee densities will be the predominant development type. This development pattern is similar to those that have located in Tracy in recent years. The southern portion of the Planning Area are appropriate to uses that require rail access. It is assumed that about 80% of the light industrial lands will be developed with warehouse and distribution similar to the type of development existing in Tracy.




# Northeast Industrial

Figure 6

## LAND USE PLAN

LEGEND

- GC — General Commercial
- LI — Light Industrial
- Existing Dairies and Homes

DEVELOPMENT SUMMARY

| Land Use | Gross acres | FAR | Square feet |
|---|---|---|---|
| General Commercial (GC) | 45.5 | 0.35 | 694,000 |
| Light Industrial (LI) | 798.9 | 0.50 | 17,400,000 |
| Proposed Roads | 15.8 | – | |
| Existing Road Expansion | 10.1 | – | |
| TOTAL: | 870.3 | | 18,094,000 |

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The City of Tracy is also interested in attracting higher employee density businesses to the area. It is anticipated that there may be a future demand for a "Flex-Tech" development that would accommodate research & development businesses. For purposes of analysis, it is assumed that about 20% of the light industrial lands will be developed with such higher employee density businesses.

The light industrial zone may also be appropriate for service commercial businesses with little pedestrian traffic, that are not necessarily compatible with general commercial land uses, such as automotive supply and plumbing stores.

A variety of parcel sizes are foreseeable, probably ranging from 20 to 50 acres, depending upon the type of industrial user attracted to the area. Since market forces will dictate that eventual parcel size, the CDP does not reflect an exact parcelization plan.

### Existing Agricultural and Residential Uses

The parcels containing existing dairy operations and residences, shown as crosshatched on the Land Use Map, that may remain for a number of years until ready to develop. The planned light industrial land uses will be compatible with these properties. (The agricultural lands are subject to the City's Right to Farm Ordinance, discussed below)

### General Commercial Land Uses (GC)

Three parcels of general commercial, totaling 45.5 acres, are provided within the planning area. These commercial sites are intended to expand upon the existing commercial uses adjacent to the I-205/ MacArthur Drive interchange, take advantage of the freeway-oriented traffic circulation of the site, and serve the local industrial community.

The largest parcel (25.5 acres) is located in the northwest corner of the project along Pescadero Avenue. This parcel provides for potential factory outlet expansion or other interstate-related commercial uses. Two ten acre parcels are located at the Grant Line/ Paradise intersection and the Pescadero / Paradise interchange. These two smaller parcels are intended to provide commercial and retail services to the planned industrial community.

## Right to Farm Provisions

A number of dairy operations currently exist within the Northeast Industrial planning area . Dairy facilities typically involve significant capital improvements. This CDP intends to allow the continued operation of these existing dairy facilities and other agricultural uses until such time as the owners wish to convert their property to nonagricultural uses.

When nonagricultural land uses move into areas near to pre-existing agricultural operations, the agricultural operations frequently become the subject of nuisance complaints. Chapter 7 of the Tracy Municipal Code, the Right to Farm Ordinance, declares that farming operations are not a nuisance, and recognizes the right to farm within the incorporated City. Agricultural and dairy operations are included in the Permitted uses (page 43) for both the Light Industrial and General Commercial land use designations.

## Mineral Extraction

A number of the parcels in the Northeast Industrial planning area have mineral rights that are owned by different owners than the underlying land. It is possible that these owners may choose to

exercise these rights at some time in the future. As such, mineral extraction is included as a Conditionally Permitted use within the Light Industrial land use designation.

Any mineral extraction operation will be unobtrusive, and will be a subsidiary use to the primary use of the parcel.

# CIRCULATION AND TRANSPORTATION

The Northeast Industrial Concept Development Plan provides for efficient circulation by automobiles and trucks. The proposed land-use mix, street geometry and proximity to the interstate freeway system will minimize project-related impacts to Tracy's transportation network.

## Background Traffic Growth / Traffic Operations

The City has prepared projections of traffic flows for baseline development. This baseline development includes the Industrial Specific Plan (ISP).

The future background traffic projections have been derived from the Tracy citywide travel demand model. The model's basic assumptions related to trip generation rates and traffic distribution were used in developing the baseline traffic projections. It is noted that model projections have been based on a conservatively high assumption that industrial development has an employee density of 11 employees per acre.

With respect to traffic operations, the ISP improvements and site specific improvements on MacArthur Drive, Pescadero Road, and Grant Line Road have been completed. These improvements allow for stable traffic flow conditions (LOS 'C' or better) with buildout of the ISP development.

## Traffic Increases Due to the Project

### Traffic Generation

The plan includes primarily industrial development with ancillary (local serving) commercial and a larger commercial retail center which would potentially attract customers from outside the Plan area. The industrial areas are envisioned as primarily warehouse and distribution developments with a smaller amount of more intense light industrial / flex tech development. The following assumptions are provided for the purposes of the Plan's traffic analysis :

- 123 acres of warehouse and distribution development with 8 employees per acre
- 676 acres of light industrial development with an average of 11 employees per acre. (Assumes that 507 acres (75%) are warehouse and distribution uses with 8 employees per acre, and 169 acres (25%) are flex-tech uses at 20-30 employees per acre, resulting in the average of 11.)
- 20 acres of small commercial areas designed to serve the internal needs of the Plan area employees
- 25.5 acres of outlet mall type retail development serving subregional customers.

## Circulation Plan

### Proposed Internal Street Network

As shown in Figure 7, the Plan's internal street network would include existing roadways as well as a new loop street. The street descriptions are as follows:

- Pescadero Avenue would be a two-lane "modified industrial street", with a 76 foot right of way, extending from the terminus of the four-lane section easterly through the Plan area to Paradise Road.
- Grant Line Road would be a four-lane "major arterial street", with a 110 foot right of way, from the terminus of the current four-lane section easterly through the entire Plan area.
- Paradise Road would be a two-lane "Phase I arterial street" extending from the I-205 overcrossing south to Chrisman Road. Beyond Chrisman Road the street would continue to the south and west with a two lane "Industrial Street" connection to MacArthur Road.
- Chrisman Road would be developed as a two-lane "Industrial Street" north of the loop street, to allow convenient parcel access during buildout. South of the loop street, the existing roadway section would be retained in the current condition, with no improvement.
- Additional two-lane "Industrial streets" may ultimately be provided in the Plan area, located in response to specific parcelization and development proposals in the area. Spacing between industrial street intersections would be at least 660 feet.

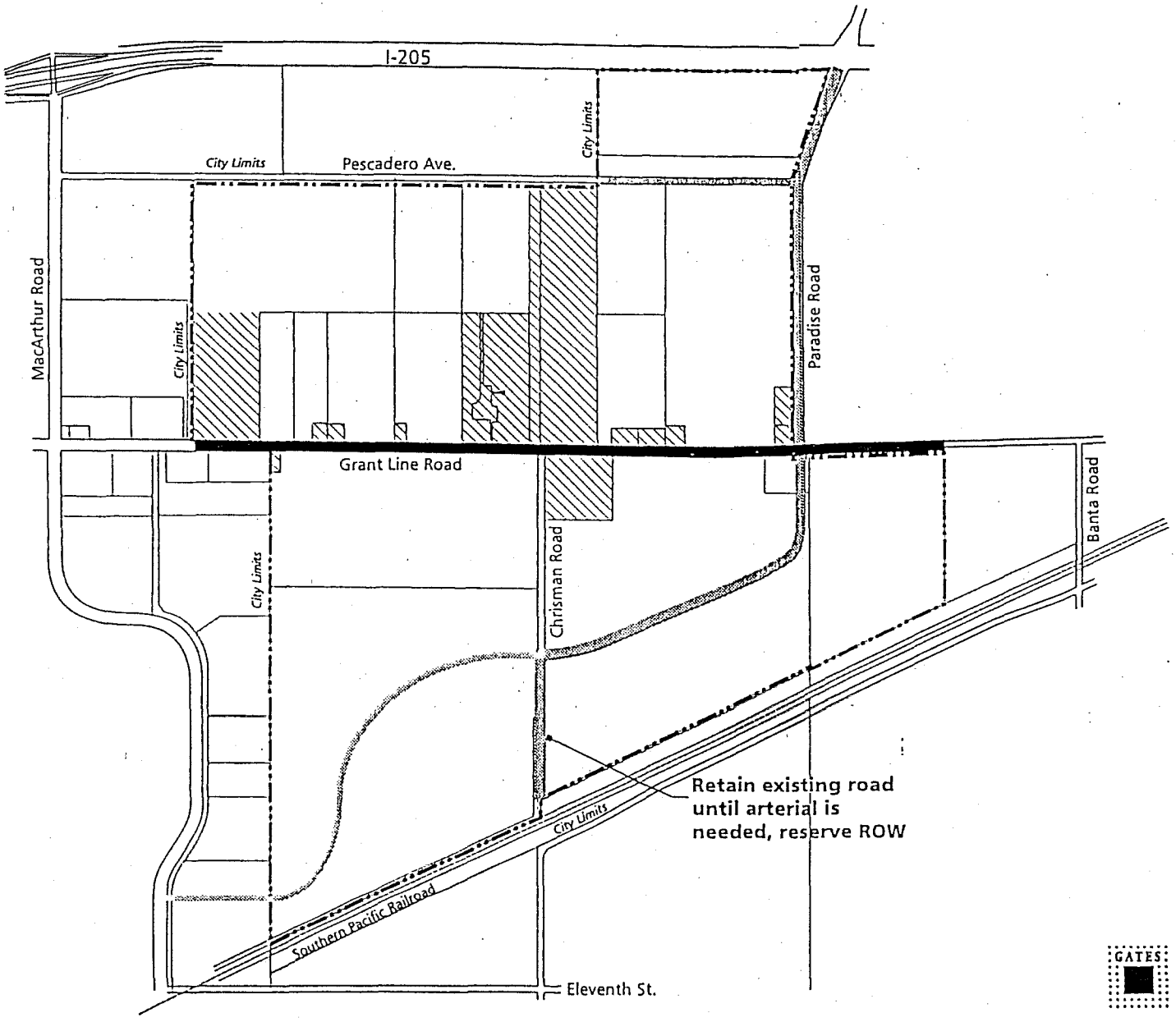
Figure 8a & 8b indicates the proposed cross sections of the internal streets.

### Parcel Access

Because the Plan does not include specific development parcel details (these will occur as the Plan is implemented), it would be tenuous to identify specific site access. However, the City has studied access issues (Conceptual Design Standards for the Tracy Roadway Master Plan, Fehr & Peers Associates, September 22, 1994). Within the context of these recommended standards, access on the major Plan area roadways (Grant Line Road and Paradise Road-Loop Street) should adhere to the driveway spacing guidelines found in the following Design Guidelines.

### Rail Access

A number of parcels front the Southern Pacific Railroad right-of-way to the south of the planning area. Railroad spurs accessing the rail line may be provided for rail-dependent industries that located in this part of the Planning Area.




# Northeast Industrial

Figure 7

## PROPOSED ROAD NETWORK

LEGEND

- 4 Lane Arterial, 110' ROW
- Phase I Arterial Street, 110' ROW
- Modified Industrial Street, 76' ROW
- Industrial Street, 60' ROW
- Existing Dairies and Homes

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GATES

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0 500 1000 2000

### Truck Routes

Grant Line Road and MacArthur Drive are currently designated as truck routes in the UMP. While trucks may use other streets inside the area, such use would only be as needed to access a specific destination. Truck traffic towards destinations outside of the Northeast Industrial area will be directed towards the designated truck routes.

## Relationship Between the Proposed Circulation Plan and the Tracy Roadway Master Plan

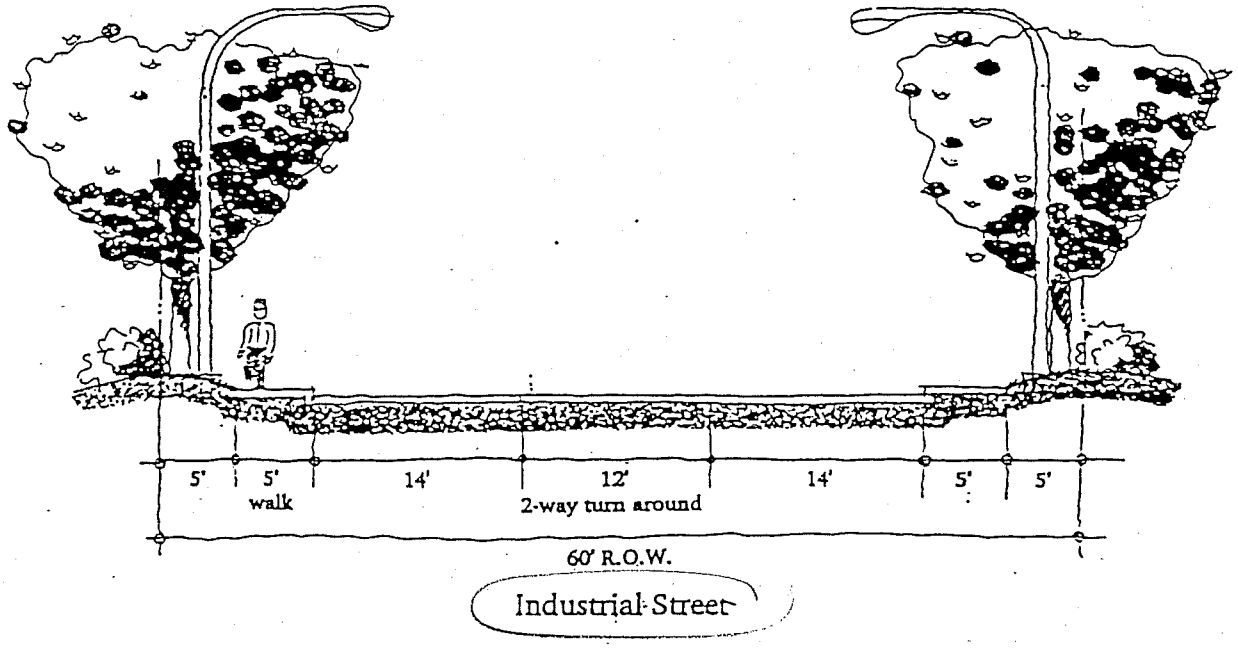
The City of Tracy Roadway Master Plan (RMP) was prepared in response to long-term buildout of the City's Urban Management Plan (UMP). As such, this roadway system was intended to serve 35 years of development growth, with an ultimate system (involving right-of-way preservation) that would probably not be needed for 40-50 years.

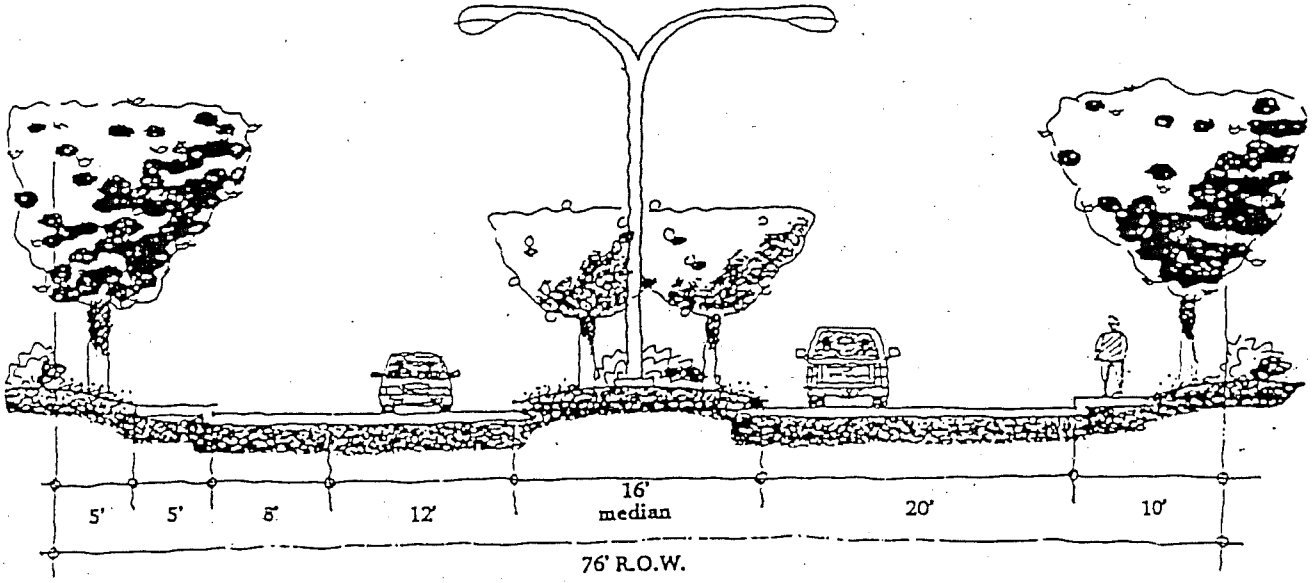
The two major RMP corridors through the Plan area are Grant Line Road (east-west) and Chrisman Road (north-south). The RMP envisioned that with ultimate long-term buildout, these roadways would carry heavy through volumes due to extensive development in the east areas of Tracy. The Grant Line expressway was intended to carry heavy through volumes to and from I-5, east of the City. The Chrisman expressway was intended to provide an alternative to MacArthur Drive, carrying heavy through volumes to and from I-205 (with a new I-205 interchange).

Because the RMP ultimate system is based upon extremely long-term growth projections, it is not feasible for the proposed Circulation Plan to precisely coincide with the ultimate system. The Circulation Plan differs from the ultimate RMP for two distinct reasons. First, the RMP envisions major six-lane expressways along Chrisman Road and Grant Line Road through the Plan area. Reserving the extremely wide rights-of-way for these roadways would bisect the Plan area (in both directions) and significantly impact the flexibility of future parcelization and development. More importantly, the expressways would create substantial development frontages with extremely limited access (as per the RMP recommendations). This severely restricted access would further impact the ability to market and develop parcels within the Plan area.

Nonetheless, the proposed Circulation Plan does recognize the need to provide the potential for future expansion to wider roadways. As shown in Figure 7, the Circulation Plan would exactly follow the Grant Line Road alignment, providing a four-lane major arterial street through the Plan Area. Within the arterial street 110 foot right-of-way, the cross-section could be modified (through a narrower median and elimination of shoulder areas) to accommodate the potential need for six-lanes.

A number of viable dairy facilities are in the path of a direct Chrisman Road access to I-205. Due to the disruptive impacts of such an alignment, the Circulation Plan proposes to allow for an alternative north-south roadway in the Chrisman Road - Paradise Road corridor. Although the Circulation Plan only indicates a two-lane modified industrial street, the Plan does provide for a right-of-way width that would accommodate a potential four-lane major arterial. Again, modifications to the four-lane arterial could allow for six lanes if such capacity is ever needed. This alignment also allows for an ultimate I-205 interchange at the existing Paradise Road overcrossing of I-205. It is noted that if an interchange is ultimately located at Paradise Road, it would be about 1.5 miles east of the MacArthur interchange and this spacing would satisfy State and Federal design standards.




Modified Industrial Street Section

Figure 8A

# STREET CROSS SECTIONS

## Northeast Industrial

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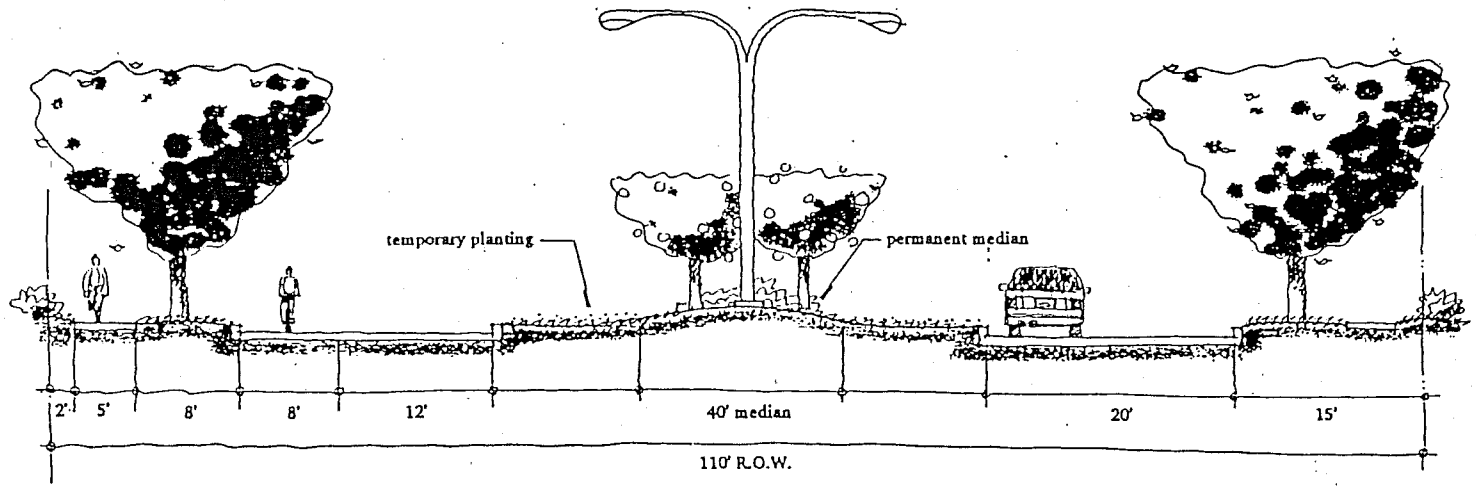
February 26, 1996

GATES

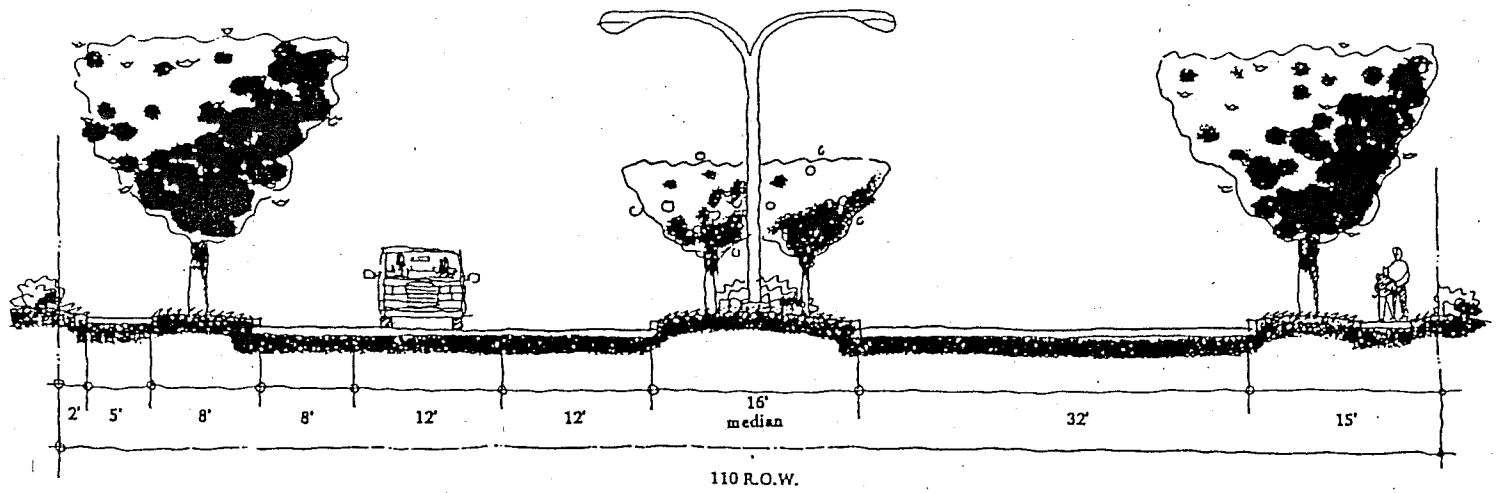
# Northeast Industrial

Figure 8B

## STREET SECTIONS




Phase 1 Industrial Street Section - preserves potential for expansion




Arterial Street

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GATES

0 5 10 20

Table 9 provides a summary comparison of the Northeast Industrial Circulation Plan, the future expansion potential of the Plan, the RMP 35 year roadways and the RMP ultimate roadways.

*Table 9: Comparison Of Circulation Plans*

| | Northeast Plan | | Roadway Master Plan | |
|---|---|---|---|---|
| *Roadway Segment* | *Proposed Circulation Plan* | *Potential Expansion* | *35 Year Scenario* | *Ultimate* |
| Grant Line, between MacArthur and north-south through route | *4-lane arterial (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| Grant Line, east of north-south through route | *4-lane arterial (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| North-south through route, south of Grant Line | *2-lane industrial street (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| North-south through route, between Grant Line and I-205 | *2-lane industrial street (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |

### Phasing Of Roadway Section

As discussed above, the Northeast Industrial roadway network does provide for right-of-way width that would accommodate a potential north-south major arterial connection to I-205. The Northeast CDP reserves a 110 foot major arterial right of way along the Chrisman / Paradise alignment for the future north-south connection. As shown in the Phase I Arterial section, the 40 foot median would be narrowed to 16 feet, thus creating an additional two 12 foot lanes. The temporary section of the median would be planted with low cost, low maintenance plantings, such as seeded groundcover or grasses.

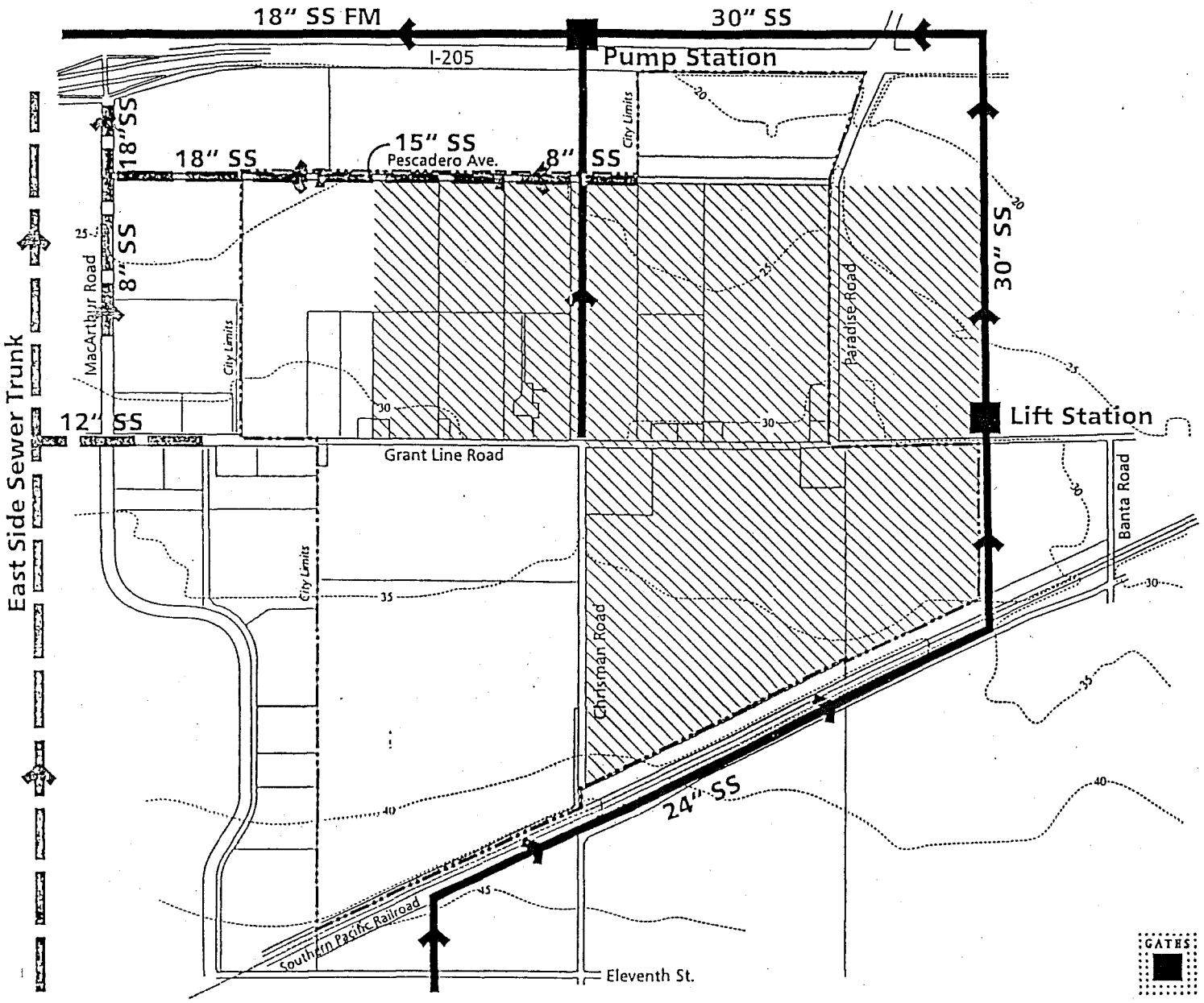
The section of Chrisman Road south of the loop street will be retained in an unimproved condition until needed as an arterial. A 110 foot wide right of way will be reserved to allow for the future expansion.

# PUBLIC SERVICES AND INFRASTRUCTURE

## Wastewater Collection and Disposal

### City Master Plan

Figure 10 shows a cross hatched area which is identified on the City's Wastewater Master Plan as part of the tributary area for new sewer pipelines proposed by the Master Plan. Because the City's Master Plan does not provide any other information, it is assumed the remaining portion of the site, which is not cross hatched, is planned to drain into the East Side Trunk.




# Northeast Industrial

Figure 10

## MASTER PLAN SEWER

LEGEND

- Tributary Area for M.P. Sewer
- Existing Sanitary Sewer
- Master Plan Sanitary Sewer

Source: City of Tracy Wastewater Master Plan

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The City's Master Plan shows a new 18" diameter sanitary sewer to be installed from Grant Line Road at Chrisman Road, north through the Northeast Industrial planning area and through the Yellow Freight site (the main alignment is only conceptually shown on the Master Plan), then across I-205 to a new pump station and force main which would convey flows westerly to the treatment plant. It appears that most, if not all, of the cross hatched portion of the Northeast Industrial planning area is intended to be served by this new system. If this main is to be built, it would be constructed east of Yellow Freight.

The Master Plan also shows a future 24" and 30" sewer system flowing counter-clockwise generally around the southern, eastern and northern boundaries of the site and then into the pump station described above. It appears this system is primarily planned to serve other areas, however the City's Master Plan does not provide any detail about shed boundaries, and this system may also be intended to serve some portion of the North East Industrial site.

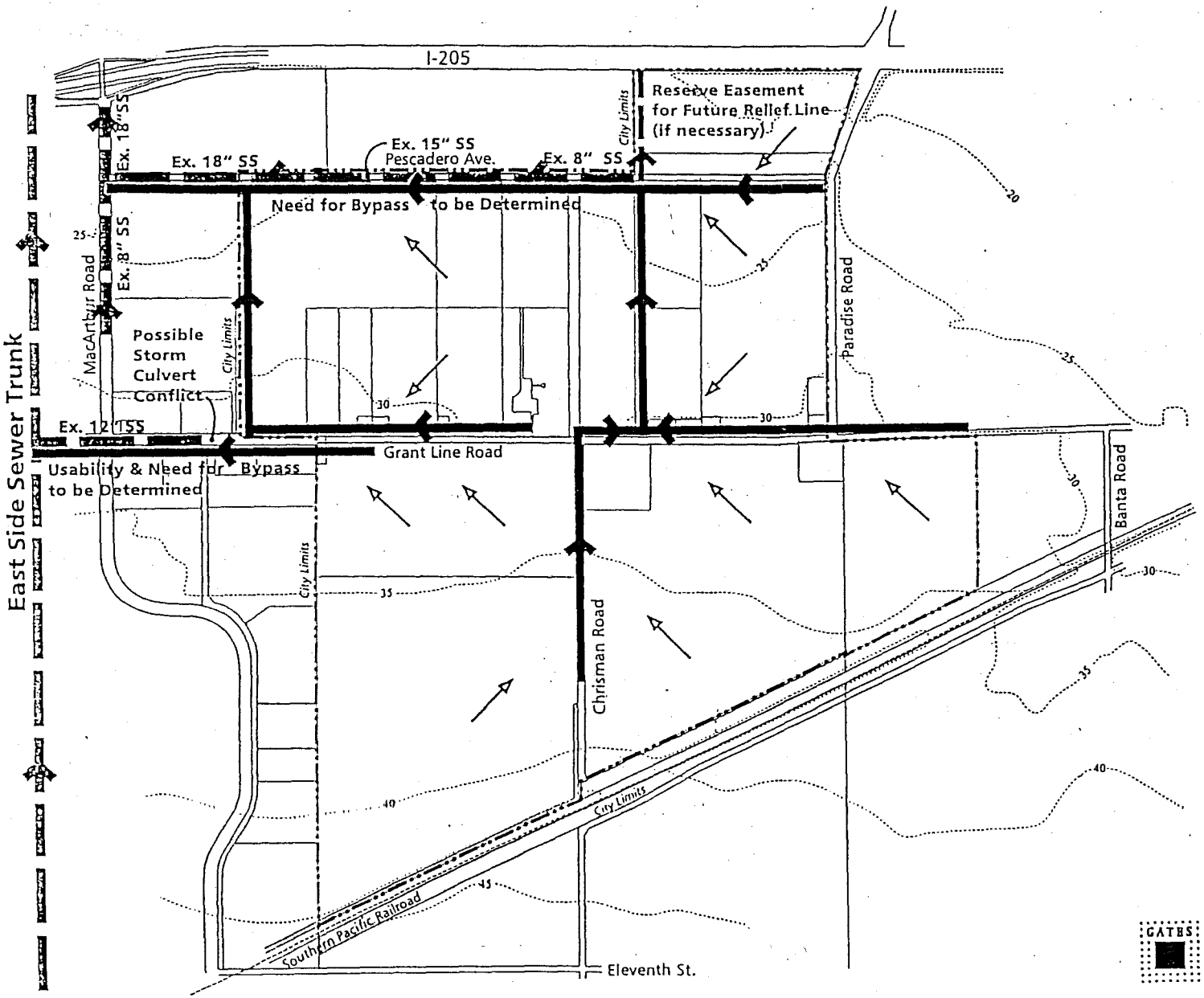
### Sanitary Sewer Serviceability Analysis

Figure 11 shows a proposed sanitary sewer pipe system layout to serve each parcel within the North East Industrial site. This proposed collection system differs from the City's Master Plan and would discharge the entire Northeast Industrial planning area into the East Side Trunk. If found to be a viable alternative, this may eliminate the need for Northeast Industrial to construct significant portions of the new systems shown on the Master Plan, particularly the new pump station and 18' force main on the north side of I-205.

Preliminary analysis of pipe grades and USGS topography maps indicate it may be possible to serve the entire Northeast Industrial planning area with a gravity system which outfalls to the East Side Trunk. The proposed layout shown on Figure 11 would make use of the existing pipes in Grant Line and Pescadero Roads to the extent possible. However, due to vertical considerations, it may be necessary to bypass some or all of the existing pipes leading to the East Side Trunk (particularly the 8" pipe in Pescadero Avenue). It should also be noted the area which the existing pipe in Grant Line Road can serve is probably limited, due to grade restrictions caused in part by conflicts with other utilities.

Depending on the calculation methodology used for sewage generation, inflow, infiltration and peaking factors, and the assumptions used regarding specific land use and employee density, the Northeast Industrial planning area is expected to have a sewage generation of between 1.5 and 3.0 million gallons per day (mgd). The 3.0 mgd could be exceeded if a high water user is located within the site.

A recent draft report by CH2M HILL shows the excess capacity of the East Side trunk to be about 3.6 (mgd) downstream of Grant Line Road. Preliminary calculations indicate the existing 18" sewer main in Pescadero Avenue has a total capacity of about 2.4 mgd and its excess capacity is estimated at 1.8 mgd (current flows in this system were not available from the City Public Works Department and should be verified). The portions of the existing excess capacities in the East Side Trunk and tributary systems, which can be used by the Northeast Industrial planning area, needs to be determined in order to assess the viability of the layout shown in Figure 11 .




# Northeast Industrial

Figure 11

## PROPOSED SEWER SYSTEM

LEGEND

- Existing Sanitary Sewer Main
- Proposed Sanitary Sewer Main
- Direction to Main Connection for Development Areas

February 26, 1996

north

0 500 1000 2000

If it is determined that in the ultimate buildout condition there will not be enough excess capacity in the East Side Trunk to serve the entirety of the Northeast Industrial planning area, it may be possible to temporarily serve a significant portion of the Northeast Industrial buildout via the East Side Trunk. This would allow construction of expensive offsite improvements, such as the new pump station and force main, to be deferred until a later date. A potential capacity shortage could occur as a result of capacity being allocated to others or the siting of a high water use facility within the plan area., It is suggested that easements for additional mains flowing northerly be reserved to allow fur future flexibility in providing alternative sewer main scenarios.

If necessary, other alternatives to the City's Master Plan which may be worthy of consideration are to make use of the Heinz pipeline which may be abandoned in the near future and/or to parallel the East Side Trunk.

## Storm Drainage

### City Master Plan

As shown on Figure 12, the City's Master Plan identifies a main drainage divide through the middle of the site, approximately along the Chrisman Road alignment. Lands to the west of this divide are planned to flow to the west towards the East Side Channel. Lands to the east of this divide are planned to drain to the east into a future channel which would flow to the north and then northwest paralleling Tom Paine Slough to Sugar Cut.

### Storm Drain Serviceability Analysis

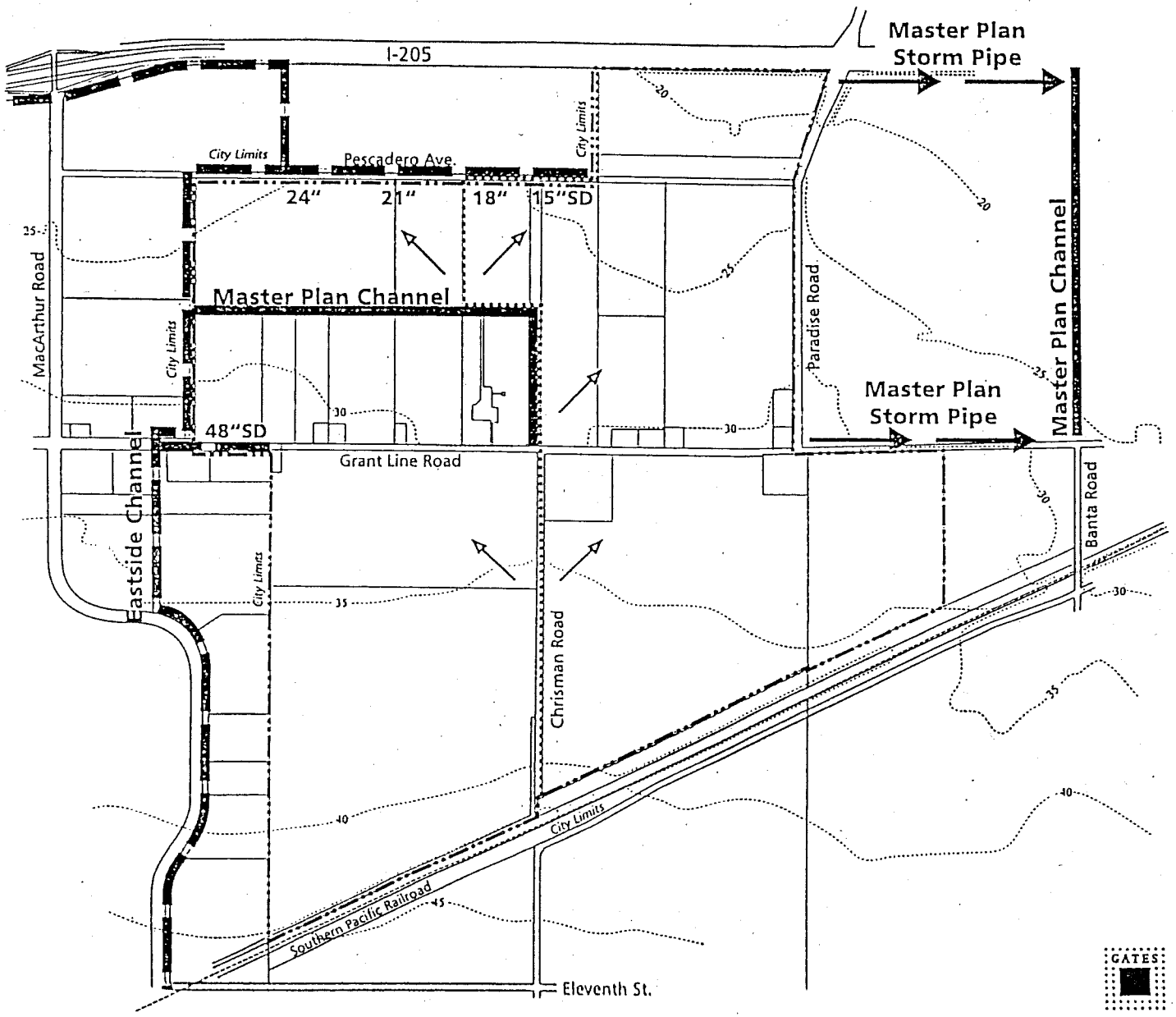
The City's current Storm Drain Master Plan for areas east of Chrisman Road will require expensive offsite improvements, and as such, alternative Master Plan drainage solutions for the Northeast Industrial planning area have been be considered. Alternatives which merit consideration include the following:

(a) Drain some or all of the portion of the site which is east of Chrisman Road to the East Side Channel. Due to capacity issues in the East Side Channel, any such shed "diversion" will result in the need for a detention basin(s) on site. The location and depth of detention basin(s) and channel hydraulics will dictate whether or not pumps will be necessary to drain the pond(s). Groundwater considerations will also influence the size of the ponds.

(b) Drain the eastern portion of the site directly north to the Tom Paine Slough in a newly constructed drainage facility. This alternative may also require one or more detention basins and/or water quality basins. This will require a revision to the Master Plan and approvals from those responsible for the operation of Tom Paine Slough.

(c) Temporarily discharge the eastern portion of the site into existing irrigation/tail-water ditches and await the construction of ultimate drainage facilities. This may require detention if temporary facilities are limited in capacity.

(d) Temporarily store water in onsite retention basins and await the construction of ultimate drainage facilities. This concept may include temporary discharge to the East Side Channel or the tailwater ditches. Temporary facilities will need to follow a phasing plan.




# Northeast Industrial

Figure 12

## MASTER PLAN STORM DRAIN

LEGEND

- Drainage Boundary
- Direction of Drainage
- Existing Storm Drain
- Master Plan Storm Pipe
- Master Plan Storm Channel

Source: City of Tracy Storm Drainage Master Plan

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north

0 500 1000 2000

As properties within the project area develop, tailwater drainage from the West Side Irrigation District will need to be contained, redirected, or otherwise accommodated. The details of how this accommodation might best occur need further study.

## Water Supply and Distribution

### Water Supply

The Northeast Industrial Area will be annexed to the City of Tracy's water service area. Currently, the City uses a blend of treated surface water and untreated groundwater. The City of Tracy Water Master Plan currently proposes using surface water sources exclusively to meet water supply demands. The Master Plan indicates that existing groundwater supply will be maintained only for emergency usage. The City plans to increase their water treatment capacity to both meet the increased demand associated with the projected population growth and to allow additional surface water supplies to be used in lieu of the current groundwater supply.

### City Master Plan Distribution Network

The City Water Master Plan, a portion of which is shown on Figure 13, shows a network of mains varying in diameter from 12" to 18" throughout the site. A 12" to 16" diameter main is planned along Grant Line Road, to the east end of the site, and beyond. An 18" diameter water main is planned to run along Chrisman Road. A 12" diameter main is planned along Paradise Road. The Master Plan also calls for a 12" diameter water main loop in the southeast portion of the Plan Area.

### Water System Serviceability Analysis

Figure 14 shows a likely refinement to alignments shown on the City's Water Master Plan which takes into consideration the proposed Northeast Industrial roadway network. The size and location of water lines will need to be reviewed as development plans for the site and surrounding areas progress.

## Police Protection

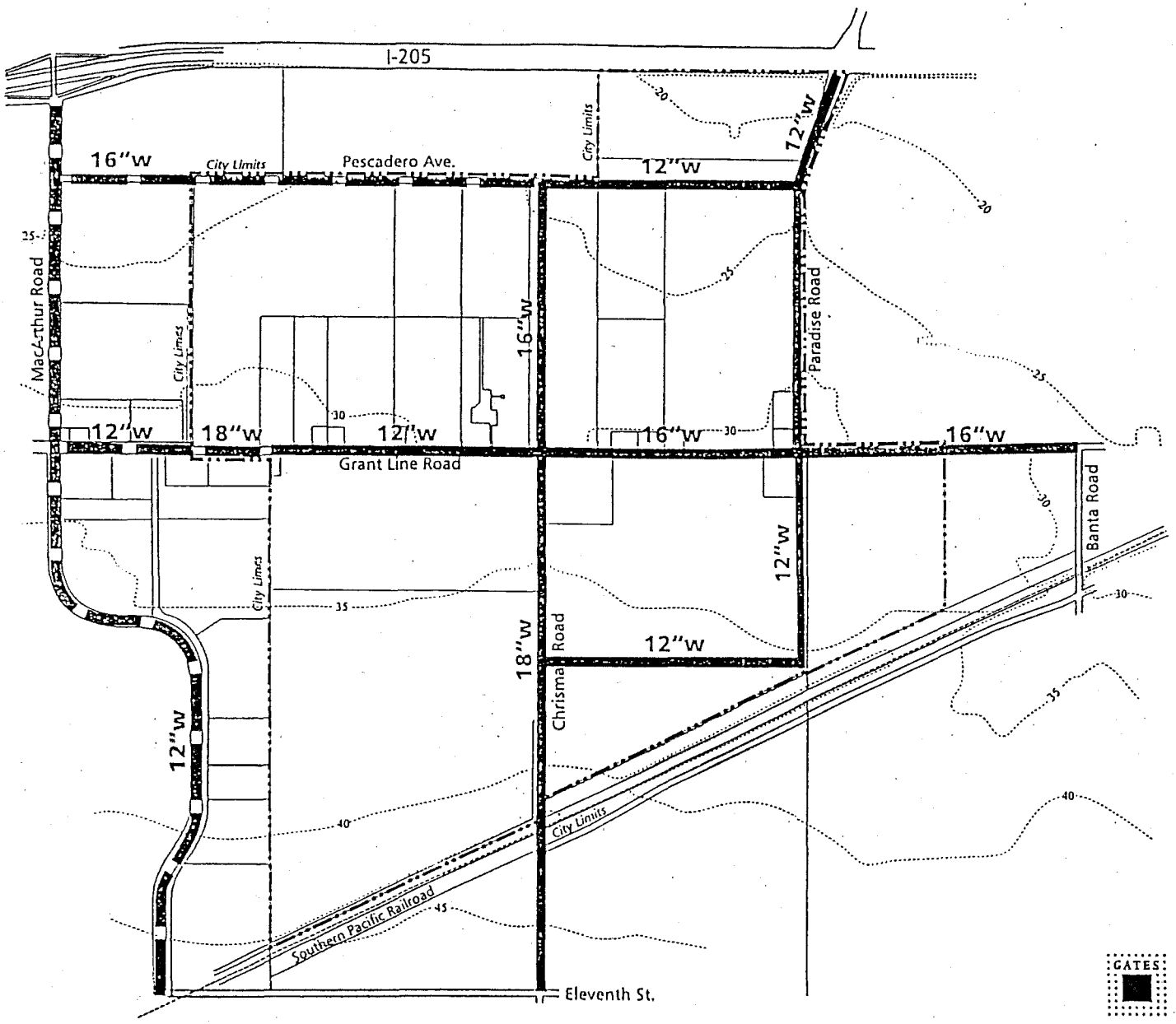
Police services to the project will be provided by the City of Tracy Police Department.

## Fire Protection

The planning area is located within the boundaries of the Tracy Fire Department (TFD). TFD will provide fire protection service and paramedic ambulance service to the planning area.

## Other Utilities

Pacific Gas and Electric (PG&E) will provide electricity and natural gas to the planning area. Pacific Bell will provide telephone service to the planning area from the Central Office located in Tracy.




# Northeast Industrial

Figure 13

## MASTER PLAN WATER

LEGEND

Existing Water Main

Master Plan Water Main

Source: City of Tracy Water Master Plan

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north

GATES

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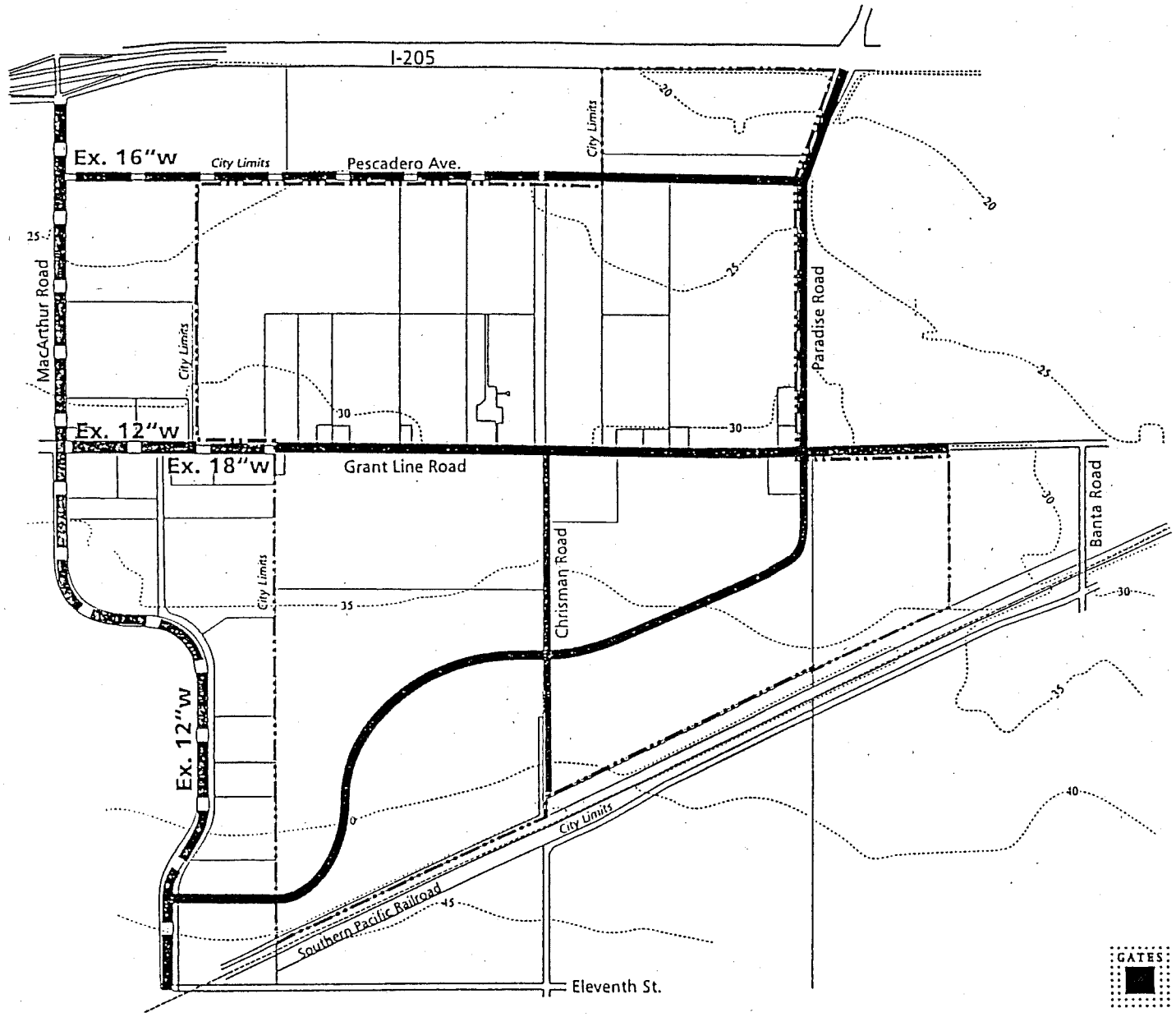


# Northeast Industrial

Figure 14

## PROPOSED WATER SYSTEM

LEGEND

Existing water Line

Proposed Water Line

February 26, 1996

north

GATES

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# PHASING AND FINANCING

## Phasing

The presence of the existing dairies and residences leads to a natural division of the Northeast Industrial planning area into several phases.

## Financing and Fiscal

The proponents of the Northeast Industrial Plan, like the I-205 Corridor Specific Plan and a number of other projects before it, will work with City Staff to arrive at a plan to finance the infrastructure needed to serve the project. Toward that end, a draft Financing Plan will be submitted within a reasonable time of submitting this document. This Financing Plan will identify what facilities are likely to be needed, what their estimated costs are, and how they might be paid for. It is anticipated that this plan will include a combination of impact fees and community facility districts to pay for the improvements over time. It is not considered likely that the project will cause a fiscal impact to the City that cannot be funded within the provisions of the property tax rate.

# DESIGN GUIDELINES

The Conceptual Development Plan includes design guidelines and development standards to guide site planning and architecture. These design guidelines are essentially the same as those adopted in the Industrial and I-205 Specific Plans, which are adjacent the planning area.

## Streetscapes

1. The design of the streetscape should integrate, in a consistent and creative manner, plant materials, paths, berming, lighting, and signage to produce an attractive and functional environment.
2. All landscaping should employ a mix of trees, shrubs, groundcovers and turf where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged.
3. The use of lawn substitutes is encouraged in all medians and for parkways. The use of turf should be minimized and reserved for areas of high use or visibility and temporary median planting in anticipation of future street widths.
4. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, parking areas, etc. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.
5. Tree plantings should reflect street hierarchy with larger trees along arterial streets and smaller trees on industrial streets. Tree plantings shall be symmetrical and of the same species in the parkways on both sides of the streets. One tree species or mixture of species shall be planted consistently at regular intervals along the entire length of a street. Spacing interval shall be no greater than 40 feet on center. Where trees are planted in medians, the plantings shall be continuous and at regular intervals. Spacing of median trees shall be no greater than 30 feet on center. Different tree species shall be planted at intersections to highlight these areas.
6. Adequate sight lines shall be maintained at intersections.

### Recommended Trees for Major Streets

The following list identifies recommended trees for the major streets that form the framework of the area:

| *Street* | *Parkway* | *Median* |
|---|---|---|
| Grant Line Rd. | Pistacia chinensis | Prunus serrulata cvs. |
| | Chinese Pistache | Flowering Cherry |
| Paradise Rd/Loop Rd. | Celtis sinensis | Pyrus calleryana 'Bradford' |
| | Chinese Hackberry | Bradford Pear |
| Pescadero Avenue | Fraxinus oxycarpa 'Raywoodii' | Pyrus calleryana 'Aristocrat' |
| | Raywood Ash | Aristocrat Pear |

Select one of the following street trees for use on each industrial road:

| *Botanical Name* | *Common Name* |
|---|---|
| Eucalyptus gunnii | Cider Gum |
| Fraxinus oxycarpa 'Raywoodii' | Raywood Ash |
| Fraxinus uhdei | Evergreen Ash |
| Platanus acerifolia | Sycamore |

### Street Lighting

1. Illumination standards for arterial and industrial streets should reflect the different right-of-way widths and functions.
2. Light fixtures and standards shall meet all safety standards and be employed throughout the length of each street. It is recommended that one lighting fixture style be employed for use on all streets. The preferred style is a Davit pole painted grey green.
3. Where possible, light standards shall be located in median.

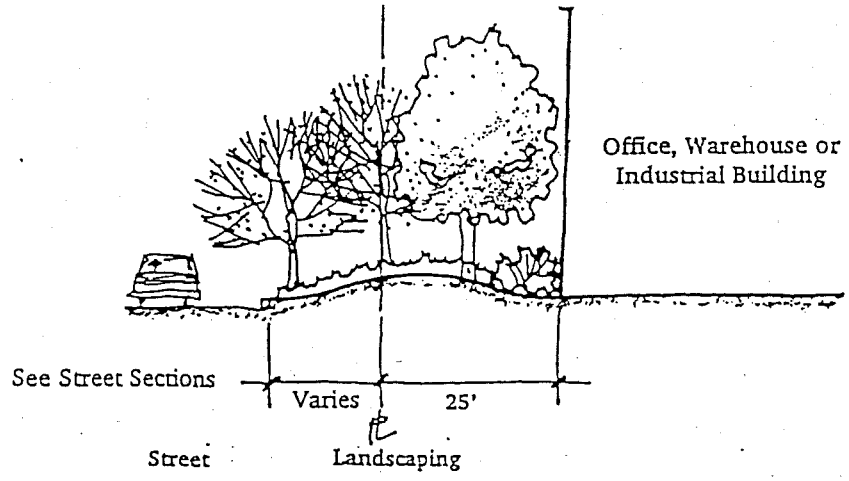
## Building FAR and Height

| *Land Use* | *Max. Floor Area Ratio* | *Max. Bldg. Ht.* |
|---|---|---|
| General Commercial | 0.35 | 40 ft. |
| Office | 0.35 | 40 ft. |
| Light Industrial | 0.50 | 40 ft. |

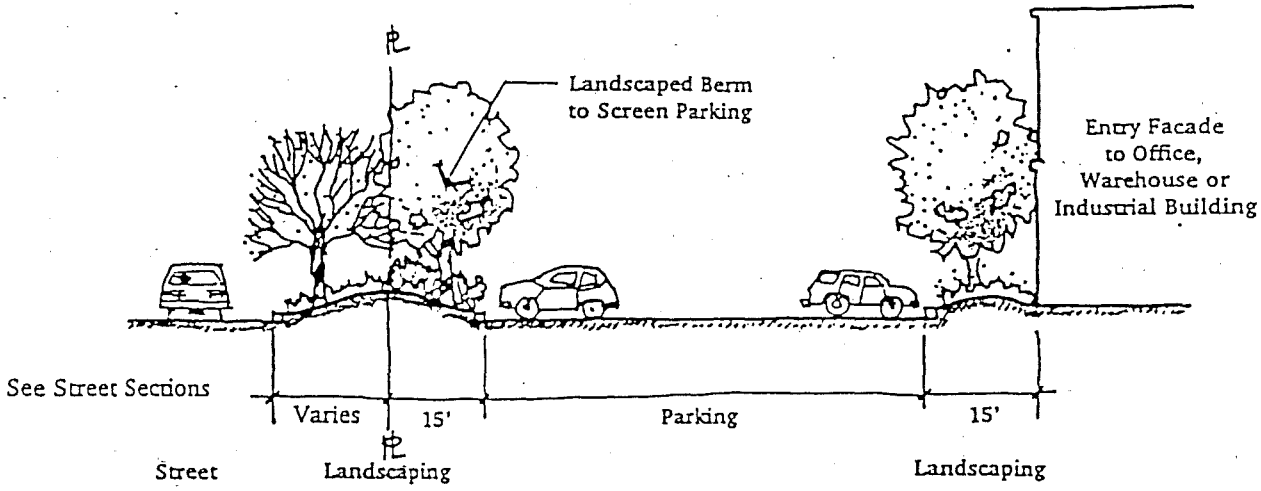
## Building Setbacks

The following shall be the minimum building and parking setbacks required for all building types. Figure 15 illustrates these guidelines.

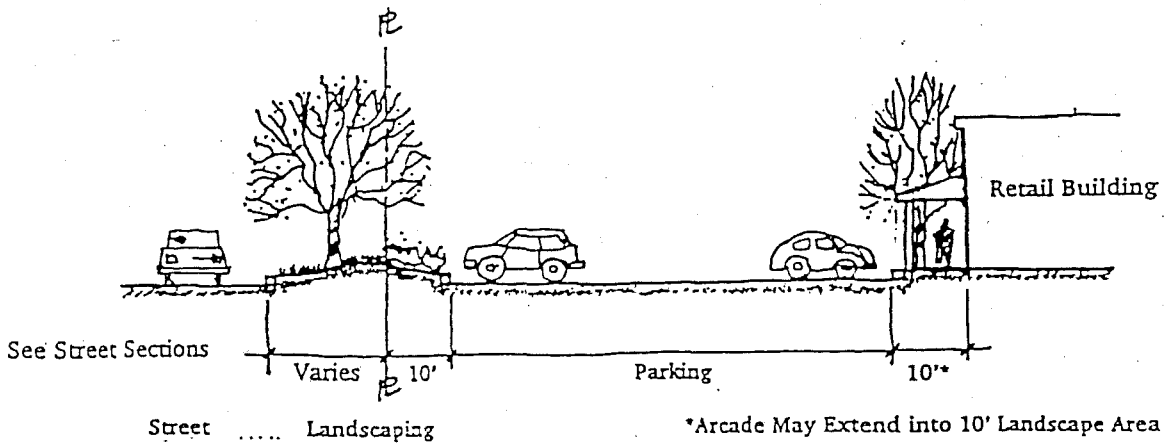
1. Building setback from any property line adjacent a street or CalTrans right of way shall be 25 feet minimum. Rear and sideyard building setbacks from property lines not adjacent street or CalTrans right of way shall be 15 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial sites, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50' back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Cal Trans right-of-way, for commercial shall be 10 feet and for industrial shall be 15 feet.
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings a 15 foot setback to parking shall be provided at building entries.




Front Yard Setback: Without Parking




Front Yard Setback: With Parking




Front Yard Setback: With Parking

Figure 15

## SETBACK GUIDELINES

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5. Commercial buildings must shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however only required on the major street frontage.

## Parking and On-Site Vehicular Circulation

1. Parking, on site circulation and loading area standards shall be as required by the provisions of Section 10-2.26, Off Street Parking Requirements, of Tracy Municipal Code unless modified below or as part of the Final Development Plan approval. Portions of off-street parking requirements are summarized below.
2. Parking lots containing 10 - 20 spaces may include a maximum of twenty (20%) percent of the total number of spaces for compact cars (these spaces shall be designed and marked in accordance with City Standards and distributed throughout the lot.) Compact car space parking areas containing twenty (20) or more spaces may include a maximum of thirty (30%) percent of the total number of spaces for compact cars.
3. Minimum Off Street Parking Standards:

| *Uses* | *Minimum Parking Spaces Required* |
|---|---|
| Retail | One space per 250 square feet of gross floor area |
| Vehicle sales and rentals, including recreational vehicles and mobile homes | One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot. |
| Offices: business, professional (not including medical or dental), banks | One space per 250 square feet of gross floor area. |
| Dental and medical clinics or offices | One space per 200 square feet of gross floor area. |
| Motor vehicle repair garages | One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces |
| Cafes, restaurants and other establishments for the sale and consumption of food and beverages | Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional spaces connected to uses such as drinking establishments. Drinking bars, cocktail lounges: one space per 35 square feet of drinking, bar, lounge area. |
| Manufacturing | One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift |

| *Uses* | *Minimum Parking Spaces Required* |
|---|---|
| Warehouses/Storage and Distribution | One space per **1,000** square feet of the first 20,000 square feet of gross floor area, plus one space per **2,000** square feet of the second 20,000 square feet of gross floor area, plus one space per **4,000** square feet of the remaining square feet of gross floor area. |

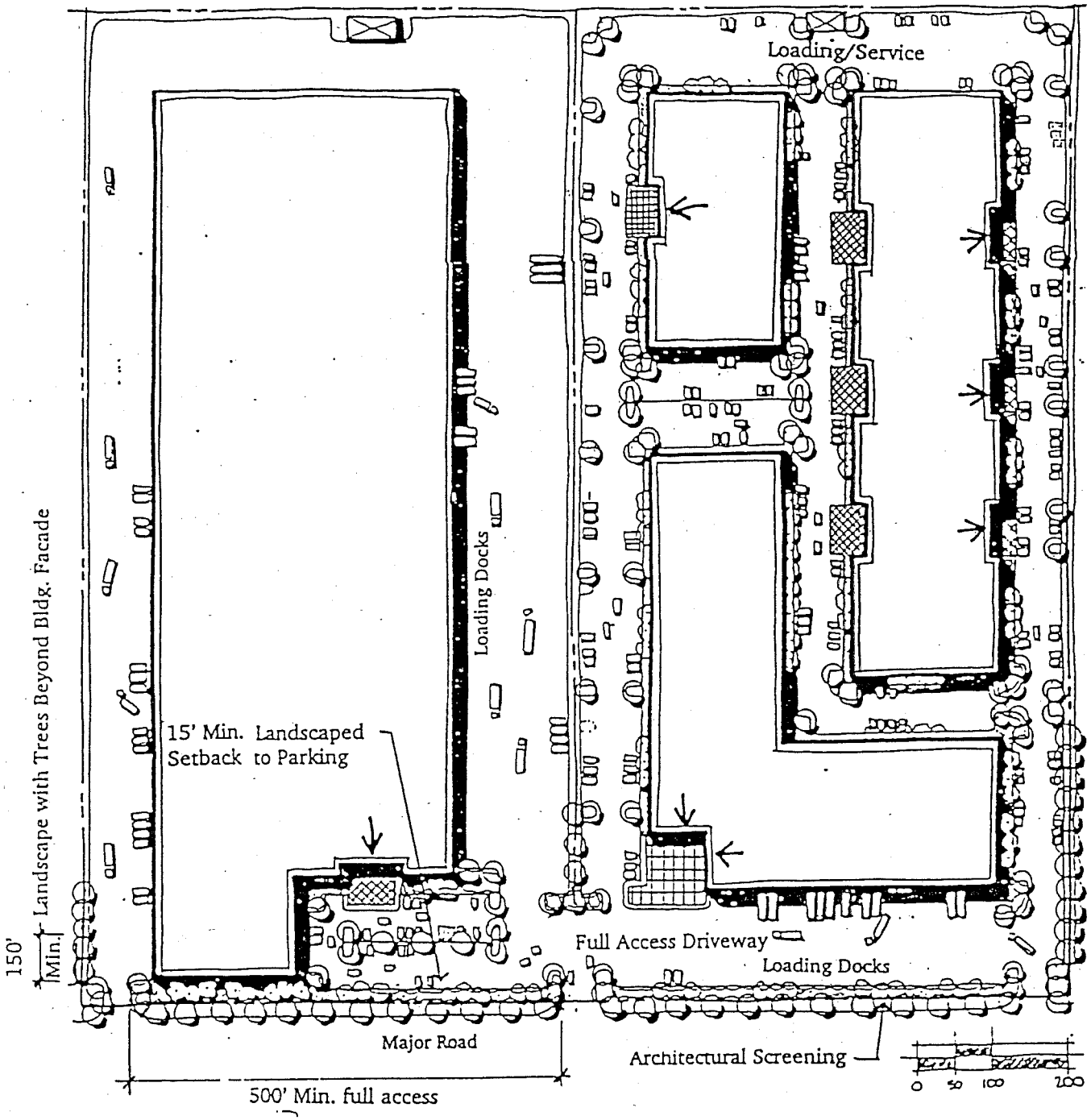
## Loading and Unloading Spaces

1. Sufficient off-street loading and unloading spaces shall be provided on each site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling all freight. All loading activity, including turnaround and maneuvering, shall be made on-site.
2. In commercial areas, truck loading areas and docks shall not be permitted between building(s) and the public street unless enclosed with architectural screen of material similar to building.
3. In industrial areas, truck loading areas and docks shall not be permitted between building(s) and the street unless the building(s) are set back from the curb a minimum of 125 feet and doors are screened by landscaping, berms and/or fences.
4. Buildings, structures and loading facilities shall be designed and placed upon the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area, without extending beyond the Property Line.

## Driveway Standards

Driveways should be carefully located so as not to impede the primary function of the streets, which is to carry through traffic. It should be noted that these spacing guidelines are minimum values. The goal should be to exceed them where possible.

1. Individual industrial parcels on major arterial streets may have driveways, but they should be carefully located so as not to impede the traffic efficiency. In general, parcels with frontage on major arterials should have their entryway on side streets if possible. If a parcel's only frontage is on the major arterial, every effort should be made to consolidate access at a single driveway. Spacing standards for driveways on major arterials shall be as follows:
   a) full access driveways, 500 ft. minimum
   b) partial access driveways (right in / out, left turn in), 500 ft. minimum
   c) right turn in and out, 350 ft. minimum upstream from an intersection
   d) right turn in and out, 200 ft. minimum downstream from an intersection
2. On industrial streets, spacing for full access driveways is 450 feet, minimum. "T" intersections are encouraged over four-way intersections. Every effort should be made to consolidate driveways.
3. No driveway shall be located closer than 200 feet to the radius return point at intersections.




Warehouse / Storage / Distribution
Example:
10 acres (gross)
FAR 0.50 max.
213,000 s.f.
73 Parking Stalls

Light Manufacturing / R&D
Example:
10 acres (gross)
FAR 0.50 max.
193,000 s.f.
429 Parking Stalls

Figure 16

# LIGHT MANUFACTURING / R&D PROTOTYPE

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4. Driveways shall be a minimum of 25' wide. Subsequent development applications shall demonstrate driveway width and placement can accommodate truck turning movements and clearing without blocking roadways.

5. Driveway width modifications may be approved with shared (ganged) driveways. Ganged driveways which serve two adjacent sites will be required to install landscaped islands along parking adjacent to the gang driveway and a landscape zone at the end of the common drive will act as a terminus to the view line down the ganged driveway.

   a) Full curb returns (as opposed to a standard driveway) shall be utilized for entries to all sites of over ten acres in size, or for common driveways that serve two adjacent sites that together total more than ten acres.

6. Access driveways shall provide adequate length to accommodate off-street vehicle stacking needs during times of peak use.

7. Parcel entry areas should be clear, attractive, and inviting; circulation should direct and visitor traffic clearly through the site, to main building entries and drop-off points, and service trucks to loading.

8. In commercial areas, vehicular entries to the site shall be well defined and recognizable to motorists. Improvements should include accent paving, signs, special plantings and lighting. Such improvements shall not block motorist's sight lines to oncoming traffic.

## Freeway Interface

The control of views of Tracy from Interstate 205 is critical for the establishment of a quality image for the community.

1. Locate service and store areas to minimize visibility from Interstate 205.

2. All freeway setback zones shall be planted with a combination of trees, shrubs, and groundcover. Automatic irrigation is required of all planted area. Use large scale trees, from a 15 gallon can minimum, grouped in single species clusters. Mass trees to avoid blocking views of commercial signage, while providing at least one tree per 1500 square feet of setback area. Plant shrubs in an informal hedge near the property line, with gaps between hedges of 50 feet maximum. Install from 1 gallon cans, minimum, in single species clusters at least 100 feet long. Hydroseed or otherwise install permanent groundcover in all places not planted with shrubs.

## Building Architecture

1. Use of creative building design and construction techniques is encouraged. Special attention should be given to that portion of the building visible from adjacent roadways or public parking areas.

2. Large buildings should have facades that include variations in massing, form and texture. Continuous surface treatments of a single material should be minimized. Architecture should be used to highlight building entries.

3. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

4. Continuous arcades along the front of commercial buildings are encouraged as they provide the pedestrian protection from the weather, reduce solar gain and can serve to enhance the character of what might otherwise be simple, formless structures. When more than one building is to be developed on a commercial site the buildings should be designed to relate to one another as a total composition with well thought out relationships one to another.

5. Metal buildings shall only be allowed where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate surface treatment to the office portion of such structure facing the public street shall be required.

## Signs

1. Signs must conform to the requirements of Signs, Section 10-2.35 of the Tracy Municipal Code as modified herein.

2. A site sign program shall be integrated into a total design concept for a site and its buildings. The primary goal of the project sign system is to provide information and identification. When more than one sign is permitted all signs shall be of similar style, shape and materials.

3. All signs must be approved as a part of the Final Development Plan. A sign program shall be submitted as a part of the application. The sign program should include:

   a) **Detached Business Identification Signs**: One such monument sign (as defined by the Tracy Municipal Code) shall be allowed for each street frontage of the site. These signs may only contain the symbol and/or name of the business and its street address. The sign shall be free standing, may be double sided, and shall be set back a minimum of 5 feet from the public right-of-way. Sign area shall not exceed 32 square feet per frontage and sign shall not exceed 6 feet in height from finish grade. Signs should generally be oriented perpendicular to approaching traffic.

   b) **Wall Signs**: On large single tenant buildings, signs should be located immediately above or adjacent to the primary building entrance. No sign shall extend above dominant roof line. The area of any single sign shall not exceed 100 square feet. Total area shall not exceed one-half square foot of sign per lineal foot of business being served.

      On smaller multi-tenant buildings, signs should be located at the frontage of each individual lessee. The area of any single sign shall not exceed 100 square feet nor more than 75 percent of the tenant frontage. Capital letters shall be no more than 2.5 feet high and lower case letters no more than 1.5 feet in height. When individually-lettered wall signs comprise over 50 percent of the sign area of all sign types total sign area shall not exceed 1.2 square feet per lineal foot of business being served. When comprising less than 50 percent of the total sign area the maximum sign area shall be one half square foot per lineal foot of business being served.

   c) **Directional Signs**: Signs required or desired to assist patrons in accessing the facility shall be located in site parking areas. The design of such signs shall be simple and easily legible. There is no limit to the number of signs provided on a site, however no single sign shall exceed 6 feet in area, except that vehicular "stop" signs shall be mounted per State standards.

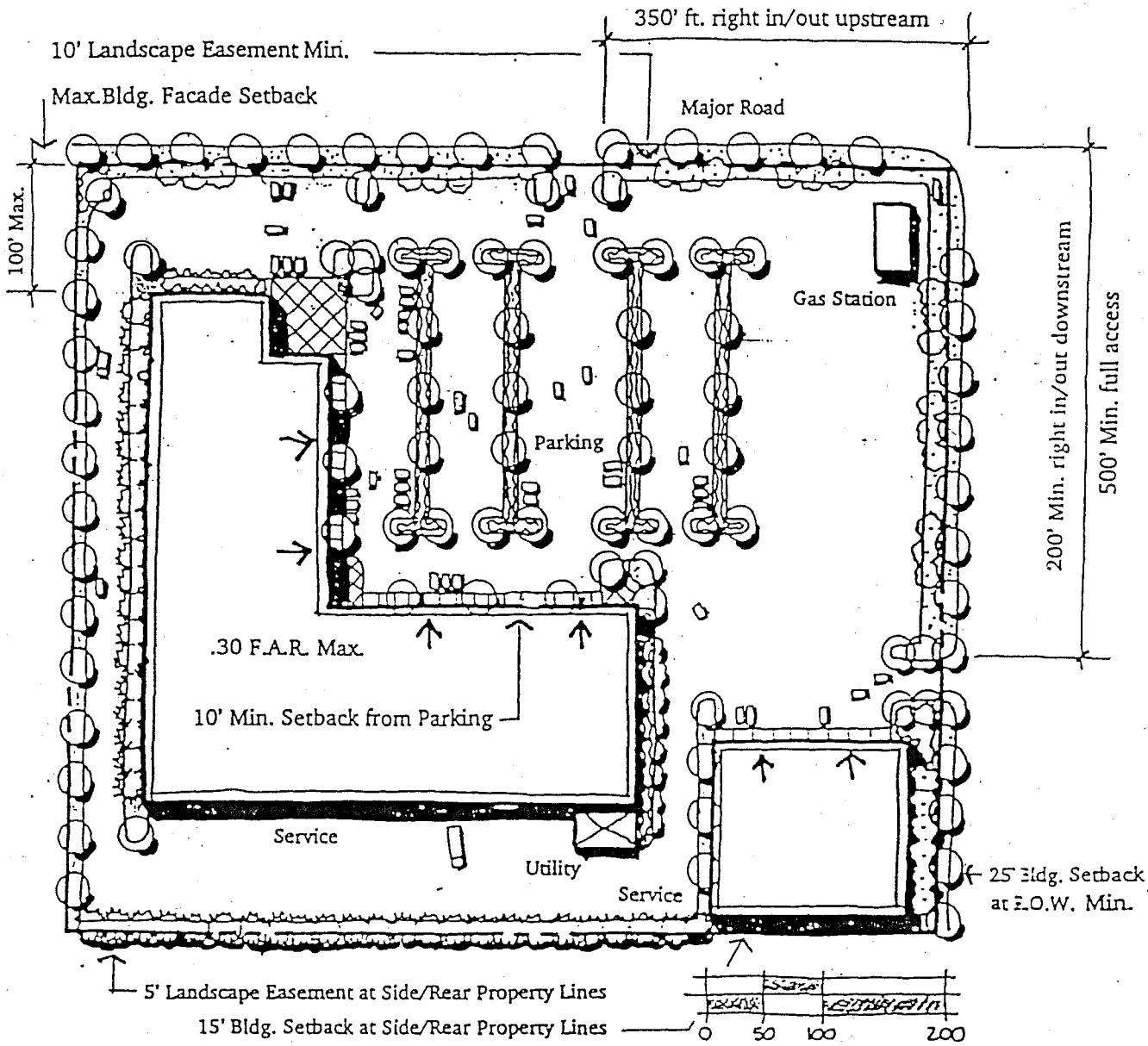


Figure 17

# COMMERCIAL PROTOTYPE

**Northeast Industrial**

February 26, 1996

GATES

4. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign. No sign illumination shall cast a glare which is visible from any street.

5. Signs should be constructed with quality materials and in a craftsmanlike manner to ensure both an attractive appearance and a durability.

## Landscaping

Minimum on-site landscaping requirements shall be as established by Off Street Parking Requirements (Section 10 2.2613 of the Tracy Municipal Code), except as modified below.

| *SUMMARY OF REQUIREMENTS* | *Commercial* | *Industrial* |
|---|---|---|
| Landscaped frontage setback | 10 feet | 15 feet |
| Minimum no. of trees in parking areas | 1 tree per 5 spaces | 1 tree per 10 spaces |
| Percentage of landscaping in parking areas: | | |
| 0- 15 cars | 5% | 5% |
| 16 - 30 cars | 10% | 5% |
| 31- 60 cars | 15% | 7 ½ % |
| Over 60 cars | 20% | 10% |

1. While commercial uses benefit from a well landscaped parking area and visibility from the street, views of industrial uses benefit from a more generously landscaped streetscape. Thus, parking lot landscaping requirements for industrial uses may be reduced as specified in the Tracy Off-Street Parking Requirements in order to create a large landscape setback along the street. These provisions allow the reduction of 50 percent of the required landscaping based on the providing a 15 foot landscape setback along the street frontage. The 15 foot strip may be included in the calculation of the total parking lot landscaping requirement. The remainder of the landscaping requirement must be distributed over the lot(s) to provide shade and landscape building frontage. Canopy trees shall be evenly distributed throughout the parking to provide shade.

2. On-site landscaping along arterials between the property line and the building, parking lot or vehicular circulation improvements shall be installed by the property owner. This landscaping shall be designed as an extension of the adjacent public arterial landscaping. Completion of landscaping on the site shall be simultaneous with completion of the building and other improvements on the site.

3. Landscaping shall not obstruct sight lines at street or driveway intersections.

4. In place of the wheel stops at parking lots, landscape areas and pedestrian walkways may be extended not more than two (2) feet into required parking spaces, to include a size (6") inch concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

5. Screening of the parking area from public rights-of-way in industrial areas shall be provided with a 2 ½ to 3 foot high element, measuring from the top of the parking area pavement. Screening may consist of one or a combination of the following:

a) Berms landscaped with ground cover, trees, and shrubs;

b) Solid, low profile, decorative masonry walls;

c) Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.

6. Generous landscaping screening is required adjacent on all street frontages for industrial areas. These areas should be landscaped with a combination of trees, shrubs, and ground cover soften views of parking areas.

7. Tree planting and selection and massing should be compatible with streetscape plantings. Provide minimum 1 tree per 400 sq. feet of landscape setback. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together

8. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged. The use of turf in the narrow planting islands is discouraged.

9. Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark and other similar materials are not acceptable as a sole groundcover material.

10. All trees shall be of 15 gallon minimum size at planting, with a minimum branching height 5 years after installation of 10' above road or parking surfaces and 6' at pedestrian areas. Shrubs shall be of 1 gallon minimum size with a maximum on-center spacing of 24". Likewise, groundcover may be planted from flats or 4-inch pots with a maximum spacing of 12" on-center.

11. Automatic irrigation is required for all landscaped areas. Irrigation systems should be designed so as not to overspray walks, buildings, and parking areas.

## Screening and Storage

1. All exterior trash areas, storage structures, and service areas should be screened from public view with a wall or fence of a minimum height of 8 feet above the street curb level. Storage areas shall be set back a minimum of 50 feet from streets, unless fully enclosed in an architecturally compatible enclosure.

2. No storage areas are allowed within the landscape easements, front setbacks or side or rear yard landscaped buffers.

3. Roof-mounted equipment shall be screened from street view. Pad-mounted transformers, utility connections, and meter boxes shall be screened and integrated into the site plan.

4. The design of masonry walls, fencing, trash enclosures and similar accessory site elements should be compatible with the architecture of the building and should use similar materials. Where masonry walls are along at property frontages, it should enhance the entrance to the property and should not impair traffic safety by obscuring views. Long expanses of wall surfaces should be architecturally designed to prevent monotony.

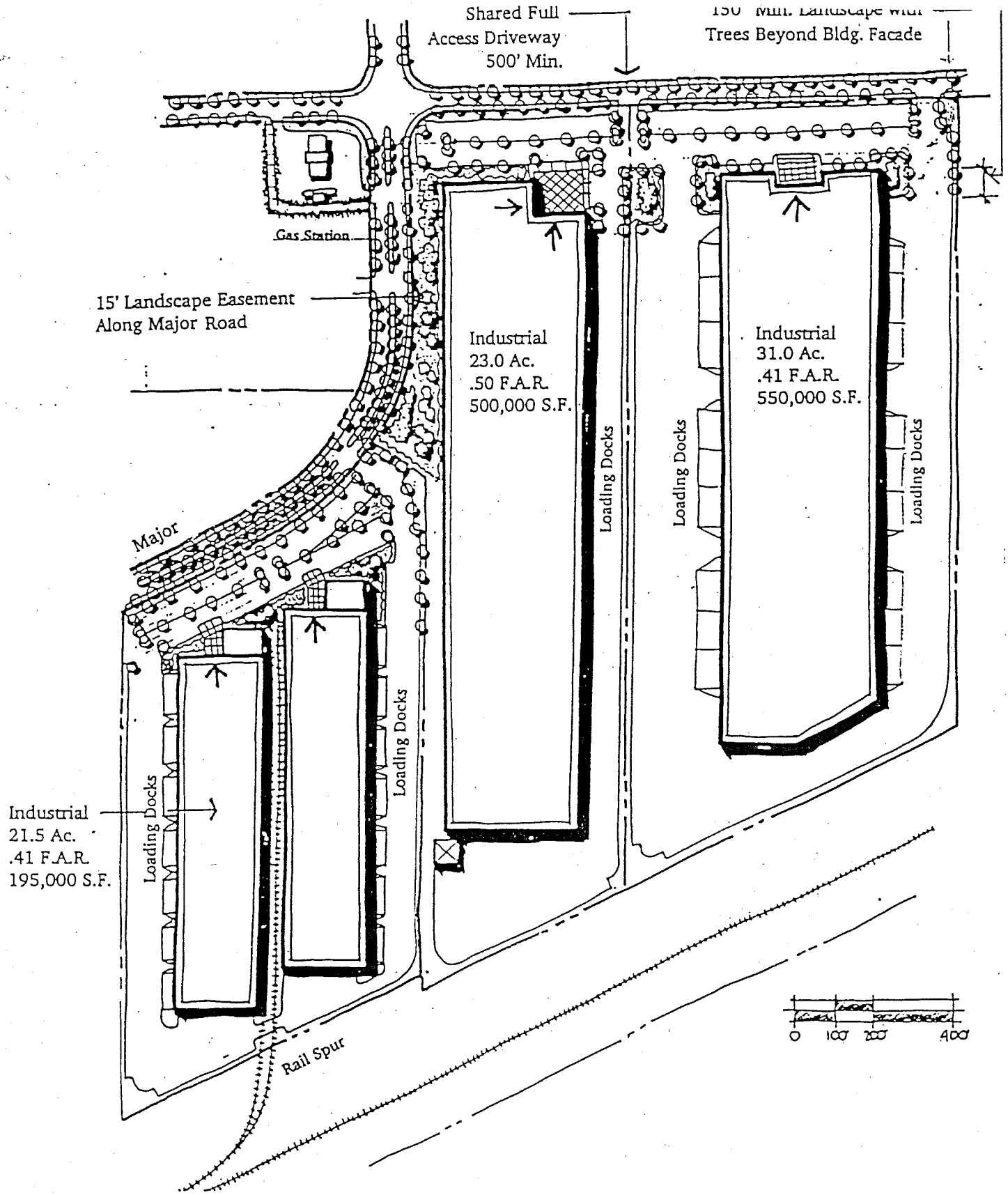


Figure 18

# WAREHOUSE PROTOTYPE

February 26, 1996

**Northeast Industrial**

GATES

## Environmental Performance Standards

### Use Restrictions

No use shall be permitted to exist or operate on any lot which:

1. Emits dust, sweepings, dirt, cinders, fumes, odors, radiation, gases and vapors, or discharges liquid or solid wastes or other harmful matter into the atmosphere or any body of water which may, according to the appropriate agency, adversely affect the health and safety of persons within the area, or the health and safety of persons in adjacent areas, or the use of adjacent properties
2. Discharges waste or any harmful substance as defined by the Municipal Code, into any public sewer or storm drainage system.
3. Produces intense glare or heat, unless such use is performed only within an enclosed or screened area, and then only in such manner that glare or heat emitted will not be discernible from any exterior lot line.
4. Creates a sound pressure level in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
5. Allows the visible emissions of smoke (outside any building) other than the exhausts emitted by motor vehicles or other transportation facilities or any emissions in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
6. Creates a ground vibration that is perceptible, without instruments, at any point along any of the exterior lot lines.

### Hazardous Wastes and Water Pollutants

1. An on-site reconnaissance for hazardous wastes must be conducted for each parcel within the study area and the resulting report submitted with the application for the first proposed Tentative Map. If hazardous wastes are identified they must be dealt with to the satisfaction of the Tracy Municipal Code, before the application may be approved.
2. All new industries locating with the area will be required to obtain a Discharge Permit from the Director of Utilities prior to occupancy. This permit shall establish the amount and quality of wastes allowed to be discharged into the City's sanitary sewer.
3. The quality of wastewater entering the city sewage system from proposed uses shall be measured by the Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) levels referenced in the local Water Quality Control Board 208 Plan. Users that are not expected to comply with these standards will be required to provide on-site pretreatment facilities.
4. The storage and distribution of hazardous materials shall be subject to the rules of the San Joaquin County Health District.
5. Industries regularly using significant quantities of hazardous chemicals as defined by State Law in the course of their operations shall be required to obtain a Conditional Use Permit.

## Mineral Extraction

1. Mineral extraction shall only be permitted as a subsidiary use to main use of site.
2. Locate equipment, storage, and facilities for mineral extraction to avoid visibility from the public street.

## Dairy Uses

1. With development applications for an individual site, provide information demonstrating provisions of adequate buffers between proposed development and adjacent existing dairy uses.
2. Existing diary uses are exempted from the Environmental Performance Standards on page 42.

## Permitted and Conditional Uses

The following table indicates uses which are to be permitted and permitted subject to conditions in each land use designation of the Northeast Industrial Plan. The land use designations are abbreviated as follows:

LI: Light Industrial
GC: General Commercial

The uses shown in Table 19 as Permitted ("P") are those that are deemed acceptable anywhere in the assigned land use designation. They are uses that, when developed in conformance with this Plan, will not require special conditions in order to avoid negative impacts.

The uses shown as Conditionally Permitted ("C") are of two types. Some of these uses are not acceptable in every location within a land use, but are acceptable in certain locations. Other uses may require special conditions to make them acceptable at particular locations, due to their potential negative impacts on existing or planned uses. This may be because of their potential nuisance aspects such as litter, noise, or hazardous wastes.

Where neither a "P" or "C" is shown for a particular land use district, that use is not allowed.

*Table 19: Permitted and Conditional Industrial and Commercial Uses*

| *Uses* | *LI✱* | *GC* |
|---|---|---|
| 1. Agricultural, including dairies | P ◆ | P ✱,◆ |
| 2. Accessory uses and structures; not including warehouses, located on the same site as a permitted use. | P | P |
| 3. Administrative, executive, research, medical offices | P | P |
| 4. Accessory uses and structures located on the same site as a conditional use | C | C |
| 5. Warehousing and distribution facilities | P | |

| *Uses* | *LI** | *GC* |
|---|---|---|
| 6. Manufacturing, repair, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, leather, or semi-precious metals or stones, but not including such operations as saw or planing mills, any manufacturing involving primary production of wood, metal, or chemical products from raw materials. | P | |
| 7. Manufacture, of food products, pharmaceuticals, biotechnology products and the like, but not including fish or meat products, sauerkraut, vinegar, or the like, or rendering or refining of fats and oils. | P | |
| 8. Laboratories, including chemical, physical material testing, electronic, agricultural, photographic film processing, and general research | P | |
| 9. Electrical industrial apparatus manufacturing, service, and repairs, including motors, generators, welding equipment, electrical transmission and distribution equipment, and turbines and pumps. | P | |
| 10. Manufacture, repair of optical electronic, timing, and measuring instruments | P | |
| 11. Dairy products plants | P | |
| 12. Machine Shops | P | |
| 13. Heating, plumbing, and ventilating equipment manufacturing, servicing, repairs | P | |
| 14. Refrigerator, furnace, water heater, and other household appliance manufacturing, service and repairs, not incidental to retail sales. | P | |
| 15. Furniture and cabinet assembling whose activities are carried on entirely within an enclosed building and which have no construction yards on the lot. | P | |
| 16. Parcel delivery service and vehicle storage inside and outside the building | P | |
| 17. Truck Terminals | P | |
| 18. Mini storage | P | |
| 19. Equipment Storage | P | |
| 20. Janitorial services and supplies | P | |
| 21. Printing, including also lithographing, engraving and other such similar reproduction services | P | |
| 22. Automotive supply stores | C | |
| 23. Rental yards, including the rental of hand tools, garden tools, power tools, trucks, trailers, and other similar equipment | C | |
| 24. Building materials sales, lumberyards (outside storage) | C | |
| 25. Repair, painting, and body work for automotive, motorcycle, and farm machinery | C | |

| *Uses* | *LI** | *GC* |
|---|---|---|
| 26. Boat sales, service, repair | C | |
| 27. Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, tobacco, soft drinks, candy and gum. | C | |
| 28. Wholesale trade businesses | C | |
| 29. Intermediate manufacturing uses involving the processing of raw materials, including food and paper processing, wineries, concrete mixers | C | |
| 30. Mineral and hydrocarbon extraction | C | |
| 31. Recycling (collection and sorting) | C | |
| 32. Outlet stores and centers | | P |
| 33. Warehouse retail, including furniture, office supply, sporting goods, or wholesale merchandising | | P |
| 34. Hardware stores, including garden centers | | P |
| 35. Home Improvement and Interior Decorating stores, including carpet, drapery, floor covering, paint, glass, and wallpaper shops | | P |
| 36. Garden centers, including plant nurseries and retail sales | | P |
| 37. Sporting goods and toy stores | | P |
| 38. Specialty retail stores selling those items and services normally sold in department stores (including clothing, shoes, and accessories) | | P |
| 39. Shoe and clothing repair | | P |
| 40. Food markets, convenience markets | | P |
| 41. Liquor stores | | P |
| 42. Drug stores and prescription pharmacies | | P |
| 43. Restaurants, including fast food | | P |
| 44. Art galleries and artists supply stores | | P |
| 45. Barbershops, beauty shops ,and hairstyists | | P |
| 46. Financial institutions, including bank, savings and loan offices, finance companies, credit unions and related services | | P |
| 47. Refrigerator, furnace, water heater, and other household appliance sales including repair, provided repair services are incidental to retail sales. | | P |
| 48. Laundries and dry cleaners | | P |
| 49. Photocopying and related duplicating services not including printing, lithographing, engraving or such similar reproduction services | | P |

| *Uses* | *LI✱* | *GC* |
|---|---|---|
| 50. Pet and bird stores with incidental veterinary services | | P |
| 51. Video stores, sales and rental | | P |
| 52. Automobile and motorcycle sales, rental, including new and used car sales | | C |
| 53. Bars without significant food service | | C |
| 54. Building materials sales (no outside storage) | | C |
| 55. Miniature golf | | C |
| 56. Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, food and beverages (except alcoholic beverages), and small consumer items such as magazines, newspapers, etc.... | | C |

✱: Subject to compliance with the Environmental Performance Standards. Note that as defined by State law, any business using significant quantities of hazardous materials requires a Conditional Use Permit.

✦: Existing dairy operations are exempt from the Environmental Performance Standards.

## Consultant Acknowledgements

David Gates
Sandy Gimbal
**David Gates & Associates**
*Land Planning, Urban Design, Landscape Architecture*

**George Nickelson**
*Traffic Engineering*

Rod Andrade
Steve Lichliter
**MacKay & Somps**
*Civil Engineering*

RESOLUTION 99-106

AMENDING THE URBAN MANAGEMENT PLAN
OF THE CITY OF TRACY
THE APPLICANTS ARE DOVER/PRIMA ASSOCIATES AND
F. E. BLINCOE, JR.
APPLICATIONS 7-98-GPA AND 8-98-GPA

WHEREAS, The City of Tracy Planning Commission held a public hearing on an amendment to the Tracy Urban Management Plan on February 10, 1999 recommending that the 10 acres located on the southwest corner of Grant Line/Paradise Roads and the 10 acres located on the southwest corner of Pescadero Avenue and Paradise Road be redesinated from Commercial to Industrial, and

WHEREAS, The City Council of the City of Tracy held public hearing on April 6, 1999 on said amendment, and

WHEREAS, The City Council of the City of Tracy found said amendment consistent with the Tracy Urban Management Plan and Master Environmental Impact Report and the Environmental Impact Report for the Northeast Industrial Plan certified by the City Council on May 8, 1996;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy does hereby approves the General Plan Amendment Applications 7-98-GPA and 8-98-GPA, by redesignating the 10 acre site located on the southwest corner of Grant Line and Paradise Roads and the 10 acre site located on the southwest corner of Pescadero Avenue and Paradise Road from Commercial to Industrial.

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

The foregoing Resolution 99-106 was adopted by the Tracy City Council on the 6th day of April, 1999, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, MATTHEWS, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

Dan Bilbrey
Mayor

ATTEST:
Sharon Smith
City Clerk

RESOLUTION 99-107

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TRACY
AMENDING THE NORTHEAST INDUSTRIAL CONCEPT
DEVELOPMENT PLAN
PROJECT CHARACTERISTICS, PROJECT OBJECTIVES

WHEREAS, The City Council of the City of Tracy adopted the Northeast Industrial Concept Development Plan on May 8, 1996, and

WHEREAS, The City of Tracy Planning Commission held a public hearing on an amendment to the Northeast Industrial Concept Development Plan on February 10, 1996, and

WHEREAS, The Planning Commission found said amendment consistent with the Tracy Urban Management Plan, and

WHEREAS, The City Council held a public hearing on the amendment to the Northeast Industrial Concept Development Plan on April 6, 1999;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City Tracy does hereby approve the amendment to the Northeast Industrial Concept Development Plan as follows:

PROJECT CHARACTERISTICS

Project Objectives

Land designated Industrial with zoning of Planned Unit Development (PUD), would permit commercial development without the site being redesignated Commercial if:

1. The site is a minimum of one acre and located on the northwest or southwest corners of Pescadero Avenue/Paradise Road or the northwest or southwest corners of Grant Line/Paradise Roads.
2. The site has City Engineer-approved access from at least two streets.
3. The proposal is for a convenience retail or general commercial service use to the industrial area, such as restaurants, hotels or convenience stores and service stations.

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

The foregoing Resolution 99-107 was adopted by the Tracy City Council on the 6th day of April, 1999, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, MATTHEWS, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

Dan Bilbrey
Mayor

ATTEST:

Sharon Smith
City Clerk

RESOLUTION 2005-091

APPROVING THE PRELIMINARY AND FINAL DEVELOPMENT PLAN AND MINOR AMENDMENT TO THE NORTHEAST INDUSTRIAL CONCEPT DEVELOPMENT PLAN FOR A 390,000 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON A 17.93-ACRE PARCEL AT THE SOUTHEAST CORNER OF CHABOT COURT AND GRANT LINE ROAD; ASSESSOR'S PARCEL NUMBER 250-280-01 THROUGH 05 APPLICATION NUMBER 45-04-D

WHEREAS, The subject property was annexed to the City of Tracy in 1996, received a zoning designation of Planned Unit Development, is designated Light Industrial in the Northeast Industrial Concept Development Plan, and is consistent with the General Plan designation of Industrial, and

WHEREAS, Trammell Crow Company, on behalf of M.I.R.E.F. Chabot Tracy, LLC, submitted an application for a Planned Unit Development Preliminary and Final Development Plan review (Application Number 45-04-D) and a minor amendment to the Northeast Industrial Concept Development Plan for a 390,000 square foot multi-tenant industrial building on December 6, 2004, and

WHEREAS, The subject property is located within the Northeast Industrial Concept Development Plan area, with a land use designation of Light Industrial, within which industrial land uses are permitted, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on March 9, 2005, and recommended, by adoption of a resolution, that the City Council approve the PUD Preliminary and Final Development Plan and minor Concept Development Plan amendment for a 390,000 square foot multi-tenant industrial building, and

WHEREAS, The City Council held a public hearing to discuss the application on April 5, 2005;

NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve the PUD Preliminary and Final Development Plan and minor amendment to the NEI Concept Development Plan for a 390,000 square foot multi-tenant industrial building, Application No. 45-04-D, subject to the conditions contained in Exhibits 1 and 2 to this Resolution, and based on the following findings:

1. The establishment, maintenance, and operation of the proposed use and associated structure is compatible with the land use, design, and operational characteristics of the neighboring properties. It will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use and its associated structures, or to the general welfare of the City because the project is consistent with the land use, design, and other elements of the Northeast Industrial Concept Development Plan, the City of Tracy General Plan, and applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but not limited to, Article 26, Off-Street Parking Requirements, and Article 30, Development Review.

2. The project will not adversely affect or impair the benefits of occupancy, most appropriate development, property value stability, or the desirability of property in the vicinity because the architectural elements of the project as designed and conditioned, are a quality addition to the

vacant parcel, and will not adversely visually impair the benefits of the properties in the vicinity as the project includes greater setbacks than the required minimum, vertical and horizontal variation in the building faces, and significant landscape improvements both adjacent to the building and the public rights-of-way.

3. The project, as designed and conditioned, will not cause any significant environmental impact, because it is consistent with the Northeast Industrial Concept Development Plan and its Environmental Impact Report as adopted by the City Council in 1996. The project is consistent with the land use, design, and other elements of the Northeast Industrial Areas Concept Development Plan, the City of Tracy General Plan, and applicable requirements of the Tracy Municipal Code.

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

The foregoing Resolution 2005-091 was adopted by the Tracy City Council on the 5th day of April, 2005, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, SUNDBERG, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2008-046

APPROVING THE CONCEPT DEVELOPMENT PLAN AMENDMENTS FOR MAXIMUM BUILDING HEIGHT THROUGHOUT THE NEI CONCEPT DEVELOPMENT PLAN AREA AND TO ALLOW FOR A 15,000 SQUARE FOOT RETAIL AREA WITHIN AN INDUSTRIAL WAREHOUSE LOCATED ON A 160.34-ACRE SITE, LOCATED AT 1941 N. CHRISMAN ROAD - ASSESSOR'S PARCEL NUMBER 250-020-13
APPLICATION NUMBER 1-08-SPA

WHEREAS, The Northeast Industrial Areas Concept Development Plan was approved by the City Council in 1996, and established the goals and standards for development within the area, and

WHEREAS, HPA, on behalf of Prologis Development Services, submitted an application for a Planned Unit Development Preliminary and Final Development Plan review and Concept Development Plan amendments for their project site (Application Numbers 6-06-D and 1-08-SPA) for three industrial buildings totaling 2,812,833 square feet, including 15,000 square feet of retail space on May 2, 2006, and

WHEREAS, Amendments to the NEI Concept Development Plan are required in order to approve the above project, including increasing the maximum height requirement for industrial buildings from 40 feet to 46 feet, and allowing retail development as an accessory use to the warehouse use on the site, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on February 27, 2008 and recommended, by the adoption of a resolution that the City Council approve the proposed Concept Development Plan amendments;

NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve the Concept Development Plan Amendment increasing the maximum building height from 40 feet to 46 feet throughout the NEI Concept Development Plan and allowing 15,000 square feet of retail space to be developed within the warehouse building on Assessor's Parcel Number 250-020-13, Application Number 1-08-SPA, based on the following findings:

1. The increase in maximum building height will not adversely affect or impair any properties in the vicinity of the NEI Concept Development Plan lands because there will not be conflict with large buildings in proximity to smaller scale developments, such as residential neighborhoods. The minor amendment to the NEI Concept Development Plan to revise the allowable building height to 46 feet will add to the aesthetic characteristics of the buildings by allowing for screening of roof equipment while keeping the necessary interior height for functionality.

2. The addition of a 15,000 square foot retail facility on Assessor's Parcel Number 250-020-13 will further the goals of the General Plan because it is consistent with the General Plan's Industrial land use designation in its allowing ancillary uses such as consumer services and retail within industrial areas.

3. The Concept Development Plan amendments will not cause any significant environmental impact, because they are consistent with the Northeast Industrial Concept Development Plan and its Environmental Impact Report as adopted by the City Council in 1996. The amendments are consistent with the land use, design, and other elements of the Northeast

Industrial Areas Concept Development Plan, the City of Tracy General Plan, and applicable requirements of the Tracy Municipal Code.

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

The foregoing Resolution 2008-046 was adopted by the City Council on the 18th day of March, 2008, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, SUNDBERG, TOLBERT, TUCKER, IVES
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

Mayor

ATTEST:

City Clerk

ATTACHMENT C

invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The Council hereby declares that it would have adopted this chapter and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, or portions be declared invalid or unconstitutional. (Prior code § 10-5.06)

## Chapter 10.20

## SPECIFIC PLANS*

**Sections:**


| | |
|---|---|
| **10.20.010** | **Authority for specific plans.** |
| **10.20.020** | **Purpose.** |
| **10.20.030** | **Applicability.** |
| **10.20.040** | **Initiation procedures.** |
| **10.20.050** | **Content of specific plan.** |
| **10.20.060** | **Adoption and amendment procedures.** |
| **10.20.070** | **Environmental review.** |
| **10.20.080** | **Fees.** |


### 10.20.010 Authority for specific plans.

Under the California Planning and Zoning Law, the City Council is authorized to prepare, adopt and implement a specific plan for any area covered by the City of Tracy General Plan. (Gov't. Code § 65450 and following.) This includes areas within the City boundaries, the City's sphere of influence, or the General Plan planning area.

(Ord. No. 1126, § 1, 11-18-2008)

### 10.20.020 Purpose.

The intent and purpose of this chapter is to establish uniform procedures for the consideration, adoption and implementation of specific plans. The purpose of the specific plan process is to provide an application tool for use in implementing the City of Tracy General Plan ("General Plan") on an area-specific basis. A specific plan is intended to serve as a policy and regulatory document, including policy direction and project development concepts which are consistent with the General Plan, the zoning ordinance and development standards.

(Ord. No. 1126, § 1, 11-18-2008)

### 10.20.030 Applicability.

(a) Consistency with existing plans. A specific plan shall be consistent with the General Plan. (Gov't. Code § 65454.) If there is an inconsistency between a specific plan and comparable regulations of the zoning ordinance, infrastructure master plan or development standards, the standards and regulations of the specific plan shall prevail.

Property annexed to the City within a specific plan area shall be zoned in conformance with the specific plan effective upon the effective date of annexation.

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***Editor's note**—Ord. No. 1126, § 1, adopted Nov. 18, 2008, repealed the former ch. 10.20, §§ 10.20.010—10.20.200, and enacted a new ch. 10.20 as set out herein. The former ch. 10.20 pertained to similar subject matter and derived from Prior Code §§ 10-6.101—10-6.107, 10-6.201—10-6.207, 10-6.301—10-6.306.

(b) *Consistency; entitlements.* No building or grading permit, conditional use permit, variance, tentative map, final or parcel map, or any other land use entitlement shall be granted for any parcel covered by a specific plan unless the entitlement is consistent with the specific plan. (Government Code § 65455)

No public works project may be approved and no zoning ordinance adopted or amended unless consistent with the specific plan. (Government Code § 65455) (Ord. No. 1126, § 1, 11-18-2008)

**10.20.040 Initiation procedures.**

(a) *General.* The proposal to prepare a specific plan may be initiated either by the City or by another applicant.

(b) *City-initiated specific plan.* A City-initiated proposal shall be submitted to the City Council for consideration. A written staff report shall include:

(1) A description of the proposed project;

(2) The reasons for the use of the specific plan process;

(3) A vicinity map, drawn to scale, showing the proposed specific plan area and areas within one mile of the property;

(4) A description of the current use of the property, and the addresses and assessor's parcel numbers for the properties, listed from the latest assessor's roll;

(5) The planned land use designations for the properties shown on a map;

(6) Proposed amendments to other, existing plans or proposals to amend zoning regulations;

(7) A statement of how the specific plan implements the general plan and any anticipated general plan amendments; and

(8) Any additional information required by the Director of Development and Engineering Services.

If the City Council agrees with the proposal or a modification, it shall adopt a resolution of intention to adopt a specific plan and related environmental review.

(c) *Application by another party.*

(1) *Complete application.* A party wishing the City to adopt a specific plan shall first submit a complete application to the Development and Engineering Services Department and pay an application fee as established by the City Council under subsection 10.20.080(a). The applicant is not required to own or otherwise control a majority of the properties within the proposed specific plan area. The application shall include a City application form with accompanying diagrams and other pertinent information, including the information set forth in subsection (b) above.

(2) *Meeting with DES.* Within thirty (30) days of receipt of a complete application, the Development and Engineering Services Department shall schedule a meeting with the applicant to review the application. The department may propose modifications to the specific plan boundaries and scope in order to facilitate comprehensive planning. Due to the significant role an adopted specific plan plays in the implementation of the general plan, a project applicant should seek guidance from the Development and Engineering Services Department before submitting an application for a specific plan.

(Ord. No. 1126, § 1, 11-18-2008; Ord. No. 1144, § 2, 3-16-2010)

**10.20.050 Content of specific plan.**

A specific plan, or a proposed specific plan amendment as applicable, shall include text and diagrams which specify all of the following in detail, and may also address other subjects (Government Code §§ 65451 and 65452):

(a) The distribution, location and extent of the uses of land, including open space, within the area covered by the plan;

(b) The proposed distribution, location and extent and intensity of major components of:

(1) Transportation (public and private);

(2) Wastewater (conveyance, treatment and discharge);

(3) Water (supply, treatment and transmission);

(4) Storm drainage (collection, storage, treatment and disposal);

(5) Public buildings and facilities (including City buildings, libraries, public safety facilities, parks and recreation); and

(6) Other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;

(c) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

(d) A program of implementation measures including regulations, programs and public works projects; and

(e) Financing measures necessary to carry out the plan. (See Tracy Municipal Code subsections 10.20.060(b)(2) and (3) below.)
(Ord. No. 1126, § 1, 11-18-2008; Ord. No. 1137, § 1, 2009)

**10.20.060 Adoption and amendment procedures.**

(a) *General.* A specific plan shall be prepared, adopted and amended in the same manner as a general plan, except that a specific plan may be amended as often as necessary. (Government Code §§ 65453 and 65350 and following.) A specific plan amendment is not subject to the initiation procedures set forth in section 10.20.040, except at the discretion of the Director based on the size and complexity of the proposed amendment.

(b) *Findings.* Before the Planning Commission recommends approval, or the City Council approves it, a specific plan (or amendment) must:

(1) Be consistent with the general plan;

(2) Be consistent with the City-approved infrastructure master plans or adequately show alternative infrastructure needed to support the land uses described in the specific plan; and

(3) Contain a requirement to ensure that each property owner within the specific plan has paid or is required to pay its fair share of:

(A) The cost of the infrastructure master plans; and

(B) The cost of infrastructure required by the infrastructure master plans.

This subsection (b)(3) may be satisfied by an approved finance and implementation plan (FIP) and adoption of a development impact fee for each component of infrastructure, City Council approval of a Community Facilities District (CFD) under Government Code § 53311 and following, or other equally detailed plan and implementation.
(Ord. No. 1126, § 1, 11-18-2008; Ord. No. 1137, § 2, 2009)

**10.20.070 Environmental review.**

A specific plan is subject to the California Environmental Quality Act (CEQA; Pub. Res. Code § 21000 and following. See also Gov't. Code § 65457.)
(Ord. No. 1126, § 1, 11-18-2008)

**10.20.080 Fees.**

(a) *Application and processing.* An applicant other than the City shall pay the application and processing fees established by City Council resolution. This includes processing fees, through a cost recovery agreement, intended to cover the costs under subsection (b).

(b) *Specific plan fee.* The City Council may establish a specific plan fee for applicants seeking a land use entitlement within the area of a proposed or an already-adopted specific plan. (Government Code § 65456.) A specific plan fee shall only be established to reimburse the City for costs it incurs for preparation, adoption and administration of the specific plan (whether or not such costs are otherwise covered by a cost recovery agreement with a developer). It does not apply to a developer's own costs or its consultants' costs for a specific plan.

The purpose of the fee is to defray the cost of preparation, adoption and administration of the specific plan and to reimburse the City or other paying party for the costs of preparing the specific plan, including costs of consultants and environmental review. The fees charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. In the aggregate, the fees shall defray, but not exceed, the cost of preparation, administration and adoption of the specific plan.

(c) *Infrastructure master plan costs.* Because infrastructure master plans are a critical element of a workable specific plan, an applicant for a specific plan shall pay its fair share of the cost of the infrastructure master plans. The amount of the infrastructure master plan costs shall be established through one or more infrastructure master plan processing agreements and payment is a condition of proceeding with the specific plan application after the City Council direction to proceed. (The infrastructure master plan processing agreements are distinguished from the cost of implementing the infrastructure master plans through impact fees or other measures.)
(Ord. No. 1126, § 1, 11-18-2008; Ord. No. 1137, § 2, 2009; Ord. No. 1144, § 3, 3-16-2010)

Attachment D

# ~~Northeast Industrial Concept Development Plan~~

# City of Tracy

# NORTHEAST INDUSTRIAL SPECIFIC PLAN

**July 17, 2012**

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## INTRODUCTION

The ~~Conceptual Development Plan for the~~ 870 acre Northeast Industrial Area Specific Plan aims to develop a well-planned industrial zone that will attract businesses to Tracy, and provide local employment opportunities. The Specific Plan anticipates a mixture of industrial uses, including rail-dependent industries and "flex-tech" light industrial.

### PLANNING AREA LOCATION

**Location**

The Northeast Industrial planning area lies along the northeast boundary of the City of Tracy. The area is generally bounded to the north by 1-205, to the south by the Southern Pacific Railroad tracks, to the east by Banta Road, and the west by MacArthur Drive. Grant Line Road bisects the area.

**Surrounding Land Uses**

Presently, properties along MacArthur Drive directly west of the site are developed with industrial uses, such as the U.S. Cold Storage facility. North of the site are industrial and commercial uses, including the ~~factory outlet~~Tracy Outlets ~~stores~~ at MacArthur Drive and Pescadero Avenue. The Yellow Freight Company is also located to the north, between the site and 1-205. Agricultural uses are found on lands to the east.

Lands directly to the north and west of the site are included in the ~~1991~~ 1-205 Corridor Specific Plan and the 1988 Industrial Areas Specific Plan. To the east is the residential Banta ~~Community A~~area of the county~~, as designated in the General Plan~~. The project site in the context of the existing industrial and commercial uses, and existing specific plan areas is shown in Figure 1.

**Land Ownership**

The Northeast Industrial planning area is currently made up of ~~some 32~~ 61 properties, with a variety of owners. Parcels range in size from small half acre home sites to large agricultural and industrial holdings. The assessor's parcel numbers and ownership of the area is shown in Figure 2.

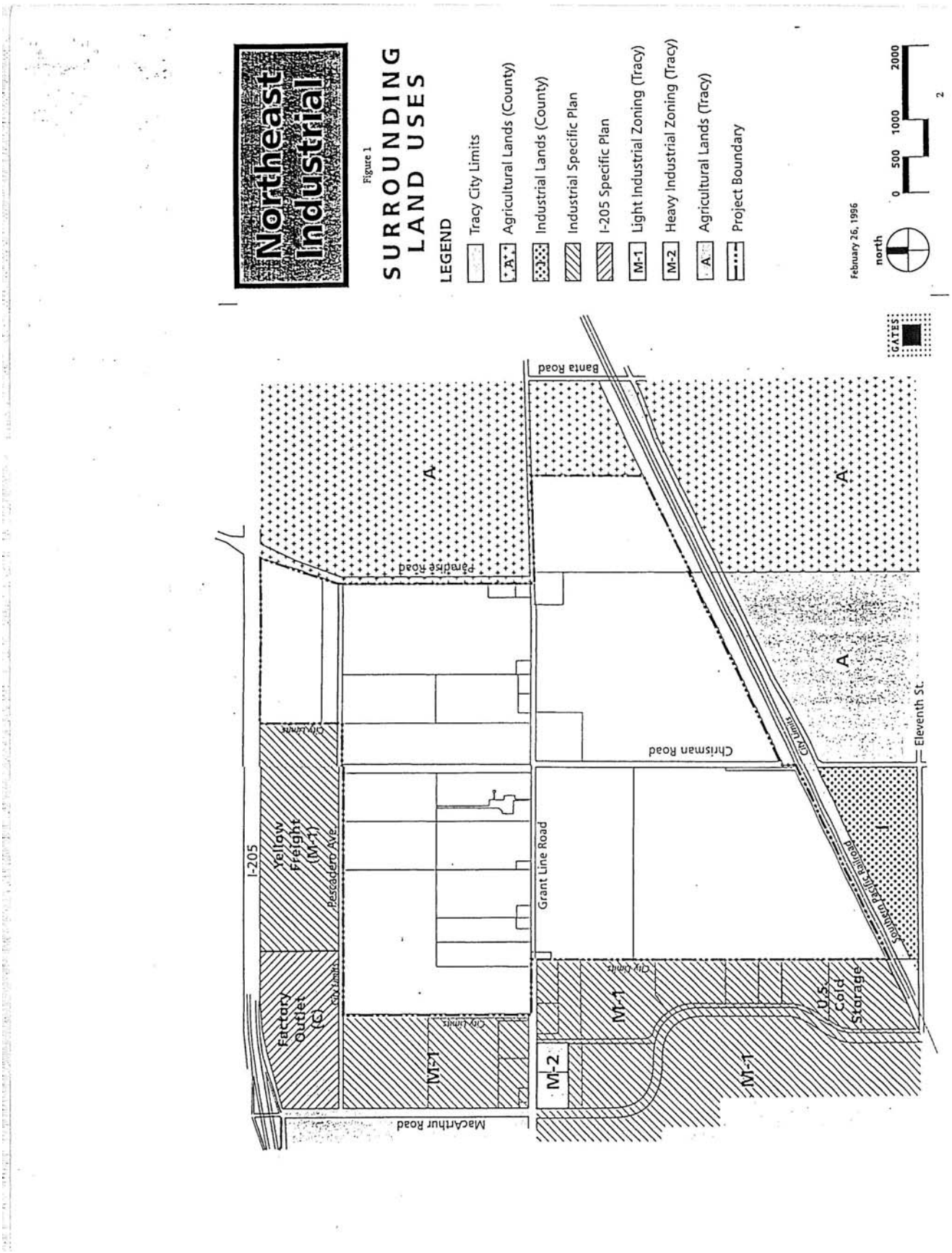
## EXISTING PLANNING AREA CONDITIONS

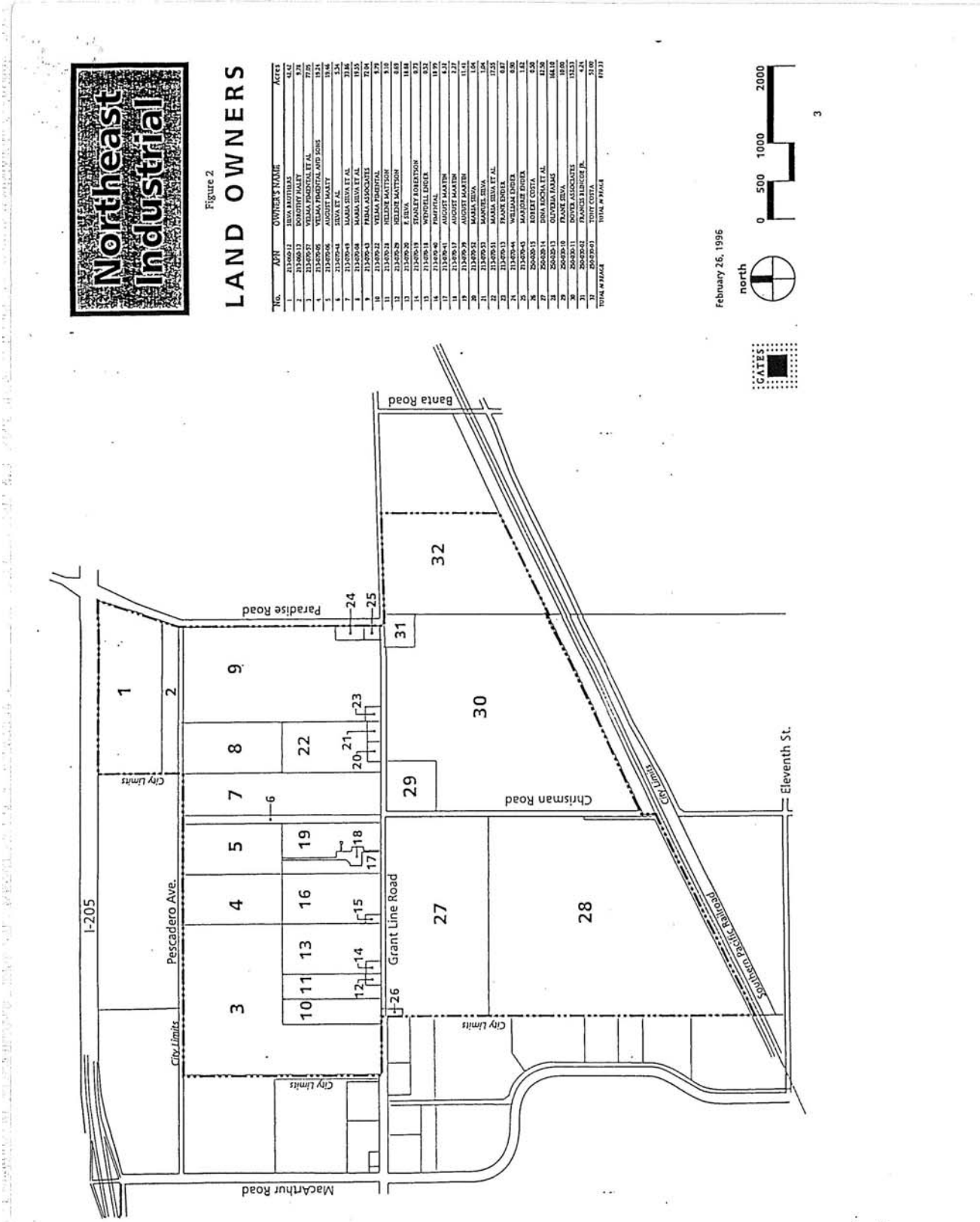
**Site Features**

Land uses within the Northeast Industrial Area are currently light industrial and agricultural, with a number of dairy operations and rural residences remaining. Few other significant site features are present. The topography is relatively level.

A Westside Irrigation District (WSID) supply or tailwater ditch crosses the area. One property along 1-205 is located just outside the FEMA 100 year flood line found in the vicinity of the I-205/Paradise Road overcrossing. ~~It is believed that theoretical flood depths on the adjacent parcel are only a few feet.~~

The existing conditions ~~and topography~~ of the planning area are shown on Figures 3 and 4.
None of the parcels ~~appear to be~~are under Williamson Act contracts~~, although further research should verify the Williamson status.~~


Northeast Industrial
Figure 1
SURROUNDING LAND USES
LEGEND
Tracy City Limits
Agricultural Lands (County)
Industrial Lands (County)
Industrial Specific Plan
I-205 Specific Plan
Light Industrial Zoning (Tracy)
Heavy Industrial Zoning (Tracy)
Agricultural Lands (Tracy)
Project Boundary
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
MacArthur Road
I-205
Yellow Freight (M-1)
Factory Outlet (C)
Pescadero Ave.
City Limits
Southern Pacific Railroad
U.S. Cold Storage
M-1
M-2
A
J


Northeast Industrial
Figure 2
LAND OWNERS
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Eleventh St.
Pescadero Ave.
Grant Line Road
MacArthur Road
I-205
City Limits
Southern Pacific Railroad
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

**Existing Roadway Network**

The Plan area is served by a number of existing roadways, some of which have been improved to ~~urban standards and some which remain essentially rural in character.~~meet the circulation needs of the NEI area, and others that will be constructed or improved as traffic demand requires.

Regional access for the area is provided by Interstate 205 (I-205) to the north and Interstate 5 (I-5) to the east. I-205 is an east-west freeway which extends from I-5 west to I-580 with I-580 continuing west into the Bay Area. I-5 is a north-south freeway which extends throughout ~~Central~~ California. Currently, Plan area access to I-205 is via an interchange at MacArthur Drive. I-5 access is via the full access interchange at Kasson Road (an extension of Grant Line Road). I-5 access is also available (to/from the north only) via an interchange at Eleventh Street. The primary local roadways serving the area are MacArthur Drive, Pescadero Avenue, East- ~~and~~ Grant Line Road, Chrisman Road and Paradise Road. ~~MacArthur Drive is a north-south major arterial roadway serving the east side of Tracy. In the Plan area, MacArthur Drive has been improved to a four-lane roadway (with turn lanes) between I-205 and Eleventh Street. Pescadero Avenue is an east-west roadway which has been improved to four lanes (with turn lanes) from MacArthur easterly about 1/4 mile. East of this point, Pescadero Avenue narrows to a wide two-lane roadway along the Yellow Freight frontage (a distance of about 2/3 mile.) Between this point and Paradise Road, Pescadero Avenue is a narrow two-lane rural road. Grant Line Road is an improved four-lane arterial road from MacArthur Drive easterly about 1/4 mile (to the City limits). East of this point, Grant Line Road is a wide two-lane road extending to (and beyond) I-5.~~

~~In the Plan area, Chrisman Road and Paradise Road currently provide limited local access. Chrisman Road is a narrow two-lane rural road which extends from Grant Line Road south to the southern Pacific railroad tracks (although Chrisman Road does not cross the tracks). Paradise Road is a two-lane road extending from Grant Line Road north over I-205.~~

~~**Current Traffic Operations**~~

~~Current volumes on the area's street network are relatively low. Traffic operations are very stable with area streets operating at Level of Service (LOS) 'C' or better.~~

~~**EXISTING UTILITY INFRASTRUCTURE**~~

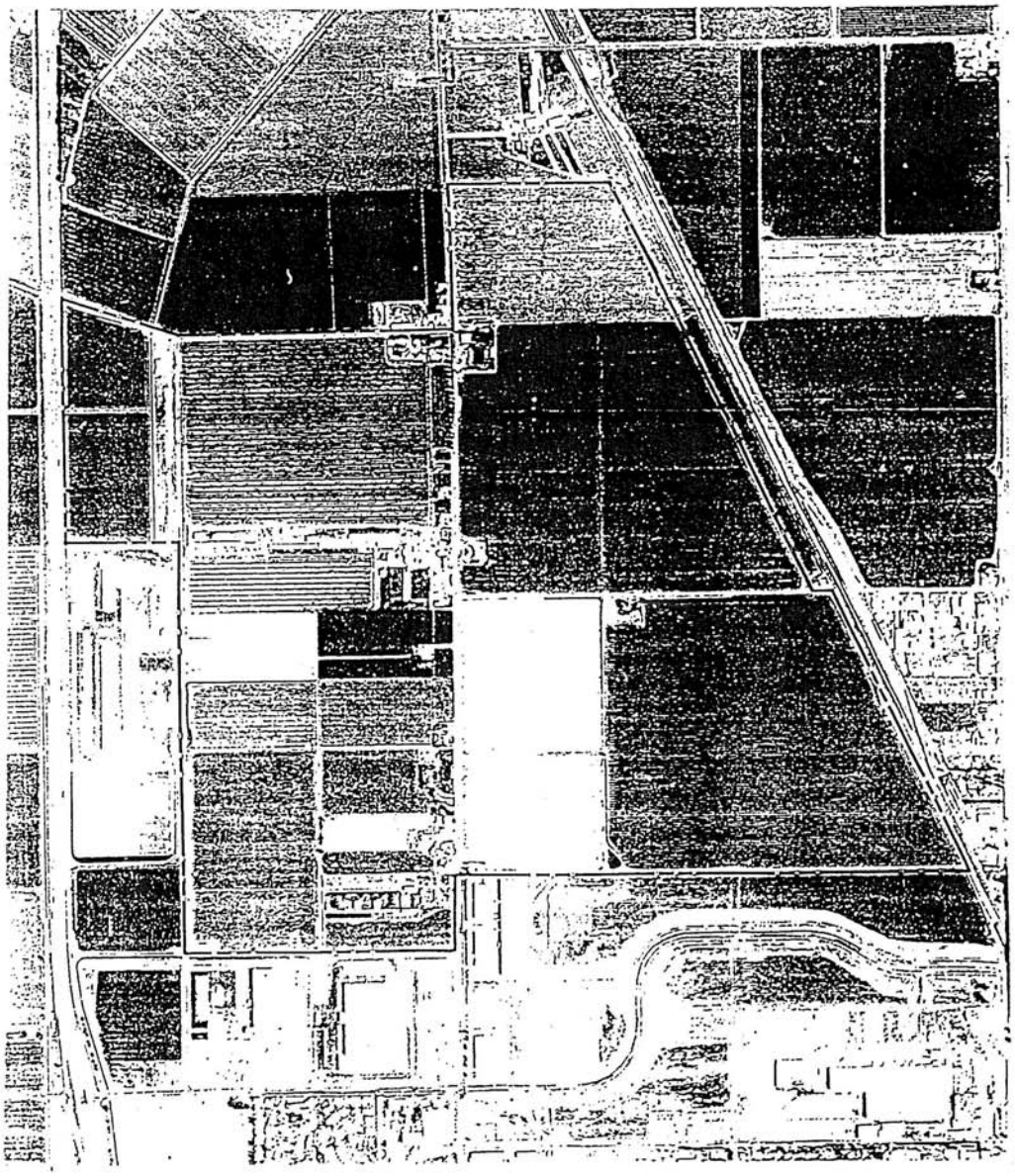
~~**Existing Wastewater Collection Facilities**~~

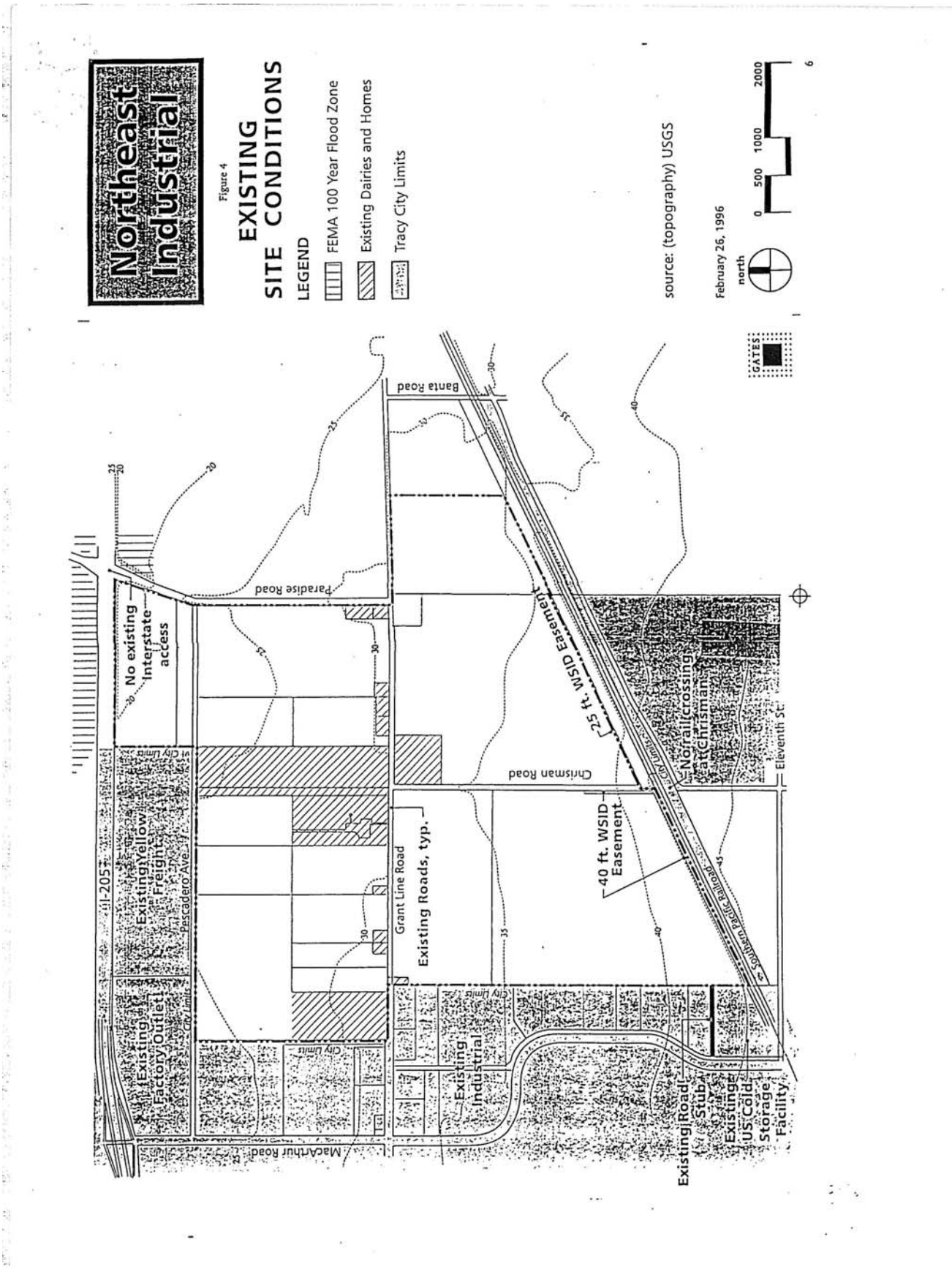
~~As shown on Figure 9 (page 21) the East Side Trunk sewer line flows from south to north, and is located west of the subject site and just west of MacArthur Drive. Feeder lines join the East Side Trunk from the west and east.~~

~~There is a 12" diameter sanitary sewer on Grant Line Road stubbed to a point about 400' west of the site. There is also a sanitary sewer line on Pescadero Avenue which ranges in size from 18" to 8" diameter. The City of Tracy Public Works Department has indicated this line connects to the East Side Trunk, but has not been able to provide any information about it.~~

~~**Existing Storm Drainage Facilities**~~

~~As shown on Figure 11 (page 25) the most significant existing drainage facility in the vicinity of the Northeast Industrial planning area is the East Side Channel, which flows to the north, west of the site. There is also a 48" diameter storm pipe in Grant Line Road and a pipeline in Pescadero Avenue with a diameter that varies from 15" to 24". These pipes both drain into the East Side Channel.~~


Northeast Industrial
Figure 3
AERIAL PHOTOGRAPH
source: Pacific Aerial Survey, 10/16/95
February 26, 1996
GATES
north
0 500 1000 2000


Northeast Industrial
Figure 4
EXISTING SITE CONDITIONS
LEGEND
FEMA 100 Year Flood Zone
Existing Dairies and Homes
Tracy City Limits
source: (topography) USGS
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
MacArthur Road
Eleventh St.
I-205
Pescadero Ave.
City Limits
No existing Interstate access
Existing Yellow Freight
Existing Factory Outlet
Existing Roads, typ.
Existing Industrial
Existing Road Stub
Existing US Cold Storage Facility
25 ft. WSID Easement
40 ft. WSID Easement
Norail crossing at Chrisman
Southern Pacific Railroad

**~~Existing Water Distribution Facilities~~**

~~As shown on Figure 12 (page 27), at this time a 12" to 18" diameter water main exists along Grant Line Road from MacArthur Drive to the west end of the site. A 16" diameter main currently is in place along Pescadero Avenue from MacArthur Drive to the west end of the most northerly portion of the site. There is also a 12" main in MacArthur Drive.~~

## ~~PLANNING OVERVIEW~~

~~This Conceptual Development Plan is submitted as the first step in the planned development process as defined under the appropriate provisions of the Tracy Municipal Code. The Planning steps are envisioned as follows:~~

~~Task 1: Concept Development Plan, Preliminary Development Plan, Preliminary Development Plan, PD pre-zoning, Finance Plan~~

~~The Concept Development Plan will be reviewed by City staff and the City's processing consultant. The City will prepare an EIR, and other documents necessary to complete the CEQA environmental review process. The Concept Development Plan will satisfy both the Concept Development Plan and Preliminary Development Plan requirements of Tracy's Planned Unit Development Ordinance. Once the plan is approved by the City, the area will be pre-zoned PD Planned Unit Development.~~

~~A financing Plan for area-wide public improvements will be submitted separately and prepared in consultation with the City.~~

~~Task 2: Annexation, Development Agreements~~

~~Following approval of the Concept Development Plan and receipt of the PD pre-zoning, the lands in the Northeast Industrial Area will be annexed to the City of Tracy and formally zoned PD. Development Agreements may be prepared for each of the properties, at each owner's discretion.~~

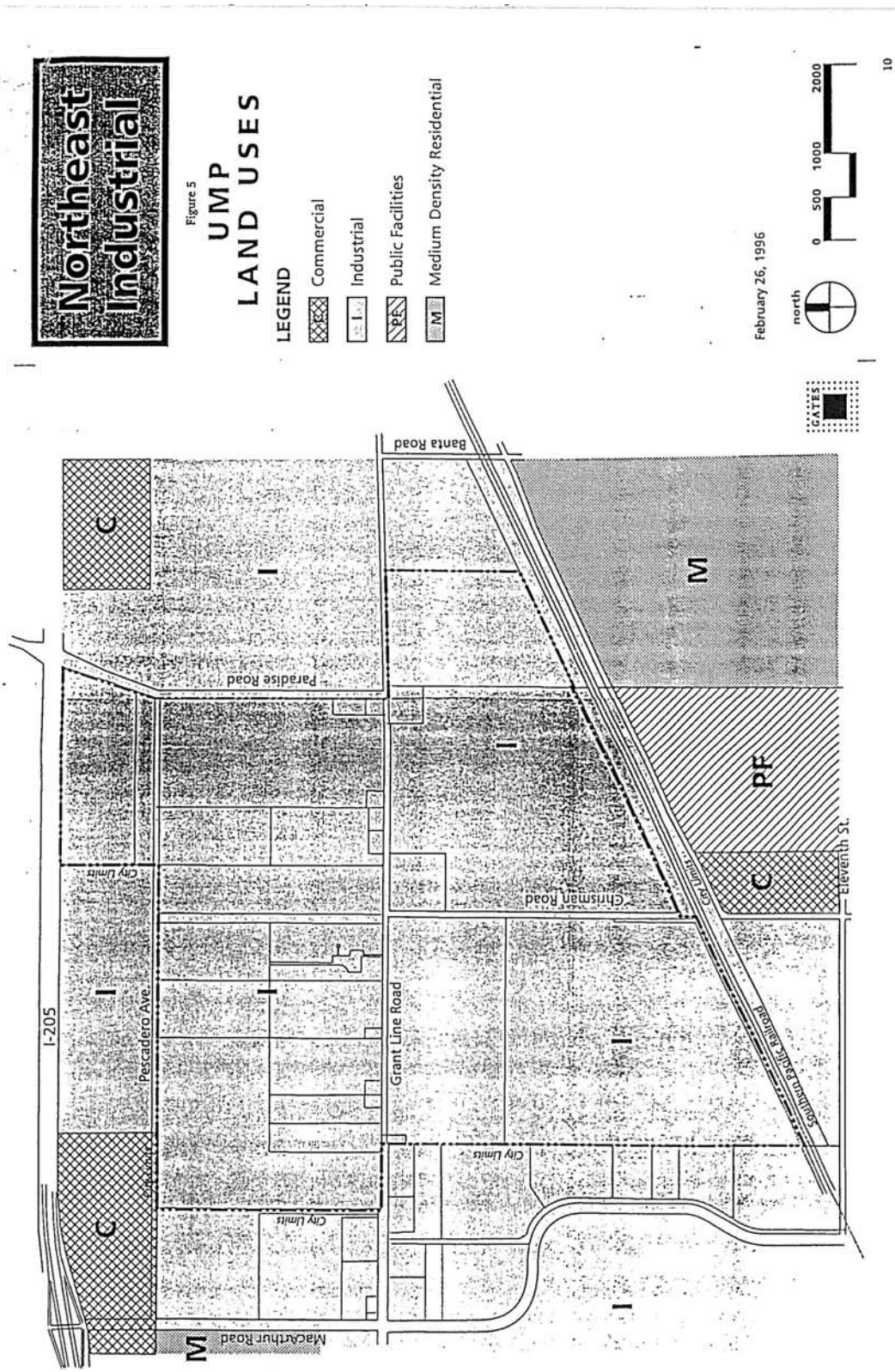
~~Task 3: Final Development Plans, Subdivision Maps~~

~~Each individual land owner will prepare subsequent Final Development Plans (FDP) for their parcels. Subdivision Maps may be submitted with the FDP. Parcelization may occur at any of these steps.~~

## RELATIONSHIP TO TRACY'S ~~UMP~~ GENERAL PLAN

**~~UMP Land Use Designations~~**

~~The City of Tracy Urban Management Plan (UMP) designated the entire area for Industrial land uses, as shown in Figure 5. The UMP designated the planning area as part of the City Core Contiguous area, which encompasses the land areas adjacent to the existing urbanized areas of Tracy. In the City Core Contiguous area, new growth can directly tie into existing service and infrastructure system.~~


Northeast Industrial
Figure 5
UMP
LAND USES
LEGEND
Commercial
Industrial
Public Facilities
Medium Density Residential
February 26, 1996
north
0 500 1000 2000
10
GATES
I-205
Pescadero Ave.
City Limits
Paradise Road
Santa Road
Grant Line Road
Christman Road
Eleventh St.
Southern Pacific Railroad
MacArthur Road
C
I
M
PF

**General Plan Land Use Designations**

The City of Tracy General Plan designates the entire Northeast Industrial area for Industrial land uses. Specific uses allowed in the industrial category range from flex/office space to manufacturing to warehousing and distribution. Ancillary uses, such as restaurants, consumer services, and parks may be allowed to serve the daily needs of the workers.

**Tracy's Growth Strategy**

~~In its UMP, the~~The City of Tracy has embraced a "balanced growth" strategy, seeking to direct growth in an efficient, cost-effective manner, balancing land uses and appropriate use of the land with well-planned and utilized infrastructure. This strategy seeks to improve the jobs/housing balance and to encourage development of employment opportunities and capitalize on freeway interchanges with industrial, retail, and service-related development. ~~An important component of the economic strategy behind this plan is to provide for a more than adequate amount of commercial and industrial land to keep land costs down in order to attract businesses to Tracy, thus providing local jobs for Tracy residents.~~

The northeastern sector of Tracy has been designated as one area in which the City's industrial growth will occur. Adjacent to existing industrial development and with direct access to the I-205 freeway and rail transportation, the Northeast Industrial area is ideally situated to attract and support business without the need for major infrastructure expenditures. ~~It is the logical next step for industrial expansion in Tracy.~~

**~~UMP~~ General Plan Goals Furthered by the Northeast Industrial Area Development**

The Northeast Industrial Specific Plan ~~Area Concept Development Plan (CDP)~~ proposes development consistent with the ~~UMP~~General Plan. It furthers many of the Goals and Policies stated in the ~~UMP~~ General Plan and it implements many of the Actions set forth in the ~~UMP~~General Plan. Following is a summary of ~~UMP~~General Plan Goals, Policies, and Actions to which the Northeast Industrial ~~Area~~ Specific Plan contributes.

**Land Use**

~~GOAL LU1: A balance between residential population, jobs, and ability to provide services.~~

~~Action LU 1.1.1: Industry will be generally targeted to the northeast, south and southwest of Tracy.~~

~~Policy LU 2.4: Provide flexibility in land use planning (including regulation of land use intensity, distribution, balance) to be responsive to market.~~

~~GOAL LU 6: A land use mix that provides employment opportunities for all who live in Tracy and wish to work here.~~

~~Action LU 6.1.2: Designate area around existing and planned industry for compatible land uses.~~

~~Policy LU 6.2: Encourage a diversity of industries.~~

~~Policy LU 6.3: Maintain Tracy's competitiveness in attracting industries looking for relocate to the Central Valley.~~

~~GOAL LU 7: Land use patterns that minimize conflicts between neighboring uses and transportation corridors.~~

~~Policy LU 7.3: Locate compatible development near and along freeway corridors, and provide adequate environmental protection to less compatible uses.~~

~~Policy LU7.4: Implement freeway uses which are compatible with the noise, air quality, and traffic impacts associated with freeways.~~

~~Action LU 7.5.1: Locate employment-generating and regional commercial uses along major transportation corridors.~~

~~Policy LU 7.7: Establish land uses along freight rail lines that are consistent and compatible with rail service and exposure.~~

~~GOAL LU8: Continue agriculture and resource extraction for as long as they can be conducted in an economically viable fashion.~~

~~GOAL LU 9: Maintain economic viability as a community.~~

~~Policy LU 9.2: Tracy is to remain a central urban service provider and become a retail and industrial center.~~

~~**Circulation**~~

~~GOAL CI 3: Minimize use of city streets by inter-regional commuter traffic and trucks.~~

~~Policy CI 3.4: Achieve direct movement of trucks from major generators to the freeways and other inter-regional routes via streets planned and designed for heavy vehicles.~~

~~Action CI 3.4.4: Limit new truck traffic generating uses to locations along the freeways, expressways and truck routes.~~

~~GOAL CI 8: Efficient movement of truck traffic through and around the city with minimum impacts on residential and commercial areas.~~

**Objective LU-1.1 Establish a clearly defined urban form and city structure.**

Policy P1: New development and redevelopment in existing areas shall be organized as a series of residential Neighborhoods, Employment Areas, Corridors, Village Centers, the Downtown and the I-205 Regional Commercial Area.

- Employment Areas are the job-centers of the city and include office districts, retail centers and industrial areas.

**Objective LU-2.3 Expand the City's industrial base.**

Policy P1: The Northeast Industrial Area should contain a mix of heavy industrial, light industrial, warehouse, and distribution users to maximize rail and highway access on large parcels of land. The

Northeast Industrial Area should also contain commercial uses and services to meet the daily needs of workers.

**Objective LU-6.2 Ensure land use patterns that minimize conflicts between transportation corridors and neighboring uses.**

Policy P1: Uses that are compatible with the noise, air quality and traffic impacts associated with freeways, such as auto-oriented commercial and industrial uses, should be located near and along freeway corridors whenever possible.

**Economic Development**

**Objective ED-4.1 Ensure an adequate, balanced supply of all land uses for future economic development.**

Action A1: Monitor current and future land supply needs for industrial, office and retail growth.

**Objective ED-6.3 Promote expansion in the Northeast Industrial Area.**

Policy P1: The City shall encourage and facilitate the development and buildout of the entire 870-acre Northeast Industrial Area.

Policy P2: The City shall direct business attraction efforts to manufacturing uses, rather than warehouse distribution facilities, due to their higher employment densities.

Policy P3: Developers should consider flexible facility design and construction types that can accommodate future manufacturing uses with higher employment densities.

Policy P4: The City should support efforts to attract private developers and equity investors to participate in the development of the area.

**Community Character**

**Objective CC-11.2 Encourage attractive design in Employment Areas.**

Policy P1: Development in Employment Areas should adhere to high-quality design standards.

Policy P4: Building setbacks for office buildings or office portions of industrial buildings should be minimized to ensure that buildings define the edges of the street.

Policy P6: Loading facilities in Employment Areas should be screened from view from public streets to the extent possible.

Policy P9: Fencing visible from the public right-of-way shall be visually appealing when used in industrial and commercial developments.

**Objective CC-11.3 Minimize the impact of parking on the pedestrian environment in Employment Areas.**

Policy P1: The impact of parking in Employment Areas on the pedestrian environment should be minimized with attractive landscaping.

Policy P2: Parking lots should be set back from the street with a landscaped buffer wherever possible.

**Circulation**

**Objective CIR-1.4 Protect residential areas from commercial truck traffic.**

Policy P1: Significant new truck traffic generating uses shall be limited to locations along designated truck routes, in industrial areas or within ¼-mile of freeways.

## PROJECT CHARACTERISTICS

**Project Objectives**

The objectives of the project are:

- To develop the Northeast Industrial Area as a high-quality industrial and commercial site of significant benefit to the City of Tracy and the nearby region.
- To develop a well-planned site that will attract businesses to Tracy, providing local employment opportunities.
- To develop the Northeast Industrial Area for primarily mixed industrial uses, including rail-dependent industries.
- To minimize project-related impacts to Tracy's transportation network.
- To provide a flexible phasing program that allows market forces to dictate reasonable growth increments, while ensuring that agricultural properties are allowed to remain until ready to develop.
- To create a project consistent with the goals of the General Plan.
- To integrate the Northeast Industrial Area into the development pattern of the City of Tracy.
- To integrate mitigation for environmental impacts into the design of the project.

**Land Use Designations**

The Northeast Industrial Area will consist primarily of light industrial land uses. In addition, general commercial land uses are planned at major intersections along Pescadero Avenue and Grant Line Road. Figure 5 shows the configuration of the land uses in the planning area.

The development prototypes included in the Design Guidelines indicate possible site planning scenarios for environmental impact analysis.

**Light Industrial Land Uses (LI)**

Light Industrial land uses cover approximately 800 acres of the planning area. Assuming a Floor Area Ratio (FAR) of 0.5, approximately 17.5 million square feet of light industrial, warehouse and manufacturing facilities would be provided. Light industrial land uses would be compatible with existing industrial land uses to the west and north, as well as with freeway noise, and rail noise and vibration.

Several types of light industrial land uses are appropriate in the Northeast Industrial Area. It is anticipated that warehousing and distribution businesses with low employee densities will be the predominant development type. This development pattern is similar to those that have located in Tracy in recent years. The southern portion of the Planning Area is appropriate to uses that require rail access. ~~It is assumed that about 80% of the light industrial lands will be developed with warehouse and distribution similar to the type of development existing in Tracy.~~

The City of Tracy is also interested in attracting higher employee density businesses to the area. It is anticipated that there may be a future demand for a "Flex-Tech" development that would accommodate research & development businesses and call centers. ~~For purposes of analysis, it is assumed that about 20% of the light industrial lands will be developed with such higher employee density businesses.~~

The light industrial zone may also be appropriate for service commercial businesses with little pedestrian traffic, that are not necessarily compatible with general commercial land uses, such as automotive supply and plumbing

stores. Commercial development may be permitted on sites designated Light Industrial without the site being redesignated General Commercial if:

1. The site is a minimum of one acre and located on the northwest or southwest corners of Pescadero Avenue and Paradise Road or the northwest or southwest corners of Grant Line Road and Paradise Road.
2. The site has City Engineer-approved access from at least two streets.
3. The proposal is for a convenience retail or general commercial service use to the industrial area, such as restaurants, hotels, or convenience stores and service stations.
4. 15,000 square feet of retail within an industrial warehouse located on the southwest corner of Chrisman Road and Paradise Road.

A variety of parcel sizes are foreseeable, probably ranging from ~~20~~ 5 to 50 acres, depending upon the type of industrial user attracted to the area. Since market forces will dictate that eventual parcel size, the ~~CDP~~ Specific Plan does not reflect an exact parcelization plan.

**Existing Agricultural and Residential Uses**

The parcels containing existing dairy operations and residences, shown on the Land Use Map, that may remain for a number of years until ready to develop. The planned light industrial land uses will be compatible with these properties. (The agricultural lands are subject to the City's Right to Farm Ordinance, discussed below)

**General Commercial Land Uses (GC)**

Three parcels of general commercial, totaling 45.5 acres are provided within the planning area. These commercial sites are intended to expand upon the existing commercial uses adjacent to the I-205/ MacArthur Drive interchange, take advantage of the freeway-oriented traffic circulation of the site, and serve the local industrial community. The largest parcel (25.5 acres) is located in the northwest comer of the project along Pescadero Avenue. This parcel provides for potential factory outlet expansion or other interstate-related commercial uses. General Commercial land uses provide for service commercial oriented land uses, such as animal shelters, who's land use characteristics are compatible with industrial uses.

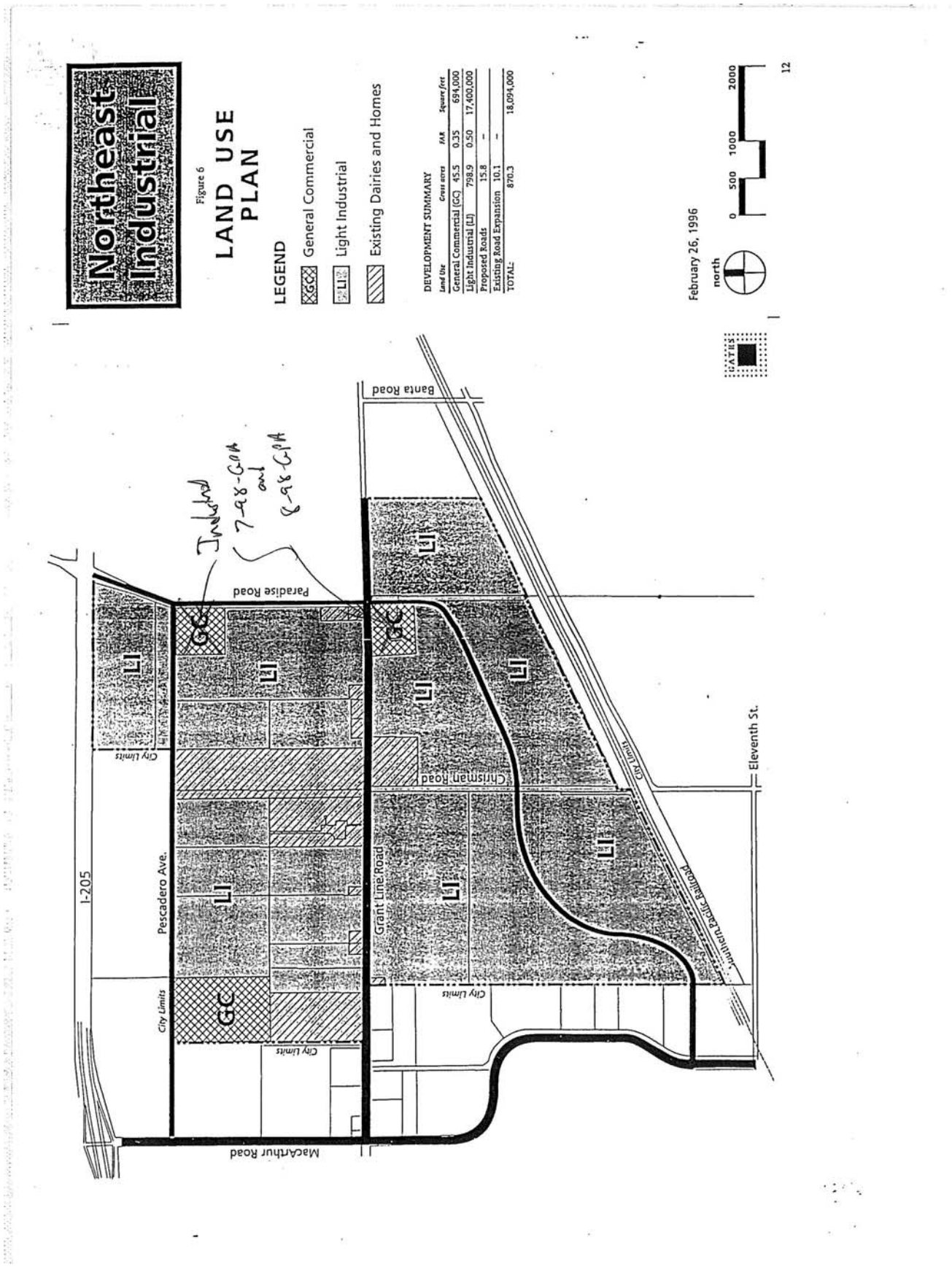
**Right to Farm Provisions**

A number of dairy operations currently exist within the Northeast Industrial planning area. Dairy facilities typically involve significant capital improvements. This Specific Plan intends to allow the continued operation of these existing dairy facilities and other agricultural uses until such time as the owners wish to convert their property to nonagricultural uses.

When nonagricultural land uses move into areas near to pre-existing agricultural operations, the agricultural operations frequently become the subject of nuisance complaints. Chapter 10.24 of the Tracy Municipal Code, the Right to Farm Ordinance, declares that farming operations are not a nuisance, and recognizes the right to farm within the incorporated City. Agricultural and dairy operations are included in the Permitted Uses (page 36) for both the Light Industrial and General Commercial land use designations.

**Mineral Extraction**

A number of the parcels in the Northeast Industrial planning area have mineral rights that are owned by different owners than the underlying land. It is possible that these owners may choose to exercise these rights at some time in the future. As such, mineral extraction is included as a Conditionally Permitted use within the Light Industrial land use designation. Any mineral extraction operation will be unobtrusive, and will be a subsidiary use to the primary use of the parcel.


Northeast Industrial
Figure 6
LAND USE PLAN
LEGEND
GC General Commercial
LI Light Industrial
Existing Dairies and Homes
DEVELOPMENT SUMMARY
Land Use | Gross acres | FAR | Square feet
General Commercial (GC) 45.5 0.35 694,000
Light Industrial (LI) 798.9 0.50 17,400,000
Proposed Roads 15.8 –
Existing Road Expansion 10.1 –
TOTAL: 870.3 18,094,000
February 26, 1996
north
0 500 1000 2000
GATES
12
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
MacArthur Road
Pescadero Ave.
I-205
City Limits
Southern Pacific Railroad
GC
LI
Indicated 7-98-GPA and 8-98-GPA

## CIRCULATION AND TRANSPORTATION

The Northeast Industrial Specific Plan provides for efficient circulation by automobiles and trucks. The proposed land use mix, street geometry, and proximity to the interstate freeway system will minimize project-related impacts to Tracy's transportation network.

The distribution, location and extent of the roadway improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future roadway improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figures X and X show the original roadway network and street sections for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

**~~Background Traffic Growth / Traffic Operations~~**

~~The City has prepared projections of traffic flows for baseline development. This baseline development includes the Industrial Specific Plan (ISP).~~

~~The future background traffic projections have been derived from the Tracy citywide travel demand model. The model's basic assumptions related to trip generation rates and traffic distribution were used in developing the baseline traffic projections. It is noted that model projections have been based on a conservatively high assumption that industrial development has an employee density of 11 employees per acre.~~

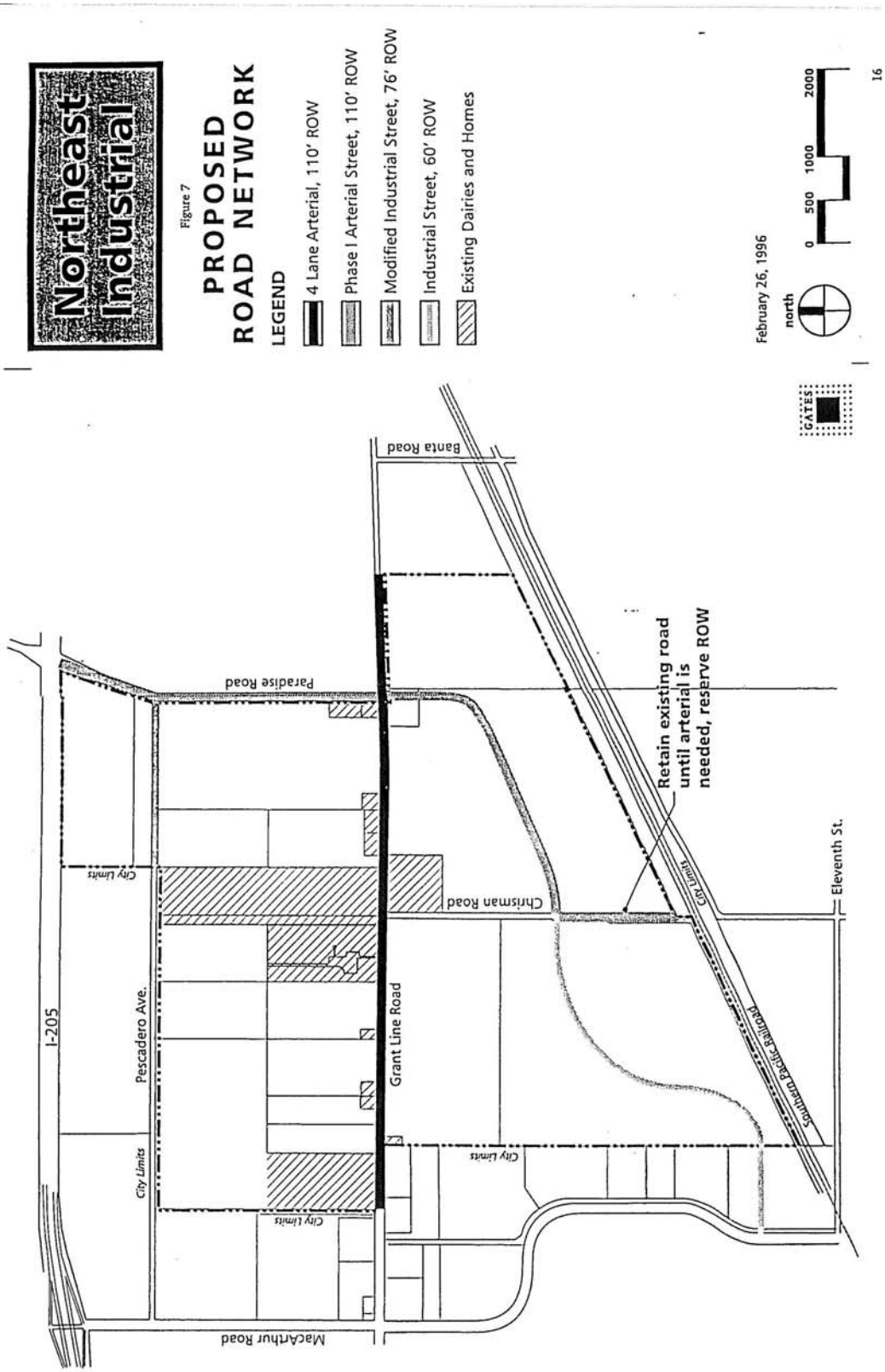
~~With respect to traffic operations, the ISP improvements and site specific improvements on MacArthur Drive, Pescadero Road, and Grant line Road have been completed. These improvements allow for stable traffic flow conditions (LOS 'C' or better) with buildout of the ISP development.~~

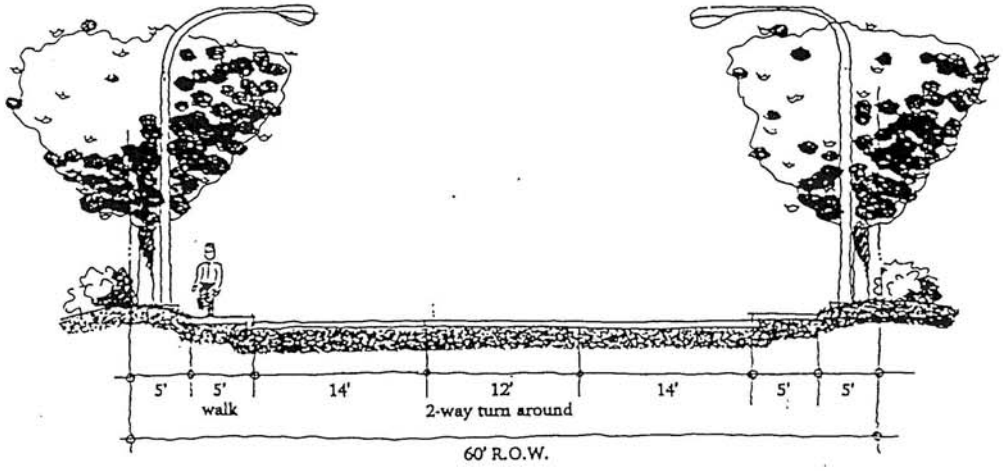
**~~Traffic Increases Due to the Project~~**

**~~Traffic Generation~~**

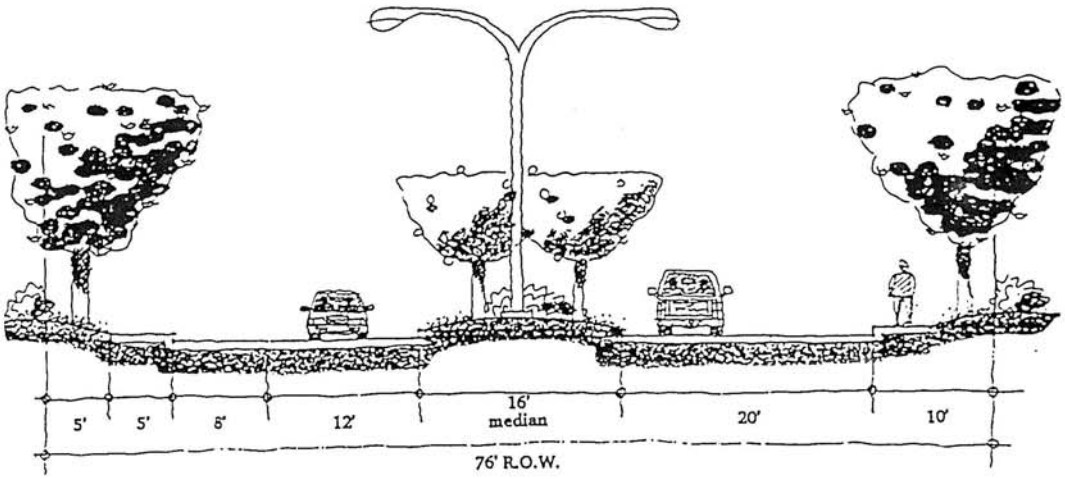
~~The plan includes primarily industrial development with ancillary (local serving) commercial and a larger commercial retail center which would potentially attract customers from outside the Plan area. The industrial areas are envisioned as primarily warehouse and distribution developments with a smaller amount of more intense light industrial / flex tech development. The following assurnptions are provided for the purposes of the Plan's traffic analysis :~~

- ~~123 acres of warehouse and distribution development with 8 employees per acre~~
- ~~676 acres of light industrial development with an average of 11 employees per acre. (Assumes that 507 acres (75%) are warehouse and distribution uses with 8 employees per acre, and 169 acres (25%) are flex-tech uses at 20-30 employees per acre, resulting in the average of 11.)~~
- ~~20 acres of *small* commercial areas designed to serve the internal needs of the Plan area employees~~
- ~~25.5 acres of outlet mall type retail development serving subregional customers.~~


Northeast Industrial
Figure 7
PROPOSED ROAD NETWORK
LEGEND
4 Lane Arterial, 110' ROW
Phase I Arterial Street, 110' ROW
Modified Industrial Street, 76' ROW
Industrial Street, 60' ROW
Existing Dairies and Homes
February 26, 1996
north
0 500 1000 2000
GATES
16
Banta Road
Paradise Road
Retain existing road until arterial is needed, reserve ROW
Chrisman Road
Eleventh St.
City Limits
Grant Line Road
Pescadero Ave.
I-205
Southern Pacific Railroad
MacArthur Road




Industrial Street




Modified Industrial Street Section

Figure 8A

STREET CROSS SECTIONS

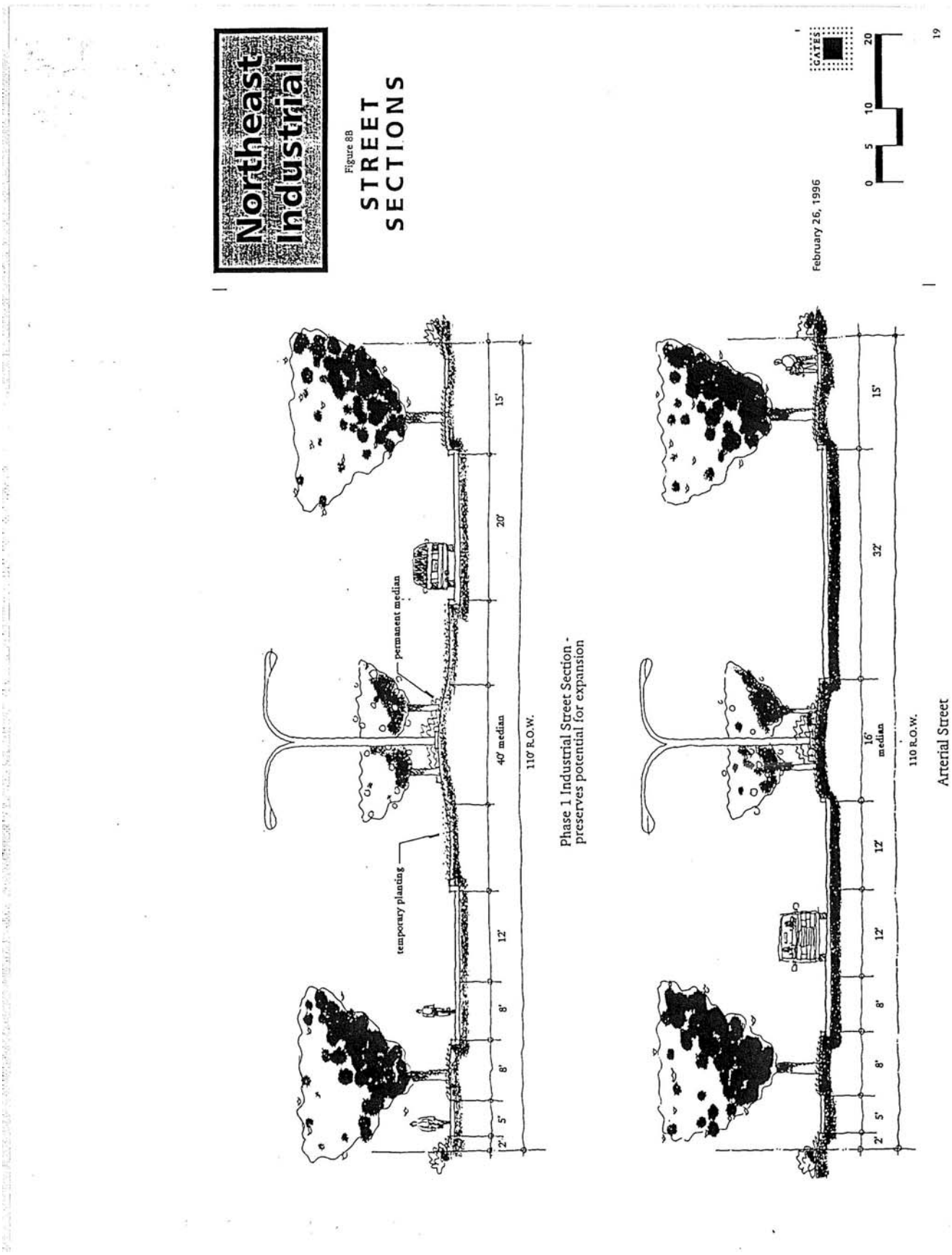
Northeast Industrial

0 5 10

February 26, 1996

GATES

18


Northeast Industrial
Figure 8B
STREET SECTIONS
February 26, 1996
GATES
0 5 10 20
19
permanent median
temporary planting
2' 5' 8' 8' 12' 40' median 20' 15'
110' R.O.W.
Phase 1 Industrial Street Section - preserves potential for expansion
2' 5' 8' 8' 12' 12' 16' median 32' 15'
110 R.O.W.
Arterial Street

## ~~CIRCULATION PLAN~~

**~~Proposed Internal Street Network~~**

~~As shown in Figure 6, the Plan's internal street network would include existing roadways as well as a new loop street. The street descriptions are as follows:~~

- ~~Pescadero Avenue would be a two-lane "modified industrial street," with a 76 foot right-of-way, extending from the terminus of the four-lane section easterly through the Plan area toParadise Road.~~
- ~~Grant Line Road would be a four-lane "major arterial street," with a 110 foot right-of-way from the terminus of the current four-lane section easterly through the entire Plan area.~~
- ~~Paradise Road would be a two-lane "Phase I arterial street" extending from the I-205 overcrossing south to Chrisman Road. Beyond Chrisman Road the street would continue to the south and west with a two lane "Industrial Street" connection to MacArthur Road.~~
- ~~Chrisman Road would be developed as a two-lane "Industrial Street" north of the loop street to allow convenient parcel access during buildout. South of the loop street, the existing roadway section would be retained in the current condition, with no improvement.~~
- ~~Additional two-lane "Industrial streets" may ultimately be provided in the Plan area, located in response to specific parcelization and development proposals in the area. Spacing between industrial street intersections would be at least 660 feet.~~

~~Figure 7a & 7b indicates the proposed cross sections of the internal streets.~~

**~~Parcel Access~~**

~~Because the Plan does not include specific development parcel details (these will occur as the Plan is implemented), it would be tenuous to identify specific site access. However, the City has studied access issues (Conceptual Design Standards for the Tracy Roadway Master Plan, Fehr & Peers Associates, Sept. 22, 1994). Within the context of these recommended standards, access on the major Plan area roadways (Grant Line Road and Paradise Road-Loop Street) should adhere to the driveway spacing guidelines found in the following Design Guidelines.~~

**~~Rail Access~~**

~~A number of parcels front the Southern Pacific Railroad right-of-way to the south of the planning area. Railroad spurs accessing the rail line may be provided for rail-depending industries that located in this part of the Planning area.~~

**~~Truck Routes~~**

~~Grant Line Road and MacArthur Drive are currently designated as truck routes in the General Plan. While trucks may use other streets inside the area, such use would only be as needed to access a specific destination. Truck traffic towards destinations outside of the Northeast Industrial area will be directed towards the designated truck routes.~~

### ~~Relationship Between the Proposed Circulation Plan and the Tracy Roadway Master Plan~~

~~The City of Tracy Roadway Master Plan (RMP) was prepared in response to long-term buildout of the City's General Plan. As such, this roadway system was intended to serve 35 years of growth, with an ultimate system (involving right-of-way preservation) that would probably not be needed for 40-50 years.~~

~~The two major RMP corridors through the Plan area are Grant Line Road (east-west) and Chrisman Road (north-south). The RMP envisioned that with ultimate long-term buildout, these roadways would carry heavy through volumes due to extensive development in the east areas of Tracy. The Grant Line expressway was intended to carry heavy through volumes to and from I-5, east of the City. The Chrisman expressway was intended to provide an alternative to MacArthur Drive, carrying heavy through volumes to and from I-205 (with a new I-205 interchange).~~

~~Because the RMP ultimate system is based upon extremely long-term growth projections, it is not feasible for the proposed Circulation Plan to precisely coincide with the ultimate system. The Circulation Plan differs from the ultimate RMP for two distinct reasons. First, the RMP envisions major six-lane expressways along Chrisman Road and Grant Line Road through the Plan area. Reserving the extremely wide rights-of-way for these roadways would bisect the Plan area (in both directions) and significantly impact the flexibility of future parcelization and development. More importantly, the expressways would create substantial development frontages with extremely limited access (as per the RMP recommendation). This severely restricted access would further impact the ability to market and develop parcels within the Plan area.~~

~~Nonetheless, the proposed Circulation Plan does recognize the need to provide the potential for future expansion to wider roadways. As shown in Figure 6, the Circulation Plan would exactly follow the Grant Line Road alignment, providing a four-lane major arterial street through the Plan area. Within the arterial street 110 foot right-of-way, the cross-section could be modified (through a narrow median and elimination of shoulder areas) to accommodate the potential need for six lanes.~~

~~A number of viable dairy facilities are in the path of a direct Chrisman Road access to I-205. Due to the disruptive impacts of such an alignment, the Circulation Plan proposes to allow for an alternative north-south roadway in the Chrisman Road – Paradise Road corridor. Although the Circulation Plan only indicates a two-lane modified industrial street, the Plan does provide for a right-of-way width that would accommodate a potential four-lane major arterial. Again, modifications to the four-lane arterial could allow for six lanes if such capacity is ever needed. This alignment also allows for an ultimate I-205 interchange at the existing Paradise Road overcrossing of I-205. It is noted that if an interchange is ultimately located at Paradise Road, it would be about 1.5 miles east of the MacArthur Drive interchange and this spacing would satisfy State and Federal Standards.~~

~~Table 8 provides a summary comparison of the Northeast Industrial Circulation Plan, the future expansion potential of the Plan, the RMP 35 year roadways and the RMP ultimate roadways.~~

~~*Table 8: Comparison of Circulation Plan*~~

| | ~~***Northeast Plan***~~ | | ~~***Roadway Master Plan***~~ | |
|---|---|---|---|---|
| ~~***Roadway Segment***~~ | ~~*Proposed Circulation Plan*~~ | ~~*Potential Expansion*~~ | ~~*35 Year Scenario*~~ | ~~*Ultimate*~~ |
| ~~Grant Line, between MacArthur and north-south through route~~ | ~~4-lane arterial (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |
| ~~Grant Line, east of north-south through route~~ | ~~4-lane arterial (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |

| | | | | |
|---|---|---|---|---|
| ~~North-south through route, south of Grant Line~~ | ~~2-lane industrial street (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |
| ~~North-south through route, between Grant Line and I-205~~ | ~~2-lane industrial street (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |

~~**Phasing of Roadway Section**~~

~~As discussed above, the Northeast Industrial roadway network does provide for right-of-way width that would accommodate a potential north-south major arterial connection to i-205. The Northeast Industrial Specific Plan reserves a 110 foot major arterial right-of-way along the Chrisman Road/Paradise Road alignment for the future north-south connection. As shown in the Phase 1 Arterial section, the 40 foot median would be narrowed to 16 feet, thus creating an additional two 12 foot lanes. The temporary section of the median would be planted with low cost, low maintenance plantings, such as seeded groundcover or grasses.~~

~~The section of Chrisman Road south of the loop street will be retained in an unimproved condition until needed as an arterial. A 110 foot wide right-of-way will be reserved to allow for the future expansion.~~

## PUBLIC SERVICES AND INFRASTRUCTURE

### Wastewater Collection and Disposal

The distribution, location and extent of the wastewater conveyance treatment and discharge within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future wastewater improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _ shows the master sewer plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

~~**City Master Plan**~~

~~Figure 9 shows an area which is identified on the City's Wastewater Master Plan as a part of the tributary area for new sewer pipelines proposed by the Master Plan. Because the City's Master Plan does not provide any other information, it is assumed the remaining portion of the site is planned to drain into the East Side Trunk.~~

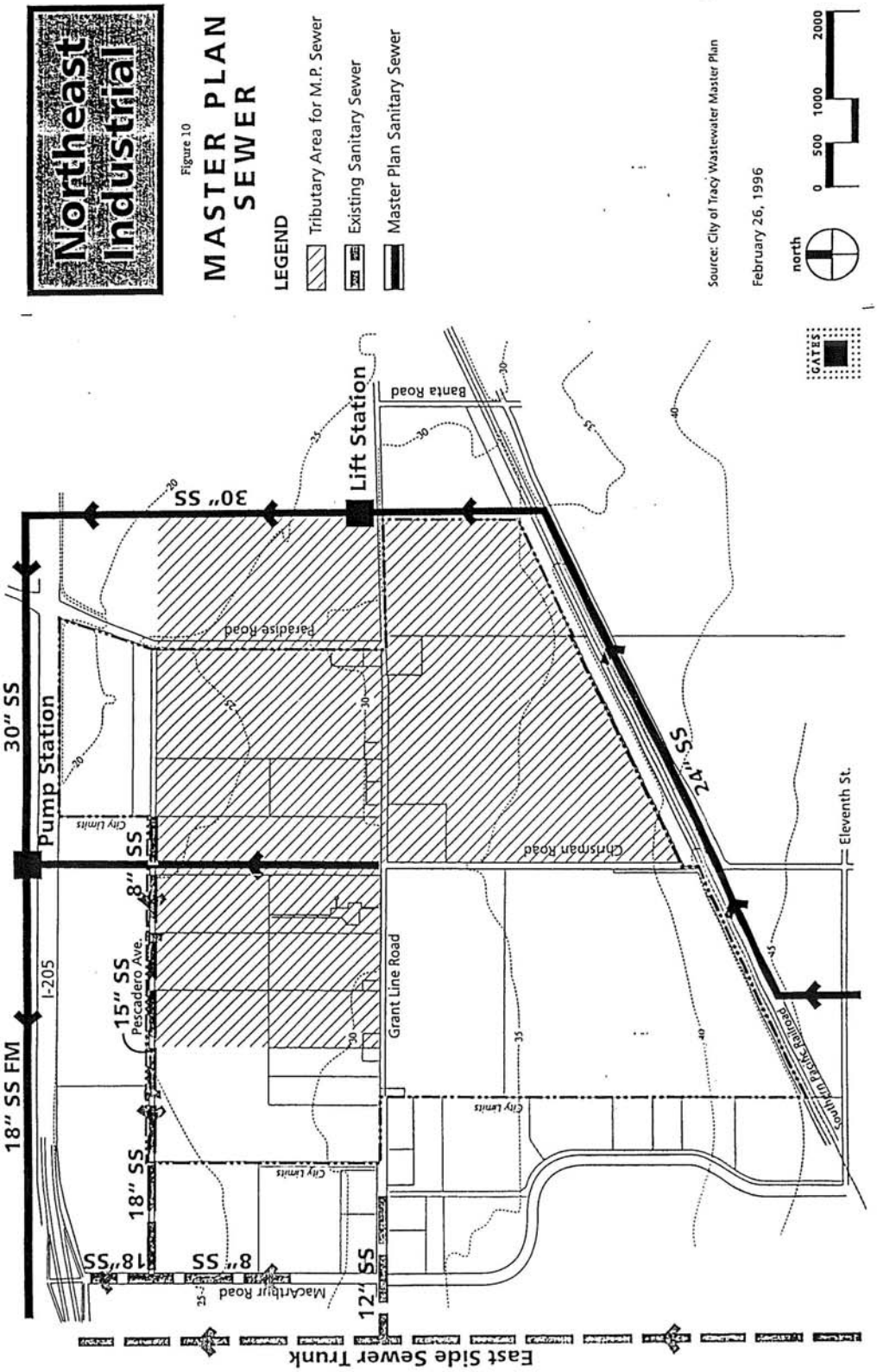
~~The City's Master Plan shows a new 18" diameter sanitary sewer to be installed from Grant Line Road at Chrisman Road, north through the Northeast Industrial planning area and through the Yellow Freight site (the main alignment is only conceptually shown on the Master Plan), then across I-205 to a new pump station and force main which would convey flows westerly to the treatment plan. It appears that most, if not all, the tributary area of the Northeast Industrial area is intended to be served by this new system. If this main is to be built, it would be constructed east of Yellow Freight.~~

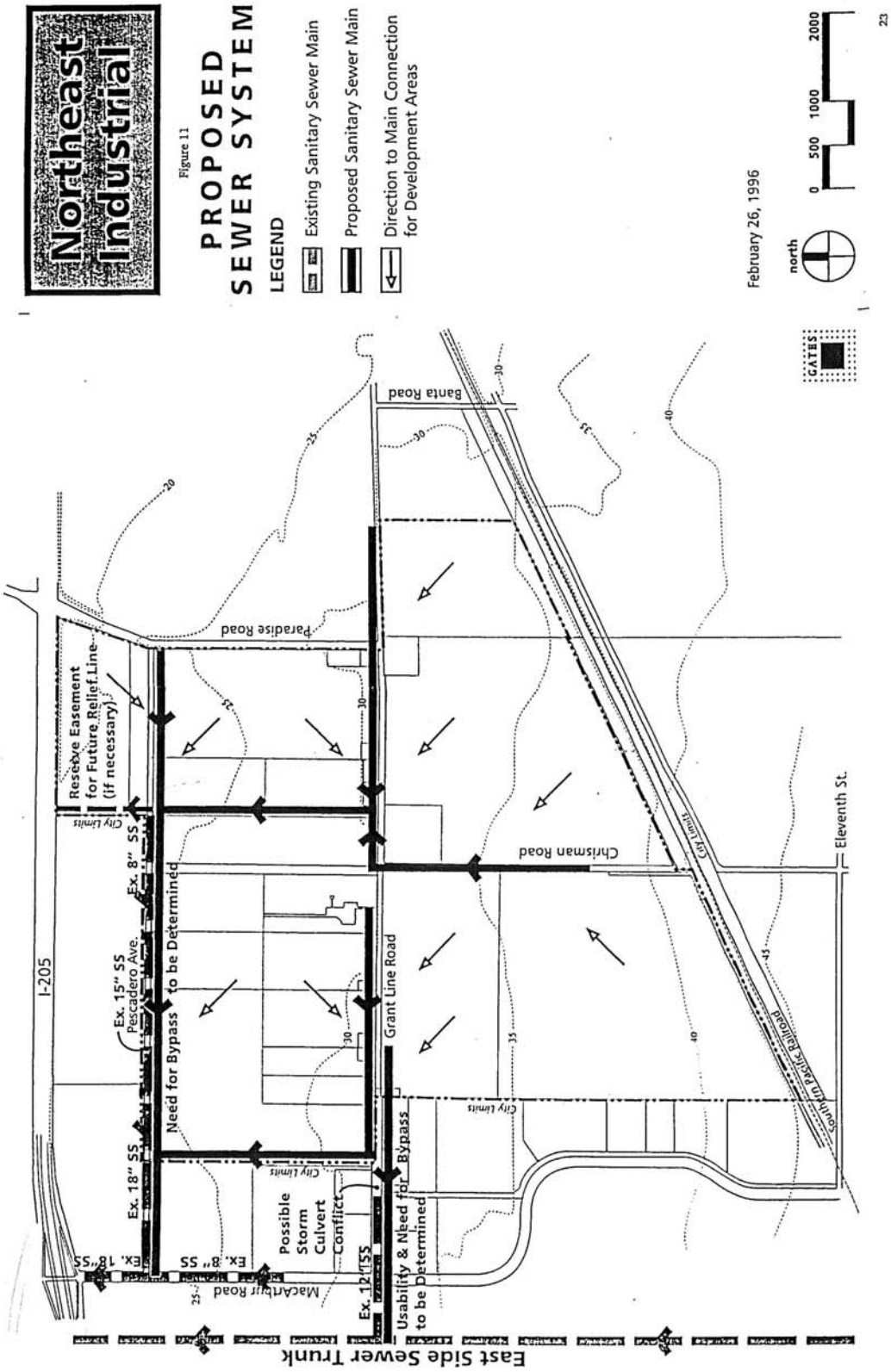
~~The Master Plan also shows a future 24" and 30" sewer system flowing counter-clockwise generally around the southern, eastern, and northern boundaries of the site and then into the pump station described above. It appears this system is primarily planned to serve other areas, however the City's Master Plan does not provide any detail about shed boundaries, and this system may also be intended to serve some portion of the Northeast Industrial Site.~~

**~~Sanitary Sewer Serviceability Analysis~~**

~~Figure 10 shows a proposed sanitary sewer pipe system layout to serve each parcel within the Northeast Industrial Site. This proposed collection system differs from the City's Master Plan and would discharge the entire Northeast Industrial planning area into the East Side Trunk. If found to be a viable alternative, this may eliminate the need for Northeast Industrial area to construct significant portions of the new systems shown on the Master Plan, particularly the new pump station and 18" force main on the north side of I-205.~~

~~Preliminary analysis of the pip grades and USGS topography maps indicate it may be possible to serve the entire Northeast Industrial planning area with a gravity system which outfalls to the East Side Trunk. The proposed layout shown in Figure 10 would make use of the existing pipes in Grant Line Road and Pescadero Roads to the extent possible. However, due to vertical considerations, it may be necessary to bypass some or all of the existing pipes leading to the East Side Trunk (particularly the 8" pipe in Pescadero Avenue). It should also be noted the area which the existing pipe in Grant Line Road can serve is probably limited, due to grade restrictions caused in part by conflicts with other utilities.~~


Northeast Industrial
Figure 10
MASTER PLAN SEWER
LEGEND
Tributary Area for M.P. Sewer
Existing Sanitary Sewer
Master Plan Sanitary Sewer
Source: City of Tracy Wastewater Master Plan
February 26, 1996
north
0 500 1000 2000
GATES
Lift Station
Pump Station
30" SS
30" SS
18" SS FM
I-205
15" SS
Pescadero Ave.
8" SS
18" SS
18" SS
8" SS
12" SS
24" SS
Paradise Road
Banta Road
Christman Road
Grant Line Road
MacArthur Road
Eleventh St.
Southern Pacific Railroad
City Limits
East Side Sewer Trunk


Northeast Industrial
Figure 11
PROPOSED SEWER SYSTEM
LEGEND
Existing Sanitary Sewer Main
Proposed Sanitary Sewer Main
Direction to Main Connection for Development Areas
February 26, 1996
north
0 500 1000 2000
GATES
Santa Road
Paradise Road
Reserve Easement for Future Relief Line (if necessary)
City Limits
Ex. 8" SS
Ex. 15" SS
Pescadero Ave.
Ex. 18" SS
Need for Bypass to be Determined
I-205
Chrisman Road
Grant Line Road
Eleventh St.
Southern Pacific Railroad
Possible Storm Culvert Conflict
Usability & Need for Bypass to be Determined
Ex. 12" SS
Ex. 8" SS
Ex. 18" SS
MacArthur Road
East Side Sewer Trunk

~~Depending on the calculation methodology used for sewage generation, inflow, infiltration and peaking factors, and the assumptions used regarding specific land use and employee density, the Northeast Industrial planning area is expected to have a sewage generation of between 1.5 and 3.0 million gallons per day (mgd). The 3.0 mgd could be exceeded if a high water user is located within the site.~~

~~A draft report by CH2M Hill shows the excess capacity of the East Side trunk to be about 3.6 mgd downstream of Grant Line Road. Prelimiary calculations indicate the existing 18" sewer main in Pescadero Avenue has a total capacity of about 2.4 mgd and its excess capacity is estimated at 1.8 mgd (current flows in this system were not available from the City Publick Works Department and should be verified). The portions of the existing excess capacities in the East Side Trunk and tributary systems, which can be used by the Northeast Industrial planning area, needs to be determined in order to assess the viability of the layout shown in Figure 10.~~

~~If it is determined that in the ultimate buildout condition there will not be enough excess capacity in the East Side Trunk to serve the entirety of the Northeast Industrial planning area, it may be possible to temporarily serve a significant portion of the Northeast Industrial buildout via the East Side Trunk. This would allow construction of expensive offsite improvements, such as the new pump station and force main, to be de ferred until a later date. A potential capacity shortage could occur as a result of capacity being allocated to others for the siting of a high water use facility within the plan area. It is suggested that easements for additional mains flowing northerly be reserved to allow for future flexibility in providing alternative sewer main scenarios.~~

~~If necessary, other alternatives to the City's Master Plan which may be worthy of consideration are to make use of the Heinz pipeline which may be abandoned in the near future and/or to parallel the East Side Trunk.~~

## Storm Drainage

The distribution, location and extent of the storm drainage improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future storm drainage improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _ shows the original storm drainage master plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

**~~City Master Plan~~**

~~As shown on Figure 11, the City's Master Plan identifies a main drainage divide through the middle of the site, approximately along the Chrisman Road alignment. Lands to the west of this divide are planned to flow to the west towards the East Side Channel. Lands to the east of this divide are planned to drain to the east into a future channel which would flow to the north and then north-west paralleling Tom Paine Slough to Sugar Cut.~~

**~~Storm Drain Serviceability Analysis~~**

~~The City's current Storm Drain Master Plan for areas east of Chrisman Road will require expensive offsite improvements, and as such, alternative Master Plan drainage solutions for the Northeast Industrial planning area have to be considered. Alternatives which merit consideration include the following:~~

~~a) Drain some or all of the portion of the site which is east of Chrisman Road to the East Side Channel. Due to capacity issues in the East Side Channel, any such shed "diversion' will result in the need for a~~

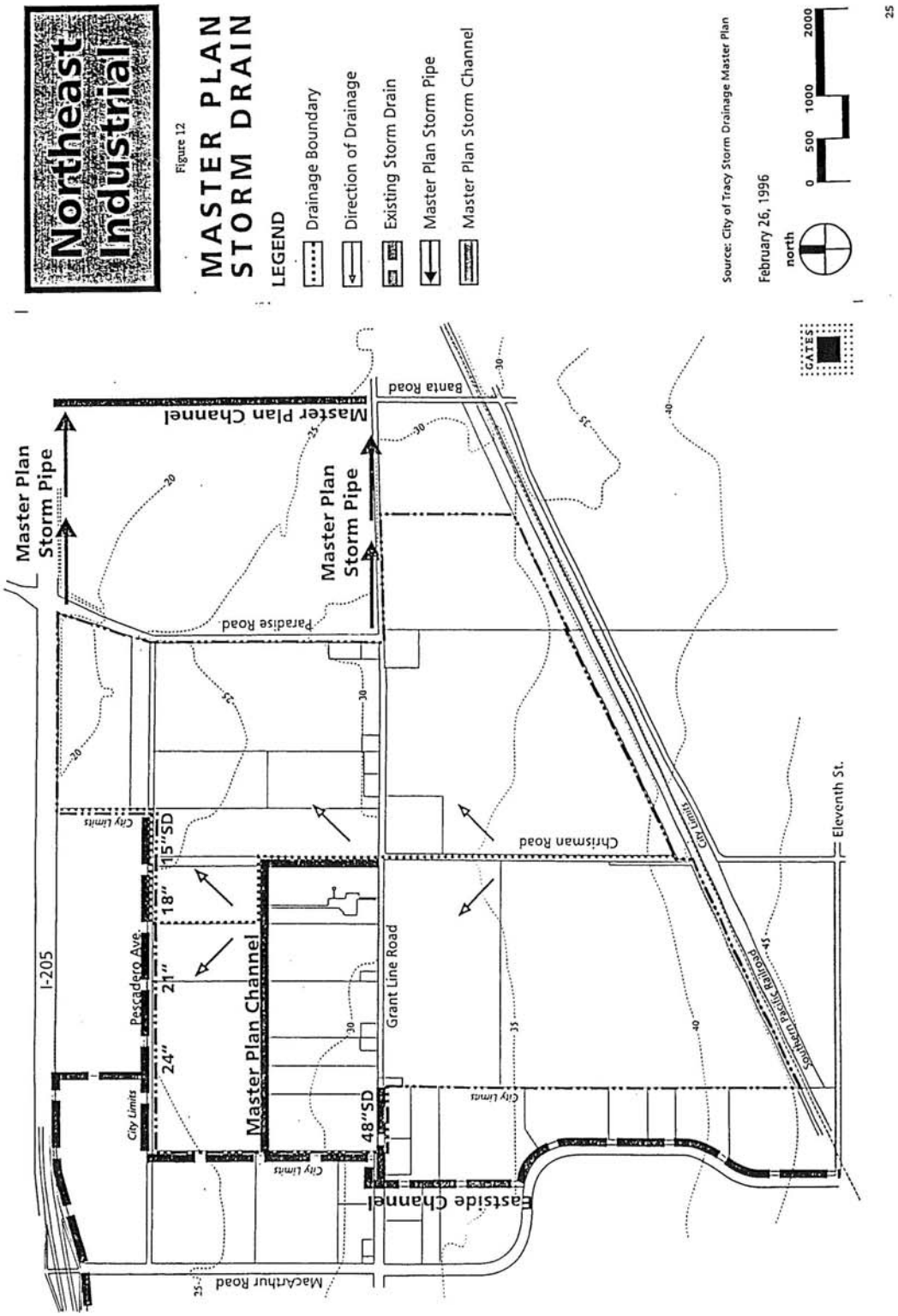
~~detention basin(s) on site. The location and depth of detention basin(s) and channel hydraulics will dictate whether or not pumps will be necessary to drain the pond(s). Groundwater consideration will also influence the size of the ponds.~~

~~b) Drain the eastern portion of the site directly north of the Tom Paine Slough in a newly constructed drainage facility. This alternative may also require one or ore detention basins and/or water quality basins. This will require a revision to the Master Plan and approvals from those responsible for the operation of Tom Paine Slough.~~

~~c) Temporary discharge the eastern portion of the site into existing irrigation/tail-water ditches and await the construction of ultimate drainage facilities. This may require detention if temporary facilities are limited in capacity.~~

~~d) Temporarily store water in onsite retention basins and await the construction of ultimate drainage facilities. This concept may include temporary discharge to the East Side Channel or the tailwater ditches. Temporary facilities will need to follow a phasing plan.~~

~~As properties within the project area develop, tailwater drainage from the West Side Irrigation District will need to be contained, redirected or otherwise accommodated. The details of how this accommodation might best occur need further study.~~


Northeast Industrial
Figure 12
MASTER PLAN STORM DRAIN
LEGEND
Drainage Boundary
Direction of Drainage
Existing Storm Drain
Master Plan Storm Pipe
Master Plan Storm Channel
Source: City of Tracy Storm Drainage Master Plan
February 26, 1996
north
0 500 1000 2000
GATES
Master Plan Storm Pipe
Master Plan Storm Pipe
Master Plan Channel
Santa Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
I-205
Pescadero Ave.
City Limits
24"
21"
18"
15"SD
48"SD
Master Plan Channel
Eastside Channel
MacArthur Road
Southern Pacific Railroad
City Limits

## Water Supply and Distribution

The distribution, location and extent of the water improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future water improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _shows the original water master plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

~~**Water Supply**~~

~~Currently, the City uses a blend of treated surface water and untreated groundwater. The City of Tracy Water Master Plan currently proposed using surface water sources exclusively to meet water supply demands. The Master Plan indicates that the existing groundwater supply will be maintained only for emergency usage. The City plans to increase their water treatment capacity to both meet the increased demand associated with the projected population growth and to allow additional surface water supplies to be used in lieu of the current groundwater supply.~~

~~**City Master Plan Distribution Network**~~

~~The City Water Master Plan, a portion of which is shown on Figure 12, shows a network of mains varying in diameter from 12" to 18" throughout the site. A 12" to 16" diameter main is planned along Grant Line Road, to the east end of the site, and beyond. An 18" diameter water main is planned to run along Chrisman Road. A 12" diameter main is planned along Paradise Road. The Master Plan also calls for a 12" diameter water main loop in the southeast portion of the Plan area.~~

~~**Water System Serviceability Analysis**~~

~~Figure 13 shows a likely refinement to alignments shown on the City's Water Master Plan which takes into consideration the proposed Northeast Industrial roadway network. The size and location of water lines will need to be reviewed as development plans for the site and surrounding areas progress.~~

### Police Protection

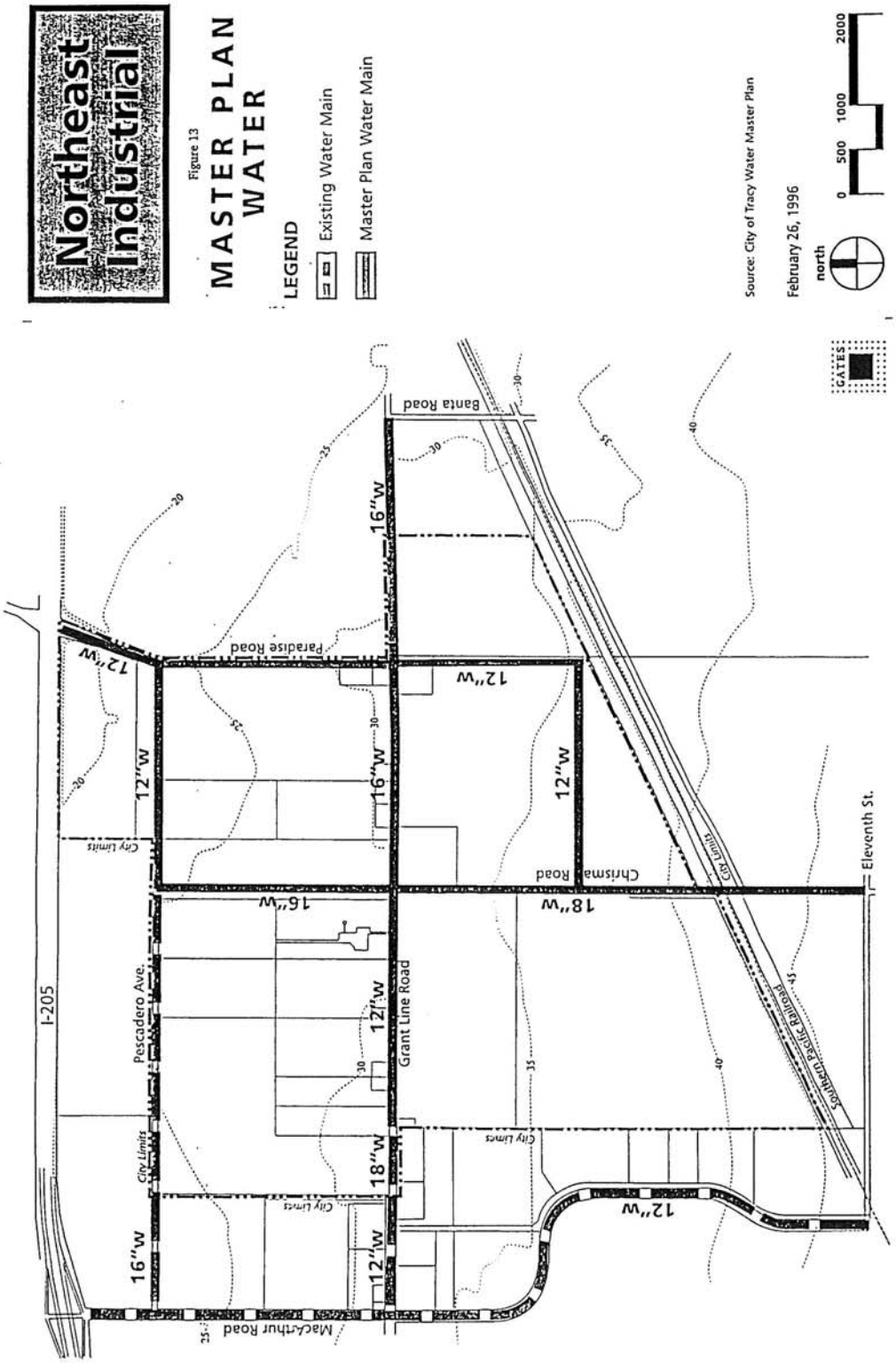
Police services to the project will be provided by the City of Tracy Police Department.

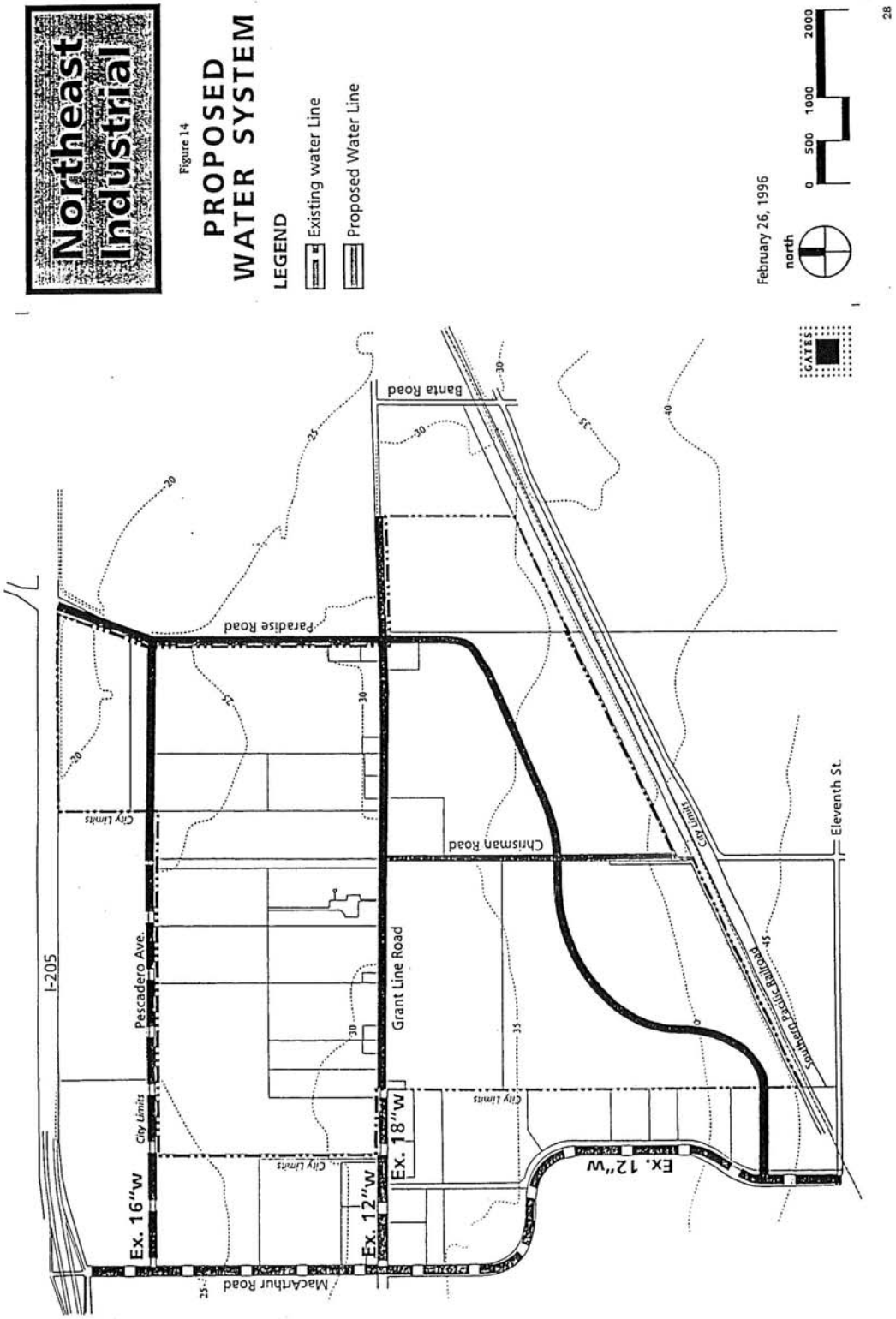
### Fire Protection

The planning area is located within the boundaries of the Tracy Fire Department. The Tracy Fire Department will provide fire protection service and paramedic ambulance service to the planning area.

### Other Utilities

Pacific Gas and Electric (PG&E) will provide electricity and natural gas to the planning area. Pacific Bell will provide telephone service to the planning area~~ from the Central Office located in Tracy~~.


Northeast Industrial
Figure 13
MASTER PLAN WATER
LEGEND
Existing Water Main
Master Plan Water Main
Source: City of Tracy Water Master Plan
February 26, 1996
north
0 500 1000 2000
27
GATES
Banta Road
Paradise Road
Chrisman Road
Eleventh St.
Grant Line Road
Pescadero Ave.
MacArthur Road
I-205
City Limits
CN Limits
Southern Pacific Railroad
16"W
12"W
18"W


Northeast Industrial
Figure 14
PROPOSED WATER SYSTEM
LEGEND
Existing water Line
Proposed Water Line
February 26, 1996
north
0 500 1000 2000
GATES
28
Santa Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
Southern Pacific Railroad
City Limits
I-205
Pescadero Ave.
MacArthur Road
Ex. 16"W
Ex. 12"W
Ex. 18"W
Ex. 12"W

~~**PHASING AND FINANCING**~~

~~**Phasing**~~
~~The presence of the existing dairies and residences leads to a natural division of the Northeast Industrial planning area into several phases.~~

~~**Financing and Fiscal**~~
~~The proponents of the Northeast Industrial Plan, like the I-205 Corridor Specific Plan and a number of other projects before it, will work the City staff to arrive at a plan to finance the infrastructure needed to serve the project. Toward that end, a draft Financing Plan will be submitted within a reasonable time of submitting this document. The Financing Plan will identify what facilities are likely to be needed, what their estimated costs are, and how they might be paid for. It is anticipated that this plan will include a combination of impact fees that community facility districts to pay for the improvements over time. It is not considered likely that the project will cause a fiscal impact to the City that cannot be funded within the provisions of the property tax rate.~~

## DESIGN GUIDELINES

The Specific Plan includes design guidelines and development standards to guide site planning and architecture. These design guidelines are ~~essentially the same as~~similar to those adopted in the Industrial Areas and I-205 Corridor Specific Plans, which are adjacent to the planning area.

### Streetscapes

1. The design of the streetscape should integrate, in a consistent and creative manner, plant materials, paths, berming, lighting, and signage to produce an attractive and functional environment.
2. All landscaping should employ a mix of trees, shrubs, groundcovers and turf, where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plans of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs, and turf is encouraged, and compliance with the state's water efficient landscape guidelines is required.
3. The use of lawn substitutes is encouraged in all medians and for parkways. The use of turf should be minimized and reserved for areas of high use or visibility and temporary median planting in anticipation of future street widths.
4. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, and parking areas, etc. The use of water conserving systems, such as drip irrigation for shrub and tree planting, is encouraged.
5. Tree plantings should reflect street hierarchy with larger trees along arterial streets and smaller trees on industrial streets. Tree plantings shall be symmetrical and of the same species in the parkways on both sides of the streets. One tree species or mixture of species shall be planted consistently at regular intervals along the entire length of a street. Spacing interval shall be no greater than 40 feet on center. Where trees are planted in medians, the plantings shall be continuous and at regular intervals. Spacing of median trees shall be no greater than 30 feet on center. Different tree species shall be planted at intersections to highlight these areas.
6. Adequate sight lines shall be maintained at all times

**Recommended Trees for Major Streets**

The following list identifies recommended trees for the major streets that form the framework of the area:

| ***Street*** | ***Parkway*** | ***Median*** |
|---|---|---|
| Grant Line Rd | Pistacia chinensis | Prunus serrulata cvs. |
| | Chinese Pistache | Flowering Cherry |
| Paradise Rd/ Loop Rd | Celtis sinensis | Pyrus calleryana 'Bradford' |
| | Chinese Hackberry | Bradford Pear |
| Pescadero Ave | Fraxinus oxycarpa 'Raywoodii' | Pyrus calleryana 'Aristocrat' |
| | Raywood Ash | Aristocrat Pear |

Select one of the following street trees for use on each industrial road:

| ***Botanical Name*** | ***Common Name*** |
|---|---|
| Eucalptus gunnii | Cider Gum |
| Fraxinus oxycarpa 'Raywoodii' | Raywood Ash |
| Fraxinus uhdei | Evergreen Ash |
| Platanus acerifolia | Sycamore |

**Street Lighting**

1. Illumination standards for arterial and industrial streets should reflect the different right-of-way widths and functions.
2. ~~2.~~ Light fixtures and standards shall meet all safety standards and shall be employed throughout the length of the street. It is recommended that one lighting fixture style be employed for use on all streets. ~~The preferred style is the Davit pole painted grey green.~~
3. ~~3.~~2. Where possible, light standards shall be located in medians.

## Building Floor Area Ratio and Height

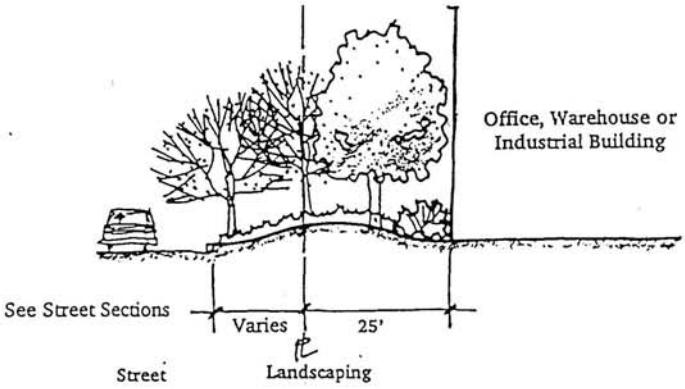
| ***Land Use*** | ***Max. Floor Area Ratio*** | ***Max. Building Height*** |
|---|---|---|
| General Commercial | 0.35 | 46 ft. |
| Office | 0.35 | ~~46~~ 60 ft. |
| Light Industrial | 0.50 | ~~46~~ 60 ft. |

## Building Setbacks

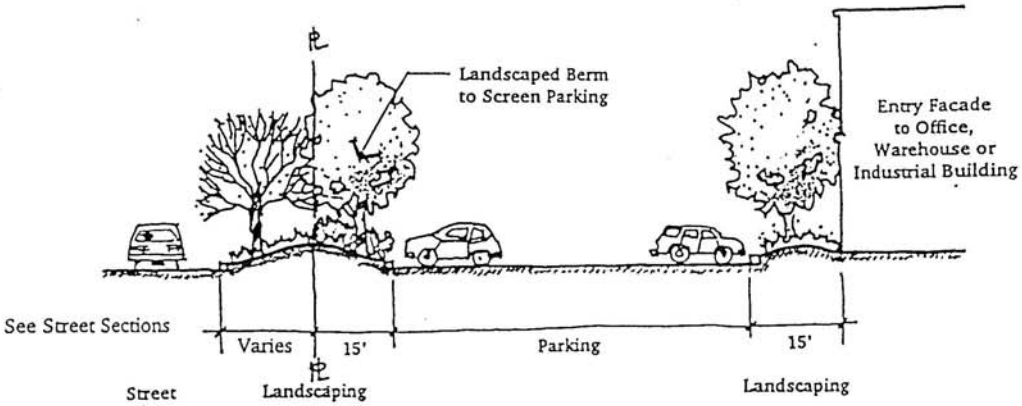
The following shall be the minimum building and parking setbacks required for all building types. Figure 14 illustrates these guidelines.

1. Building setback from any property line adjacent to a street or Caltrans right-of-way shall be 25 feet minimum. Rear and side yard building setbacks from property lines not adjacent to a street or Caltrans right-of-way shall be 15 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial streets, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50 feet back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Caltrans right-of-way for commercial land uses shall be 10 feet and for industrial uses shall be 15 feet.

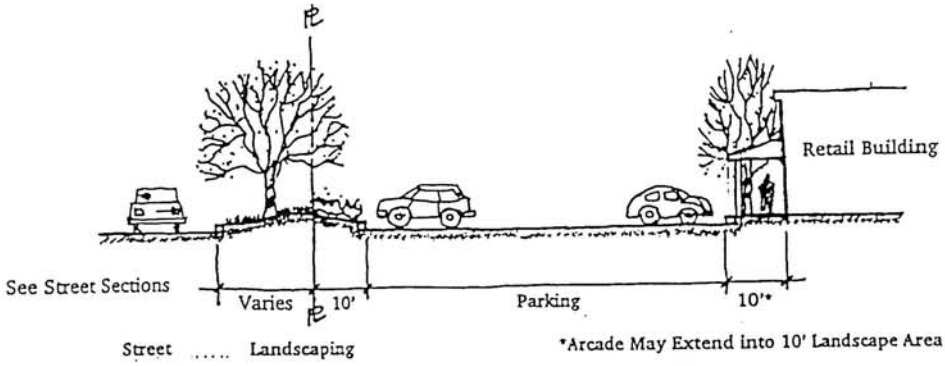
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings, a 15 foot setback to the parking area shall be provided at building entries.
5. Commercial buildings shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public-right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however, only required on the major street frontage.




Front Yard Setback: Without Parking




Front Yard Setback: With Parking




Front Yard Setback: With Parking

Figure 15

**SETBACK GUIDELINES**

0 10 20 40

February 26, 1996

**Northeast Industrial**

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## Parking and On-Site Vehicular Circulation

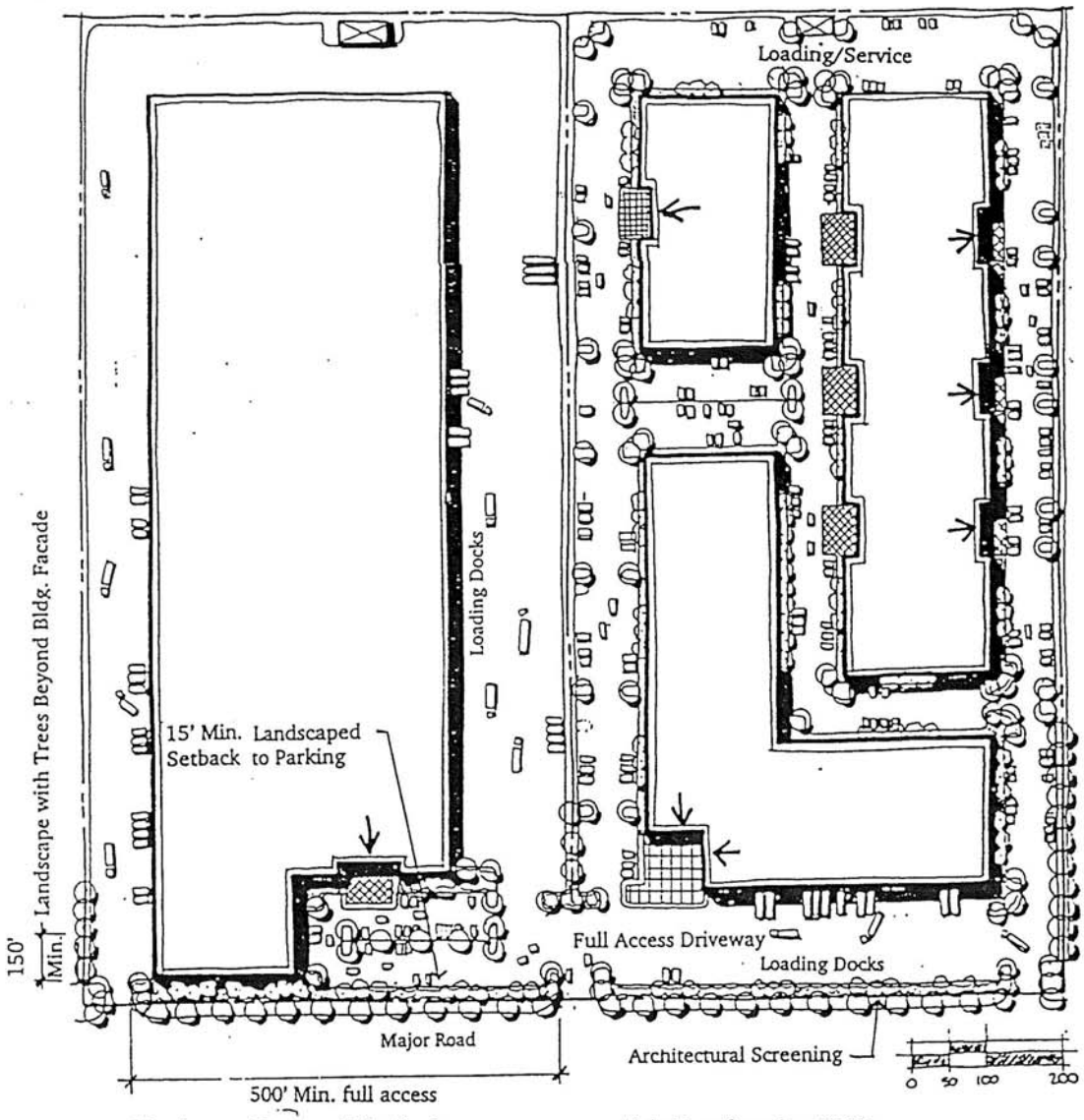
1. Parking, on-site circulation, and loading area standards shall be as required by the provisions of Title 10, Article 26, Off-Street Parking Requirements of the Tracy Municipal Code unless modified below or as part of the ~~Final~~ Development Review~~Plan~~ approval. Portions of off-street parking requirements are summarize below.
2. Parking lots containing 10-20 spaces may include a maximum of 20% of the total number of spaces for compact cars. These spaces shall be designed and marked in accordance with City standards and distributed throughout the lot. ~~Compact car space p~~Parking areas containing 20 or more spaces may include a maximum of 30% of the total number of spaces for compact cars.
3. Minimum off-street parking standards:

| ***Uses*** | ***Minimum Parking Spaces Required*** |
|---|---|
| Retail | One space per 250 square feet of gross floor area |
| Vehicle sales and rentals, including recreational vehicles and mobile homes | One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot. |
| Office: business, professional (not including medical or dental), banks | One space per 250 square feet of gross floor area |
| Dental and medical clinics or office | One space per 200 square feet of gross floor area |
| Motor vehicle repair garages | One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces |
| Cafes, restaurants, and other establishments for the sale and consumption of food and beverages | Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional spaces connected to uses such as drinking establishments. Drinking bars, cocktail lounge: one space per 35 square feet of drinking, bar, lounge area. |
| Manufacturing | One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift |
| Warehouses/Storage and Distribution | One space per 1,000 square feet of the first 20,000 square feet of gross floor area, plus one space per 2,000 square feet of the second 20,000 square feet of gross floor area, plus one space per 4,000 square feet of the remaining square feet of gross floor area. |

## Loading and Unloading Spaces

1. Sufficient off-street loading and unloading spaces shall be provided on each site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling all freight. All loading activity, including turnaround and maneuvering, shall be made on site.

2. In commercial areas, truck loading areas and docks shall not be permitted between building(s) and the public street unless enclosed with architectural screen of material similar to building.
3. In industrial areas, truck loading areas and docks shall not be permitted between building(s) and the street unless the building(s) are set back from the curb a minimum of 125 feet and doors are screened by landscaping, berms, and/or fences.
4. Buildings, structures, and loading facilities shall be designed and placed upon the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.




Warehouse / Storage / Distribution
Example:
10 acres (gross)
FAR 0.50 max.
213,000 s.f.
73 Parking Stalls

Light Manufacturing / R&D
Example:
10 acres (gross)
FAR 0.50 max.
193,000 s.f.
429 Parking Stalls

Figure 16

## LIGHT MANUFACTURING / R&D PROTOTYPE

Northeast Industrial

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## Driveway Standards

Driveways should be carefully located so as not to impede the primary function of the streets, which is to carry through traffic. It should be noted that these spacing guidelines are minimum values. The goal should be to exceed them where possible.

1. Individual industrial parcels on major arterial streets may have driveways, but they should be carefully located so as not to impede the traffic efficiency. In general, parcels with frontage on the major arterials should have their entryway on side streets if possible. If a parcel's only frontage is on the major arterial, every effort should be made to consolidate access at a single driveway. Spacing standards for driveways on major arterials shall be as follows:
    a. Full access driveways , 500 ft. minimum
    b. Partial access driveways (right in/out, left turn in), 500 ft. minimum
    c. Right turn in and out, 350 ft. minimum upstream from an intersection
    d. Right turn in and out, 200 ft. minimum downstream from an intersection
2. On industrial streets, spacing for full access driveways is 450 feet, minimum. "T" intersections are encouraged over four-way intersections. Every effort should be made to consolidate driveways.
3. No driveway shall be located closer than 200 feet to the radius return point at intersections.
4. Driveways shall be a minimum of 25 feet wide. Subsequent development shall demonstrate driveway width and placement can accommodate truck turning movement and clearing without blocking roadways.
5. Driveway width modifications may be approved with shared (ganged) driveways. Ganged driveways which serve two adjacent sites will be required to install landscaped islands along parking adjacent to the gang driveway and a landscape zone at the end of the common drive will act as a terminus to the view line down the ganged driveway.
    a. Full curb returns (as opposed to a standard driveway) shall be utilized for entries to all sites of over ten acres in size or for common driveways that serve two adjacent sites that together total more than ten acres.
6. Access driveways shall provide adequate length to accommodate off-street vehicle stacking needs during times of peak use.
7. Parcel entry should be clear, attractive, and inviting; circulation should direct employee and visitor traffic clearly through the site to main building entries and drop-off points and service trucks to loading.
8. In commercial areas, vehicular entries to the site shall be well defined and recognizable to motorists. Improvements should include accent paving, signs, special plantings, and lighting. Such improvements shall not block motorists' sight lines to oncoming traffic.

## Freeway Interface

The control of views of Tracy from I-205 is critical for the establishment of a quality image for the community.

1. Locate services and storage areas to minimize visibility from I-205.
2. All freeway setback zones shall be planted with a combination of trees, shrubs, and groundcover. Automatic irrigation is required of all planted area. Use large scale trees, from a 24-inch box minimum, grouped in single species clusters. Mass trees to avoid blocking views of commercial signage while providing at least one tree per 1,500 square feet of setback area. Plant shrubs in an informal hedge near the property line with gaps between hedges of 50 feet maximum. Install from 5 gallon cans, minimum, in single species clusters at least 100 feet long. Hydroseed or otherwise install permanent groundcover in all places not planted with shrubs.

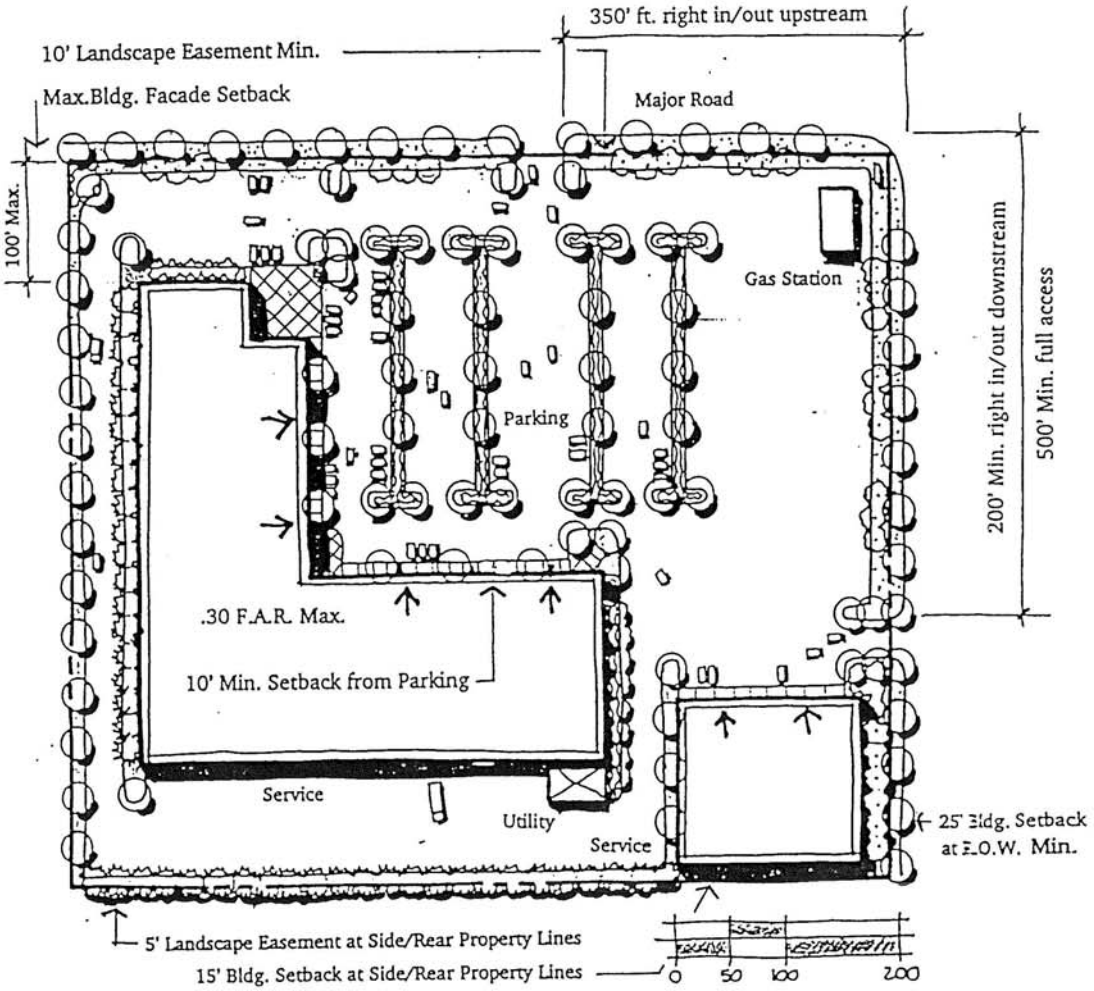


Figure 17

**COMMERCIAL PROTOTYPE**

**Northeast Industrial**

February 26, 1996

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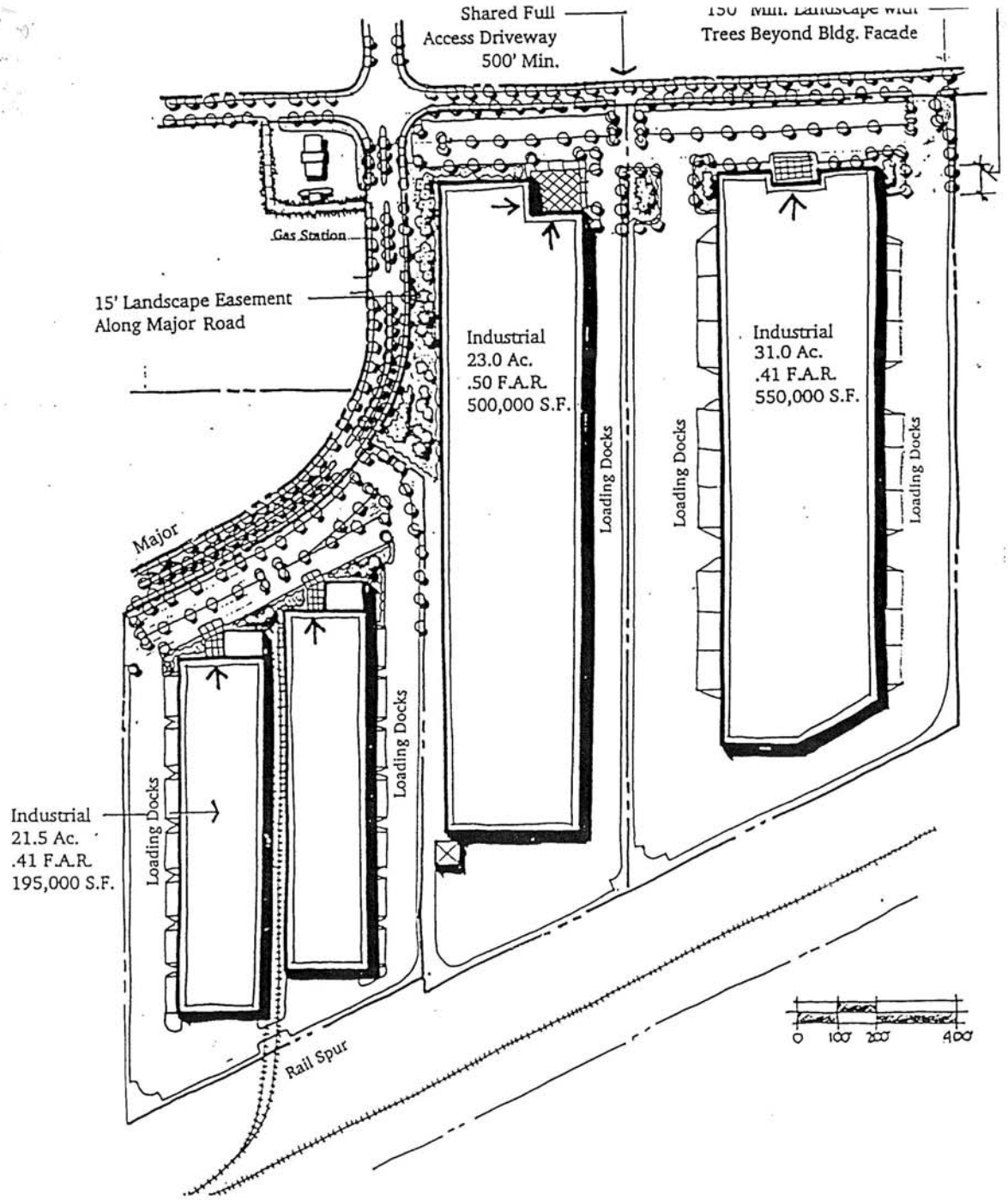


Figure 18

**WAREHOUSE PROTOTYPE**

**Northeast Industrial**

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## Building Architecture

1. Use of creative building design and construction techniques is encouraged. Special attention should be given to that portion of the building visible from adjacent roadways or public parking areas.
2. Large buildings should have facades that include variations in massing, form, and texture. Continuous surface treatments of a single material should be minimized. Architecture should be used to highlight building entries.
3. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
4. Continuous arcades along the front of commercial buildings are encouraged as they provide the pedestrian protection from the weather, reduce solar gain, and can serve to enhance the character of what might otherwise be simple, formless structures. When more than one building is to be developed on a commercial site, the buildings should be designed to relate to one another as a total composition with well thought out relationships to one another.
5. ~~Metal buildings shall only be allowed where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate, surface treatment to the office portion of such structure facing the public street shall be required.~~

### Signs

1. Signs must conform to the requirements of Signs, Title 10, Article 35 of the Tracy Municipal Code as modified herein.
2. A site sign program ~~shall~~ should be integrated into a total design concept for a site and its buildings. The primary goal of the project sign system is to provide information and identification. When more than one sign is permitted, all signs shall be of similar style, shape, and materials.
3. All signs must be approved ~~as part of the Final Development Plan. A sign program shall be submitted as part of the application.~~prior to installation, and should be designed in a manner that coordinates the sign designs and locations with the site plan and building architecture for each project. The sign ~~program~~ plans should include:
    a. **Detatched Business Identification Signs:** One such monument sign (as defined by the Tracy Municipal Code) shall be allowed for each street frontage of the site. These signs may only contain the symbol and/or name of the business and its street address. The sign shall be free standing, may be double-sided, and shall be set back a minimum of 5 feet from the public right-of-way. Sign area shall not exceed 32 square feet per frontage and sign shall not exceed 6 feet in height from finished grade. Signs should generally be oriented perpendicular to approaching traffic.
    b. **Wall signs:** On large single tenant buildings, signs should be located immediately above or adjacent to the primary building entrance. No sign shall extend above dominant roof lines. The area of any single sign shall not exceed 100 square feet. Total area shall not exceed one-half square foot of sign per lineal foot of business being served.

    On smaller multi-tenant buildings, signs should be located at the frontage of each individual lessee. The area of any single sign shall not exceed 100 square feet nor more than 75 percent of the tenant frontage. Capital letters shall be no more than 2.5 feet in height and lower case letters no more than 1.5 feet in height. When individually-lettered wall signs comprise over 50 percent of the sign area of all sign types, total sign area shall not exceed 1.2 square feet per lineal foot of business being served. When comprising less than 50 percent of the total sign

area, the maximum sign area shall be one-half square foot per lineal foot of business being served.

c. **Directional Signs:** Signs required or desired to assist patrons in accessing the facility shall be located in the site parking areas. The design of such signs shall be simple and easily legible. There is no limit to the number of signs provided on a site; however, no single sign shall exceed 6 square feet in area, except that vehicular "stop" signs shall be mounted per State standards.

4. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign. No sign illumination shall cast a glare which is visible from any street.
5. Signs should be constructed with quality materials and in a craftsman-like manner to ensure both an attractive appearance and durability.

## Landscaping

Minimum on-site landscaping requirements shall be established by Off-Street Parking Requirements (Title 10, Article 26 of the Tracy Municipal Code), except as modified below.

| ***Summary of Requirements*** | ***Commercial*** | ***Industrial*** |
|---|---|---|
| Landscaped frontage setback | 10 feet | 15 feet |
| Minimum number of trees in parking area | 1 tree per 5 spaces | 1 tree per 10 spaces |
| Percentage of landscaping in parking areas: | | |
| 0 - 15 cars | 5% | 5% |
| 16 - 30 cars | 10% | 5% |
| 31-60 cars | 15% | 7½% |
| Over 60 cars | 20% | 10% |

1. While commercial uses benefit from a well-landscaped parking area and visibility from the street, views of industrial uses benefit from a more generously landscaped streetscape. Thus, parking lot landscaping requirements for industrial uses may be reduced as specified in the Off-Street Parking Requirements in order to create a large landscape setback along the street. These provisions allow the reduction of 50 percent of the required landscaping based on the provision of a 15 foot landscape setback along the street frontage. The 15 foot strip may be included in the calculation of the total parking lot landscaping requirement. The remainder of the landscaping requirement must be distributed over the lot(s) to provide shade and landscape building frontage. Canopy trees shall be evenly distributed throughout the parking area to provide shade.
2. On-site landscaping along ~~arterials~~ rights-of-way between property lines and buildings, parking lots, or vehicular circulation improvements shall be installed by the property owner. This landscaping shall be designed as an extension of the adjacent public ~~arterial~~ right-of-way landscaping. Completion of landscaping on the site shall be simultaneous with completion of the building and other improvements on the site.
3. Landscaping shall not obstruct sight lines at street or driveway intersections.
4. In place of the wheel stops at parking lots, landscape areas and pedestrian walkways may be extended not more than 2 feet into required parking spaces, to include a 6" concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

5. Screening of the parking area from public rights-of-way in industrial areas shall be provided with a 2½ to 3 foot high element, measuring from the top of the parking area pavement. Screening may consist of one or a combination of the following:
    a. Berms landscaped with ground cover, trees, and shrubs;
    b. Solid, low profile, decorative masonry walls;
    c. Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.
6. Generous landscaping screening is required adjacent on all street frontages for industrial areas. These areas should be landscaped with a combination of trees, shrubs, and ground cover to soften views of parking areas.
7. Tree planting and selection and massing should be compatible with streetscape plantings. Provide minimum 1 tree per 400 square feet of landscape setback. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together.
8. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs, and turf is encouraged. The use of turf in the narrow planting islands is discouraged.
9. Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark, and other similar materials are not acceptable as a sole groundcover material.
10. All trees shall be of 24 inch box size minimum at planting with a minimum branching height 5 years after installation of 10 feet above road or parking surfaces and 6 feet at pedestrian areas. Shrubs shall be of 5 gallon size minimum with a maximum on-center spacing of 24 inches. Likewise, groundcover may be planted at 1 gallon size minimum with a maximum spacing of 12 inches on center.
11. Automatic irrigation is required for all landscaped areas. Irrigation systems ~~should~~ shall be designed so as not to overspray walks, buildings, and parking areas.

**Screening and Storage**

1. All exterior trash areas, storage structures, and service areas ~~should~~ shall be screened from public view with a wall or fence of a minimum height of 8 feet above the street curb level. Storage areas shall be set back a minimum of 50 feet from streets, unless fully enclosed in an architecturally compatible enclosure.
2. No storage areas are allowed within the landscape easements, front setbacks, or side or rear yard landscaped buffers.
3. Roof-mounted equipment shall be screened from street view. Pad-mounted transformers, utility connections, and meter boxes shall be screened and integrated into the site plan.
4. The design of masonry walls, fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the building and should use similar materials. Where masonry walls are along property frontage, they should enhance the entrance to the property and should not impair traffic safety by obscuring views. Long expanses of wall surfaces should be architecturally designed to prevent monotony.
5. The use of chain link fences shall be discouraged, and no chain link fences shall be visible from any public right-of-way.

## Development Review Process

All development in the NEI shall be subject to the requirements of Tracy Municipal Code Article 30, Development Review (TMC Sections 10.08.3920 through 10.08.4110).

## Environmental Performance Standards

### Use Restrictions

No use shall be permitted to exist or operate on any lot which:

1. Emits dust, sweepings, dirt, cinders, fumes, odors, radiation, gases and vapors, or discharges liquid or solid wastes or other harmful matter into the atmosphere or any body of water which may, according to the appropriate agency, adversely affect the health and safety persons within the area or the health and safety of persons in adjacent areas or the use of adjacent properties.
2. Discharges waste or any harmful substance, as defined by the Municipal Code, into any public sewer or storm drainage system.
3. Produces intense glare or heat, unless such use is performed only within an enclosed or screened area, and then only in such manner that glare or heat emitted will not be discernible from any exterior lot line.
4. Creates a sound pressure level in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
5. Allows the visible emissions of smoke (outside any building) other than the exhausts emitted by motor vehicles or other transportation facilities or any emissions in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
6. Creates a ground vibration that is perceptible, without instruments, at any point along any of the exterior lot lines.

### Hazardous Wastes and Water Pollutants

~~1. An on-site reconnaissance for hazardous wastes must be conducted for each parcel within the study area and the resulting report submitted with the application for the first proposed Tentative Map. If hazardous wastes are identified, they must be dealt with to the satisfaction of the Tracy Municipal Code before the application may be approved.~~

~~2.~~1. All new industries locating with the area will be required to obtain a Discharge Permit from the Director of Utilities prior to occupancy. This permit shall establish the amount and quality of wastes allowed to be discharged into the City's sanitary sewer.

~~3.~~2. The quality of wastewater entering the city sewage system from the proposed uses shall be measured by the Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) levels referenced in the local Water Quality Control Board 208 Plan. Users that are not expected to comply with these standards will be required to provide on-site pretreatment facilities.

~~4.~~3. The storage and distribution of hazardous materials shall be subject to the rules of the San Joaquin County Health District.

~~5.~~4. Industries regularly using significant quantities of hazardous chemicals as defined by State Law in the course of their operations shall be required to obtain a Conditional Use Permit.

## Mineral Extraction

1. Mineral extraction shall only be permitted as a subsidiary use to main use of the site.
2. Locate equipment, storage, and facilities for mineral extraction to avoid visibility from the public street.

## Dairy Uses

1. With development applications for an individual site, provide information demonstrating provisions of adequate buffers between proposed development and adjacent existing dairy uses.
2. Existing dairy uses are exempted from the Environmental Performance Standards.

## Permitted and Conditionally Permitted Uses

The following table indicates uses which are to be permitted and permitted subject to ~~condition~~Conditional Use Permits~~s~~ in the Northeast Industrial area. The land use designations are abbreviated as follows:

LI: Light Industrial
GC: General Commercial

The uses shown in Table 18 as Permitted ("P") are those that are deemed acceptable anywhere in the assigned land use designation. They are uses that, when developed in conformance with this Plan, will not require special conditions in order to avoid negative impacts.

The uses shown as Conditionally Permitted ("C") are of two types. Some of these uses are not acceptable in every location within a land use but are acceptable in certain locations. Other uses may require special conditions to make them acceptable at particular locations, due to their potential negative impacts on existing or planned uses. This may be because of their potential nuisance aspects, such as ~~litter,~~ noise~~,~~ or hazardous wastes.

Where neither a "P" or "C" is shown for a particular land use district, that use is not allowed.

*Table 1~~8~~: Permitted and Conditionally Permitted Land Uses ~~Industrial and Commercial Uses~~*

| ***Land Uses*** | ***LI ●*** | ***GC*** |
|---|---|---|
| Agricultural, including dairies | P ◊ | P ●, ◊ |
| Accessory uses and structures; not including warehouses located on the same site as a permitted use | P | P |
| Administrative, executive, research, medical offices | P | P |
| Call centers | P | P |
| Accessory uses and structures located on the same site as a conditional use | C | C |
| Warehousing and distribution facilities | P | |
| Manufacturing, repair, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, leather, or semi-precious metals or stones, but not including such operations as saw or planing mills, any manufacturing involving primary production of wood, metal, or chemical products from raw materials | P | |
| Manufacture of food products, pharmaceuticals, biotechnology products and the like, but not including fish or meat products, sauerkraut, vinegar, or the like, or rendering or refining of fats and oils. | P | |
| Laboratories, including chemical, physical materials testing, electronic, agricultural, photographic film processing, and general research | P | |

| | | |
|---|---|---|
| Electrical industrial apparatus manufacturing, service, and repairs, including motors, generators, welding equipment, electrical transmission and distribution equipment, and turbines and pumps. | P | |
| Manufacture, repair of optical electronic, timing, and measuring instruments | P | |
| Dairy products plants | P | |
| Machine shops | P | |
| Heating, plumbing, and ventilating equipment manufacturing, servicing, repairs | P | |
| Refrigerator, furnace, water heater, and other household appliance manufacturing, service and repairs, not incidental to retail sales | P | |
| Furniture and cabinet assembling whose activities are carried on entirely within an enclosed building and which have no construction yards on the lot | P | |
| Parcel delivery service and vehicle storage inside and outside the building | P | |
| Truck terminals | P | |
| Mini storage | P | |
| Equipment storage | P | |
| Janitorial services and supplies | P | |
| Printing, including lithographing, engraving, and other such similar reproduction services | P | |
| Automotive supply stores | C | |
| Rental yards, including the rental of hand tools, garden tools, power tools, trucks, trailers, and other similar equipment | C | |
| Building materials sales, lumberyards (outside storage) | C | |
| Repair, painting, and body work for automotive, motorcycle, and farm machinery | C | |
| Boat sales, service, repair | C | |
| Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, and retail products typically found in a convenience store. | C | |
| Wholesale trade business | C | |
| Intermediate manufacturing uses involving the processing of raw materials, including food and paper processing, wineries, and concrete mixers | C | |
| Mineral and hydrocarbon extraction | C | |
| Recycling (collection and sorting) | C | |
| Outlet stores and centers | | P |
| Warehouse retail, including furniture, office supply, sporting goods, or wholesale merchandising | | P |
| Hardware stores, including garden centers | | P |

| | | |
|---|---|---|
| Home improvement and interior decorating stores, including carpet, drapery, floor covering, paint, glass, and wallpaper shops | | P |
| Garden centers, including plant nurseries and retail sales | | P |
| Sporting goods and toy stores | | P |
| Specialty retail stores selling those items and services normally sold in department stores (including clothing, shoes, and accessories) | | P |
| Shoe and clothing repair | | P |
| Food markets, convenience markets | | P |
| Liquor stores | | P |
| Drug stores and prescription pharmacies | | P |
| Restaurants, including fast food | | P |
| Art galleries and artists supply stores | | P |
| Barbershops, beauty shops, and hairstylists | | P |
| Financial institutions, including banks, savings and loan offices, finance companies, credit unions, and related services | | P |
| Refrigerator, furnace, water heater, and other household appliance sales including repair, provided repair services are incidental to retail sales. | | P |
| Laundries and dry cleaners | | P |
| Photocopying and related duplicating services, not including printing, lithographing, engraving, or such similar reproduction services | | P |
| Pet and bird stores with incidental veterinary services | | P |
| Animal Shelters | | P |
| Video stores, sales, and rental | | P |
| Automobile and motorcycle sales and rental, including new and used sales | | C |
| Bars without significant food service | | C |
| Building materials sales (no outside storage) | | C |
| Miniature golf | | C |
| Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, and retail products typically found in a convenience store. | | C |

●: Subject to compliance with the Environmental Performance Standards. Note that as defined by State law, any business using significant quantities of hazardous materials requires a Conditional Use Permit.

◊: Existing dairy operations are exempt from the Environmental Performance Standards.

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY ADOPTING THE NORTHEAST INDUSTRIAL SPECIFIC PLAN, AMENDING SECTION 10.08.980, NAMES OF ZONES, AND ADDING SECTIONS 10.08.3022, NORTHEAST INDUSTRIAL SPECIFIC PLAN ZONE AND 10.08.3023, DEVELOPMENT REVIEW (NORTHEAST INDUSTRIAL SPECIFIC PLAN) TO THE TRACY MUNICIPAL CODE

WHEREAS, the Northeast Industrial (NEI) Concept Development Plan, a Planned Unit Development (PUD) was adopted by the City Council on May 8, 1996 (Resolution Number 96-146). It was amended by Resolution Nos. 99-107, 99-107, 2005-091 and 2008-046.

WHEREAS, the procedure for even a simple modification to a PUD Concept Development Plan is unnecessarily burdensome, expensive and time consuming to applicants because it requires a zoning ordinance amendment to the PUD, and

WHEREAS, by converting the essential elements of the Northeast Industrial Area Concept Development Plan into a Specific Plan (under Tracy Municipal Code Chapter 10.20) and adding a reference to that Specific Plan in the City's zoning ordinance, the handling of applications within the area will be much simpler and more straightforward.

WHEREAS, the Planning Commission held a public hearing to review and discuss the proposed NEI Specific Plan, zone text amendment and rezone from PUD to NEI Specific Plan on June 27, 2012, and

WHEREAS, the City Council held a public hearing to review and discuss the proposed NEI Specific Plan, zone text amendment and rezone from PUD to NEI Specific Plan on July 17, 2012, and

WHEREAS, the NEI Environment Impact Report (EIR) was certified by the Tracy City Council on May 8, 1996 (Resolution Number 96-144) and the General Plan Environmental Impact Report as certified by the Tracy City Council on February 1, 2011 (Resolution Number 2011-028). The proposed NEI Specific Plan is essentially unchanged from the 1996 NEI PUD and is consistent with both the NEI EIR and the General Plan EIR;

The Tracy City Council hereby ordains as follows:

SECTION 1: The Northeast Industrial Area Specific Plan, dated July 17, 2012, is adopted. This Specific Plan supersedes the former Northeast Industrial Areas Concept Development Plan, which is now repealed. References elsewhere in City documents, such as the Finance Implementation Plan and development impact fee accounts are changed to now refer to the Northeast Industrial Area Specific Plan.

SECTION 2: Section 10.08.980, Names of zones, of the Tracy Municipal Code, is amended to read as follows:

"**10.08.980 - Names of zones.**
In order to classify, regulate, restrict, and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following zones are hereby established:

(a) Residential Estate Zone .....RE;
(b) Low Density Residential Zone .....LDR;
(c) Medium Density Cluster Zone .....MDC;
(d) Medium Density Residential Zone .....MDR;
(e) High Density Residential Zone .....HDR;
(f) Medical Office Zone .....MO;
(g) Professional Office and Medical Zone .....POM;
(h) Planned Unit Development Zone .....PUD;
(i) Residential Mobile Home Zone .....RMH;
(j) Community Shopping Center Zone .....CS;
(k) Neighborhood Shopping Zone .....NS;
(l) Central Business District Zone .....CBD;
(m) General Highway Commercial Zone .....GHC;
(n) Light Industrial Zone .....M-1;
(o) Heavy Industrial Zone .....M-2;
(p) Highway Service Zone .....HS;
(q) Agricultural Zone .....A;
(r) Airport Overlay Zone .....AO; and
(s) Northeast Industrial Area Specific Plan Zone ...NEI."

SECTION 3: A new Article 22.5, Former PUD areas, and a new Section 10.08.3022, Northeast Industrial Area Specific Plan Zone, and a new section 10.08.3023, Development review (Northeast Industrial Specific Plan) are added to the Tracy Municipal Code to read as follows:

"**Article 22.5 Former PUD Areas**

**10.08.3022 Northeast Industrial Specific Plan Zone**.
The zoning within the Northeast Industrial Specific Plan Zone is governed by the Northeast Industrial Area Specific Plan.

**10.08.3023 Development review (Northeast Industrial Specific Plan).**
Each development in the Northeast Industrial Specific Plan Zone that requires a building permit is subject to development review under Municipal Code Article 30 (Sections 10.08.3920 and following)."

SECTION 4. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 5. This Ordinance shall be published once in the Tracy Press, a newspaper of general circulation, within fifteen (15) days from and after its final passage and adoption.

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

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 17th day of July, 2012, and finally adopted on the 7th day of August, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

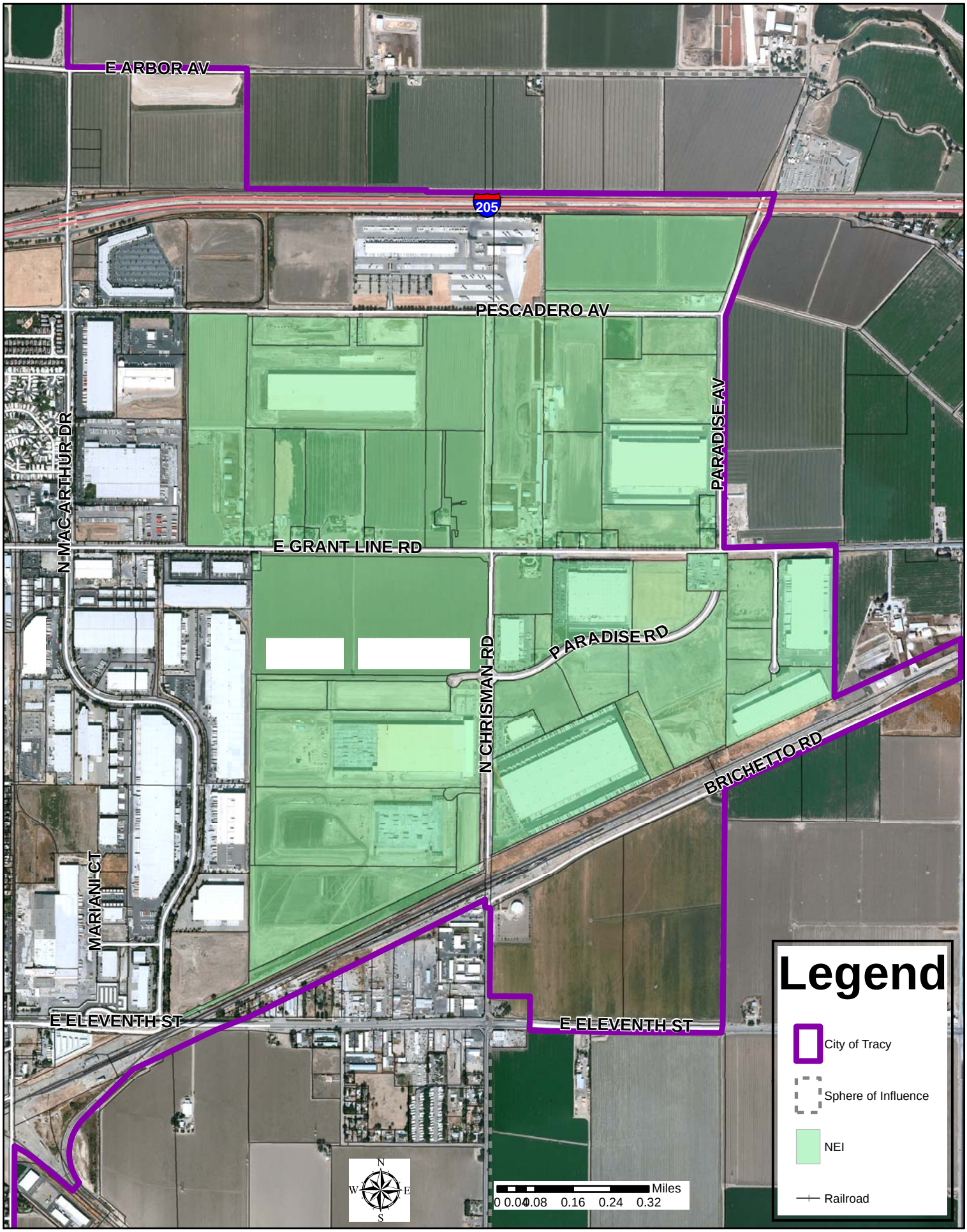
_____
Mayor

ATTEST:

_____
City Clerk

Attachment A

# Proposed NEI Specific Plan Area



Attachment B

# City of Tracy

Think Inside the Triangle™

# NORTHEAST INDUSTRIAL AREAS CONCEPT DEVELOPMENT PLAN

WITH AMENDMENTS:

| | | |
|---|---|---|
| 7-98-GPA | Reso 99-106 | Rezoning of Two Parcels |
| 8-98-GPA | Reso 99-106 | Rezoning of Two Parcels |
| | Reso 99-107 | Project Objectives Amendment |
| 45-04-D | Reso 2005-091 | Chabot Tracy |
| 1-08-SPA | Reso 2008-046 | Building Height Amendment |

# Northeast Industrial Concept Development Plan

November 21, 1995

Revised February 26, 1996

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# INTRODUCTION

The Conceptual Development Plan for the 870 acre Northeast Industrial Area aims to develop a well-planned industrial zone that will attract businesses to Tracy, and provide local employment opportunities. The Plan anticipates a mixture of industrial uses, including rail-dependent industries and "flex-tech" light industrial.

# PLANNING AREA LOCATION

## Location

The Northeast Industrial planning area lies along the northeast boundary of the City of Tracy. The area is generally bounded to the north by I-205, to the south by the Southern Pacific Railroad tracks, to the east by Banta Road, and the west by MacArthur Drive. Grant Line Road bisects the area.

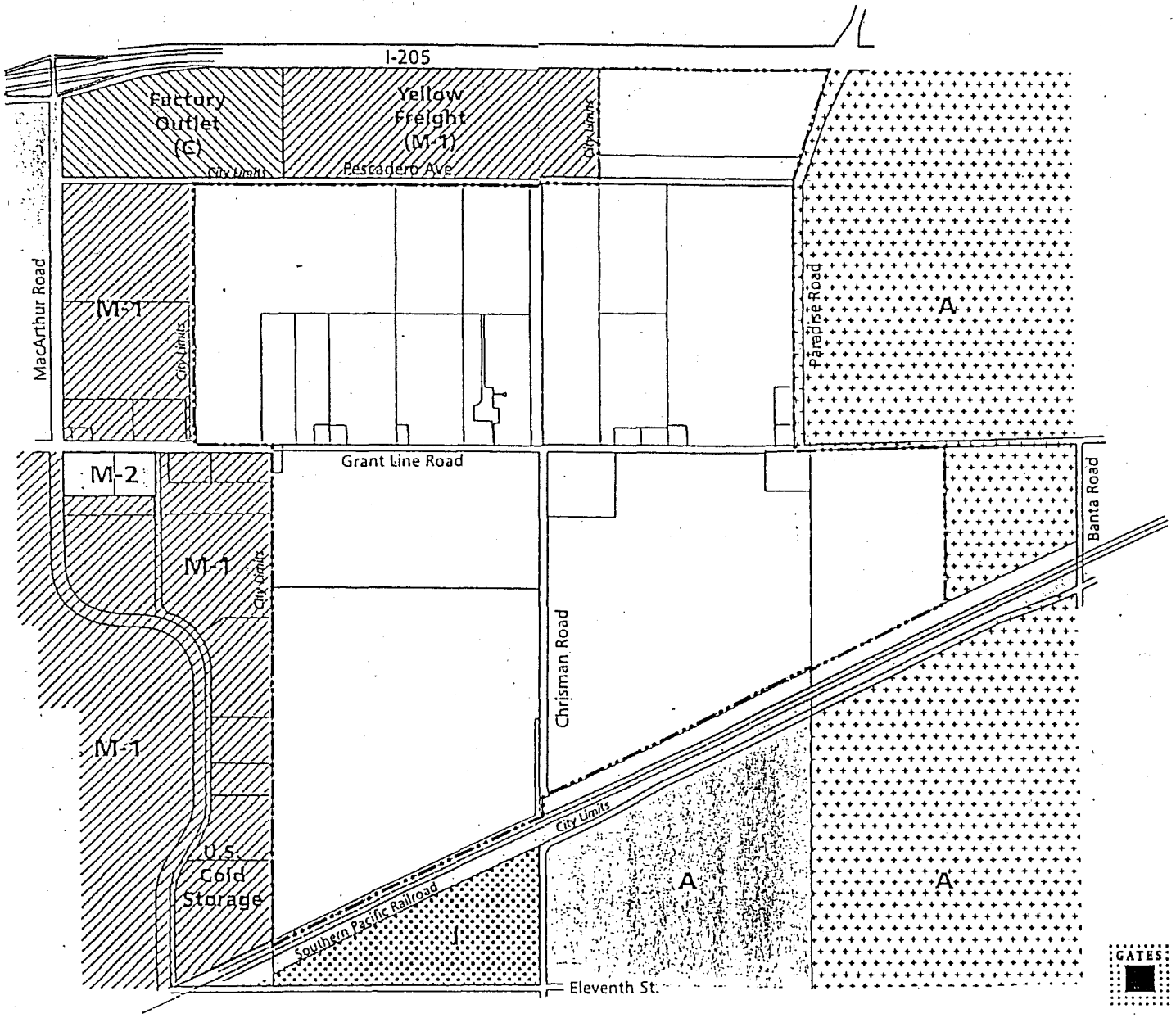
## Surrounding Land Uses

Presently, properties along MacArthur Drive directly west of the site are developed with industrial uses, such as the U.S. Cold Storage facility. North of the site are industrial and commercial uses, including the factory outlet stores at MacArthur Drive and Pescadero Avenue. The Yellow Freight Company is also located to the north, between the site and I-205. Agricultural uses are found on lands to the east.

Lands directly to the north and west of the site are included in the 1991 I-205 Corridor Specific Plan and the 1988 Industrial Area Specific Plan. To the east is the Banta Community Area, as designated in the UMP. The project site in the context of the existing industrial and commercial uses, and existing specific plan areas is shown in Figure 1.

## Land Ownership

The Northeast Industrial planning area is made up of some 32 properties, with a variety of owners. Parcels range in size from small half acre home sites to large agricultural holdings. The assessor's parcel numbers and ownership of the area is shown in Figure 2.




# Northeast Industrial

Figure 1

## SURROUNDING LAND USES

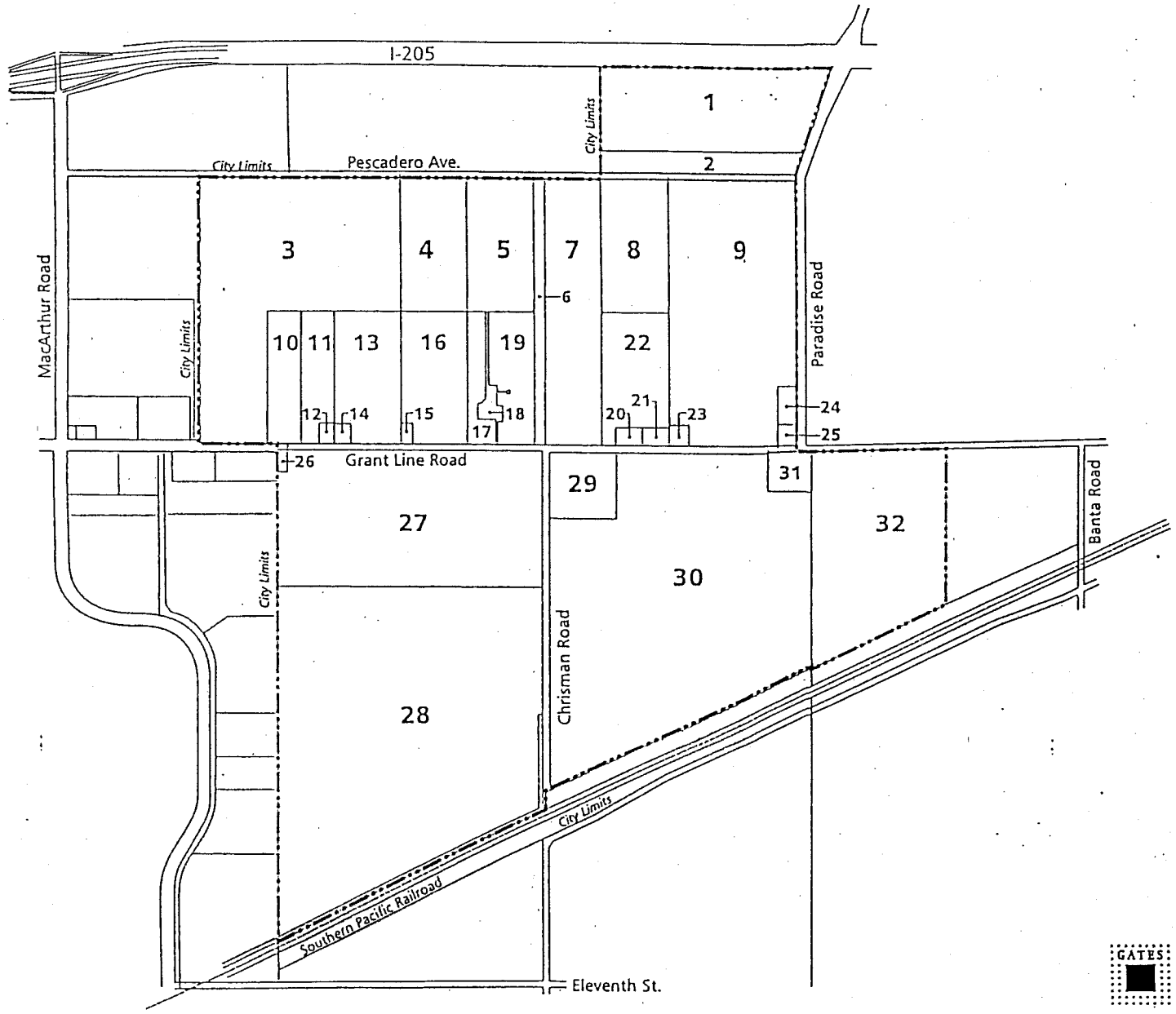
LEGEND

- Tracy City Limits
- A — Agricultural Lands (County)
- I — Industrial Lands (County)
- Industrial Specific Plan
- I-205 Specific Plan
- M-1 — Light Industrial Zoning (Tracy)
- M-2 — Heavy Industrial Zoning (Tracy)
- A — Agricultural Lands (Tracy)
- Project Boundary

February 26, 1996

north

0 500 1000 2000




# Northeast Industrial

Figure 2

## LAND OWNERS

| No. | APN | OWNER'S NAME | Acres |
|---|---|---|---|
| 1 | 213-060-12 | SILVA BROTHERS | 42.42 |
| 2 | 213-060-13 | DOROTHY HALEY | 9.78 |
| 3 | 213-070-57 | VELMA PIMENTAL ET AL | 77.05 |
| 4 | 213-070-05 | VELMA PIMENTAL AND SONS | 19.24 |
| 5 | 213-070-06 | AUGUST MARTY | 19.46 |
| 6 | 213-070-48 | SILVA ET AL | 5.34 |
| 7 | 213-070-49 | MARIA SILVA ET AL | 33.86 |
| 8 | 213-070-08 | MARIA SILVA ET AL | 19.55 |
| 9 | 213-070-43 | PRIMA ASSOCIATES | 72.04 |
| 10 | 213-070-22 | VELMA PIMENTAL | 9.79 |
| 11 | 213-070-28 | HELENE MATTSON | 9.10 |
| 12 | 213-070-29 | HELENE MATTSON | 0.68 |
| 13 | 213-070-20 | F. SILVA | 14.88 |
| 14 | 213-070-19 | STANLEY ROBERTSON | 0.73 |
| 15 | 213-070-18 | WENDELL ENDER | 0.52 |
| 16 | 213-070-40 | PIMENTAL | 18.99 |
| 17 | 213-070-41 | AUGUST MARTIN | 6.31 |
| 18 | 213-070-17 | AUGUST MARTIN | 7.27 |
| 19 | 213-070-39 | AUGUST MARTIN | 11.41 |
| 20 | 213-070-52 | MARIA SILVA | 1.04 |
| 21 | 213-070-53 | MANUEL SILVA | 1.04 |
| 22 | 213-070-51 | MARIA SILVA ET AL | 17.55 |
| 23 | 213-070-13 | FRANK ENDER | 0.87 |
| 24 | 213-070-44 | WILLIAM ENDER | 0.50 |
| 25 | 213-070-45 | MARJORIE ENDER | 1.62 |
| 26 | 250-020-15 | ROBERT COSTA | 0.50 |
| 27 | 250-020-14 | DINA ROCHA ET AL | 52.50 |
| 28 | 250-020-13 | OLIVEIRA FARMS | 164.10 |
| 29 | 250-030-10 | FRANK SILVA | 10.00 |
| 30 | 250-030-11 | DOVER ASSOCIATES | 152.53 |
| 31 | 250-030-02 | FRANCIS BLIDICOE JR. | 4.24 |
| 32 | 250-030-03 | TONY COSTA | 52.00 |
| TOTAL ACREAGE | | TOTAL ACREAGE | 870.33 |

February 26, 1996

GATES

north

0 500 1000 2000

# EXISTING PLANNING AREA CONDITIONS

## Site Features

Land uses within the Northeast Industrial Area are currently agricultural, with a number of dairy operations and rural residences. Few other significant site features are present. The topography is relatively level.

A Westside Irrigation District (WSID) supply or tailwater ditch crosses the area. One property along 1-205 is located just outside the FEMA 100 year flood line found in the vicinity of the I-205 / Paradise Road overcrossing. It is believed that theoretical flood depths on the adjacent parcel are only a few feet.

The existing conditions and topography of the planning area are shown on Figures 3 and 4.

None of the parcels appear to be under Williamson Act contracts, although further research should verify the Williamson status.

## Existing Roadway Network

The Plan area is served by a number of existing roadways, some of which have been improved to urban standards and some which remain essentially rural in character.

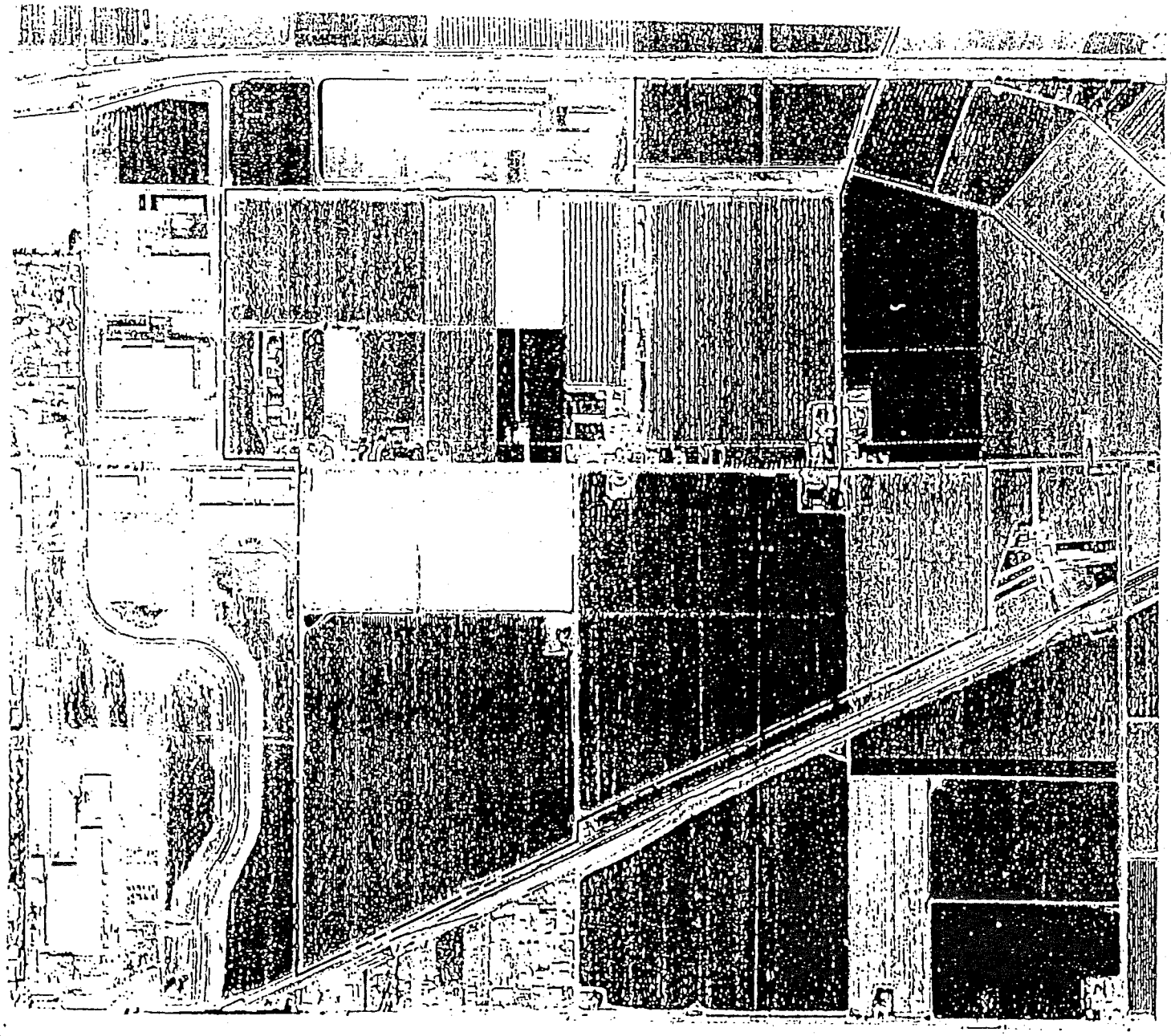
Regional access for the area is provided by Interstate 205 (I-205) to the north and Interstate 5 (I-5) to the east. I-205 is an east-west freeway which extends from I-5 west to I-580 with I-580 continuing west into the Bay Area. I-5 is a north-south freeway which extends throughout Central California. Currently, Plan area access to I-205 is via an interchange at MacArthur Drive. I-5 access is via the full access interchange at Kasson Road (an extension of Grant Line Road). I-5 access is also available (to/from the north only) via an interchange at 11th Street.

The primary local roadways serving the area are MacArthur Drive, Pescadero Avenue and Grant Line Road. MacArthur Drive is a north-south major arterial roadway serving the east side of Tracy. In the Plan area, MacArthur has been improved to a four-lane roadway (with turn lanes) between I-205 and 11th Street. Pescadero Road is an east-west roadway which has been improved to four lanes (with turn lanes) from MacArthur easterly about 1/4 mile. East of this point, Pescadero narrows to a wide two-lane roadway along the Yellow Freight frontage (a distance of about 2/3 mile.) Between this point and Paradise Road, Pescadero is a narrow two-lane rural road. Grant Line Road is an improved four-lane arterial road from MacArthur easterly about 1/4 mile (to the City limits). East of this point Grant Line is a wide two-lane road extending to (and beyond) I-5.

In the Plan area, Chrisman Road and Paradise Road currently provide limited local access. Chrisman is a narrow two-lane rural road which extends from Grant Line Road south to the southern Pacific railroad tracks (Although Chrisman does not cross the tracks). Paradise is a two-lane road extending from Grant Line north over I-205.

### Current Traffic Operations

Current volumes on the area's street network are relatively low. Traffic operations are very stable with area streets operating at Level of Service (LOS) 'C' or better.



# Northeast Industrial

Figure 3

## AERIAL PHOTOGRAPH

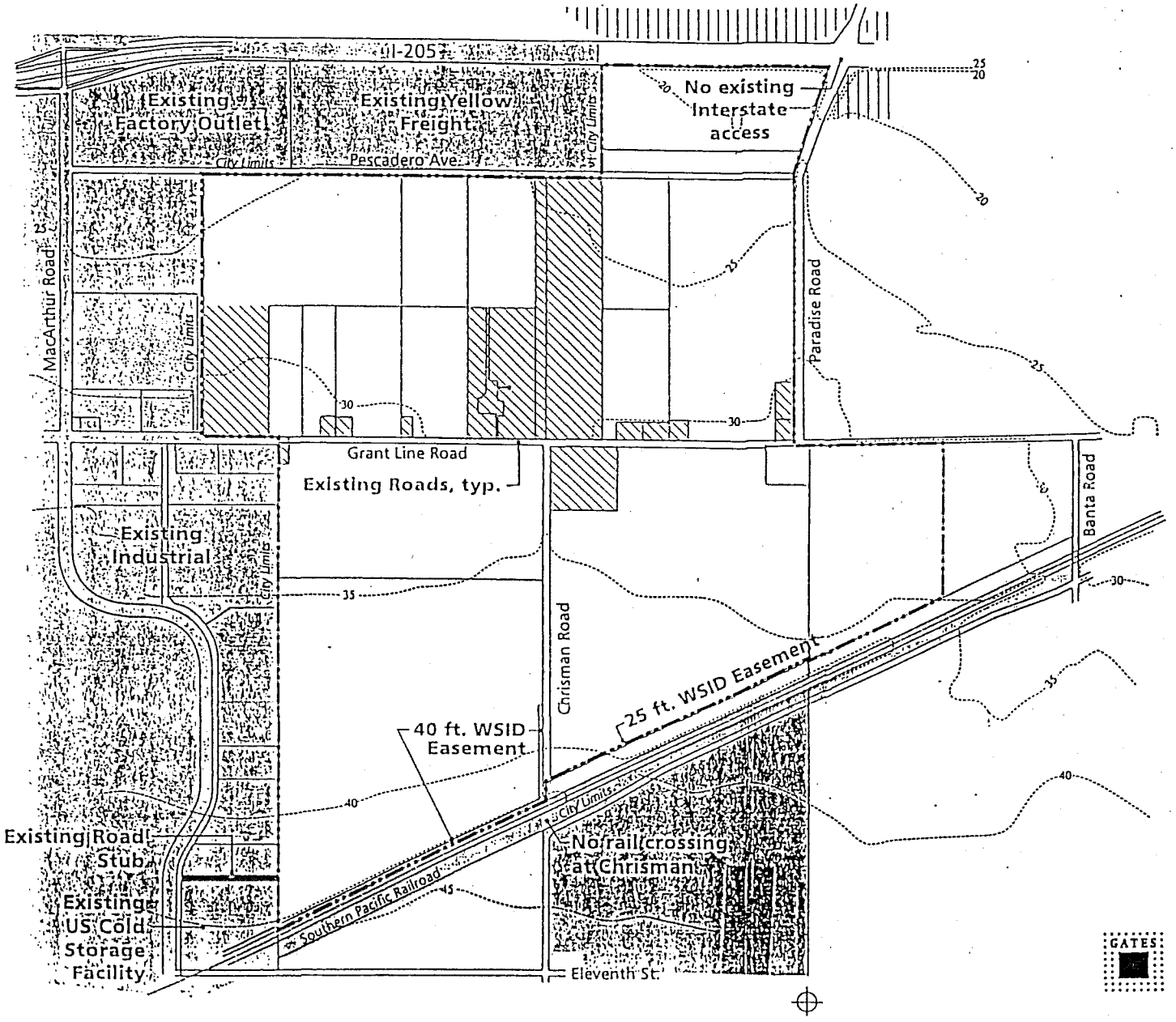
source: Pacific Aerial Survey, 10/16/95

February 26, 1996

GATES

north

0 500 1000 2000




# Northeast Industrial

Figure 4

## EXISTING SITE CONDITIONS

LEGEND

- FEMA 100 Year Flood Zone
- Existing Dairies and Homes
- Tracy City Limits

source: (topography) USGS

February 26, 1996

north

0 500 1000 2000

GATES

## Existing Utility Infrastructure

### Existing Wastewater Collection Facilities

As shown on Figure 10 (page 21) the East Side Trunk sewer line flows from south to north, and is located west of the subject site and just west of MacArthur Drive. Feeder lines join the East Side Trunk from the west and east.

There is a 12" diameter sanitary sewer on Grant Line Road stubbed to a point about 400' west of the site. There is also a sanitary sewer line on Pescadero Avenue which ranges in size from 18" to 8" diameter. The City of Tracy Public Works Department has indicated this line connects to the East Side Trunk, but has not been able to provide any information about it.

### Existing Storm Drainage Facilities

As shown on Figure 12 (page 25) the most significant existing drainage facility in the vicinity of the Northeast Industrial planning area is the East Side Channel, which flows to the north, west of the site. There is also a 48" diameter storm pipe in Grant Line Road and a pipeline in Pescadero Avenue with a diameter that varies from 15" to 24". These pipes both drain into the East Side Channel.

### Existing Water Distribution Facilities

As shown on Figure 13 (page 27), at this time a 12" to 18" diameter water main exists along Grant Line Road from MacArthur Drive to the west end of the site. A 16" diameter main currently is in place along Pescadero Avenue from MacArthur Drive to the west end of the most northerly portion of the site. There is also a 12" main in MacArthur Drive.

# PLANNING OVERVIEW

This Conceptual Development Plan is submitted as the first step in the planned development process as defined under the appropriate provisions of the Tracy Municipal Code. The Planning steps are envisioned as follows:

Task 1: Concept Development Plan, Preliminary Development Plan, PD pre-zoning, Finance Plan

The Concept Development Plan will be reviewed by City staff and the City's processing consultant. The City will prepare an EIR, and other documents necessary to complete the CEQA environmental review process. The Concept Development Plan will satisfy both the Concept Development Plan and Preliminary Development Plan requirements of Tracy's Planned Unit Development Ordinance. Once the plan is approved by the City, the area will be pre-zoned PD Planned Unit Development.

A Financing Plan for area-wide public improvements will be submitted separately and prepared in consultation with the City.

Task 2: Annexation, Development Agreements

Following approval of the Concept Development Plan and receipt of the PD pre-zoning, the lands in the Northeast Industrial Area will be annexed to the City of Tracy and for-

mally zoned PD. Development Agreements may be prepared for each of the properties, at each owners discretion.

Task 3: Final Development Plans, Subdivision Maps

Each individual land owner will prepare subsequent Final Development Plans (FDP) for their parcels. Subdivision Maps may be submitted with the FDP. Parcelization may occur at any of these steps.

# RELATIONSHIP TO TRACY'S UMP

## UMP Land Use Designations

The City of Tracy Urban Management Plan (UMP) designates the entire area for Industrial land uses, as shown in Figure 5. The UMP designates the planning area as part of the City Core Contiguous area, which encompasses the land areas adjacent to the existing urbanized areas of Tracy. In the City Core Contiguous area, new growth can directly tie into existing service and infrastructure system.

## Tracy's Growth Strategy

In its UMP, the City of Tracy has embraced a "balanced growth" strategy, seeking to direct growth in an efficient cost effective manner, balancing land uses and appropriate use of the land with well planned and utilized infrastructure. This strategy seeks to improve the jobs/housing balance, and to encourage development of employment opportunities and capitalize on freeway interchanges with industrial, retail, and service-related development. An important component of the economic strategy behind this plan is to provide for a more than adequate amount of commercial and industrial land to keep land costs down in order to attract businesses to Tracy, thus providing local jobs for Tracy residents.

The northeastern sector of Tracy has been designated as one area in which the City's industrial growth will occur. Adjacent to existing industrial development, and with direct access to the I-205 freeway and rail transportation, the Northeast Industrial Area will be ideally situated to attract and support business, without the need for major infrastructure expenditures. It is the logical next step for industrial expansion in Tracy.

## UMP Goals Furthered by Northeast Industrial Area Development

The Northeast Industrial Area Concept Development Plan (CDP) proposes development consistent with the UMP. It furthers many of the Goals and Policies stated in the UMP, and it implements many of the Actions set forth in the UMP. Following is a summary of UMP Goals, Policies, and Actions to which the Northeast Industrial Area contributes.

### Land Use

GOAL LU 1: A balance between residential population, jobs, and ability to provide services.

Action LU 1.1.1: Industry will be generally targeted to the northeast, south and southwest of Tracy.

Policy LU 2.4: Provide flexibility in land use planning (including regulation of land use intensity, distribution, balance) to be responsive to market.

GOAL LU 6: A land use mix that provides employment opportunities for all who live in Tracy and wish to work here.

Action LU 6.1.2: Designate area around existing and planned industry for compatible land uses.

Policy LU 6.2: Encourage a diversity of industries.

Policy LU 6.3: Maintain Tracy's competitiveness in attracting industries looking to relocate to the Central Valley.

GOAL LU 7: Land use patterns that minimize conflicts between neighboring uses and transportation corridors.

Policy LU 7.3: Locate compatible development near and along freeway corridors, and provide adequate environmental protection to less compatible uses.

Policy LU 7.4: Implement freeway uses which are compatible with the noise, air quality, traffic impacts associated with freeways.

Action LU 7.5.1: Locate employment-generating and regional commercial uses along major transportation corridors.

Policy LU 7.7: Establish land uses along freight rail lines that are consistent and compatible with rail service and exposure.

GOAL LU 8: Continue agriculture and resource extraction for as long as they can be conducted in an economically viable fashion.

GOAL LU 9: Maintain economic viability as a community.

Policy LU 9.2: Tracy is to remain a central urban service provider and become a retail and industrial center.

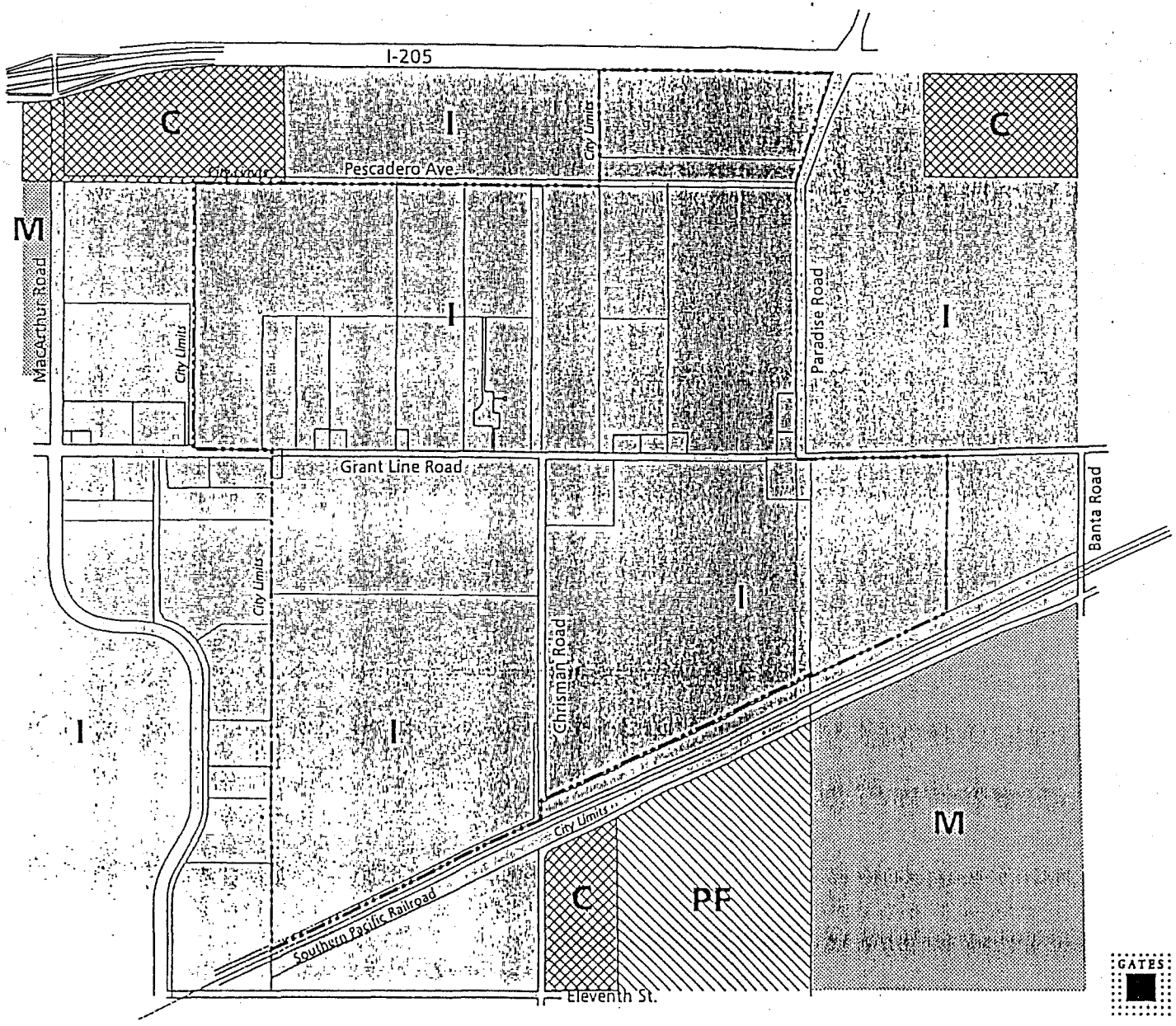
### Circulation

GOAL CI 3: Minimize use of city streets by inter-regional commuter traffic and trucks.

Policy CI 3.4: Achieve direct movement of trucks from major generators to the freeways and other inter-regional routes via streets planned and designed for heavy vehicles.

Action CI 3.4.4: Limit new truck traffic generating uses to locations along the freeways, expressways and truck routes.

GOAL CI 8: Efficient movement of truck traffic through and around the city with minimum impacts on residential and commercial areas.




# Northeast Industrial

Figure 5

## UMP LAND USES

LEGEND

- C Commercial
- I Industrial
- PF Public Facilities
- M Medium Density Residential

February 26, 1996

GATES

north

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# PROJECT CHARACTERISTICS

## Project Objectives

The objectives of the project are:

- To develop the Northeast Industrial Area as a high-quality industrial and commercial site of significant benefit to the City of Tracy and the nearby region.
- To develop a well-planned site that will attract businesses to Tracy, providing local employment opportunities.
- To develop the Northeast Industrial Area for primarily mixed industrial uses including rail-dependent industries.
- To minimize project-related impacts to Tracy's transportation network.
- To provide a flexible phasing program that allows market forces to dictate reasonable growth increments, while ensuring that agricultural properties are allowed to remain until ready to develop.
- To create a project consistent with the goals of the UMP.
- To integrate the Northeast Industrial Area into the development pattern of the City of Tracy.
- To integrate mitigation for environmental impacts into the design of the project.

## Land Use Designations

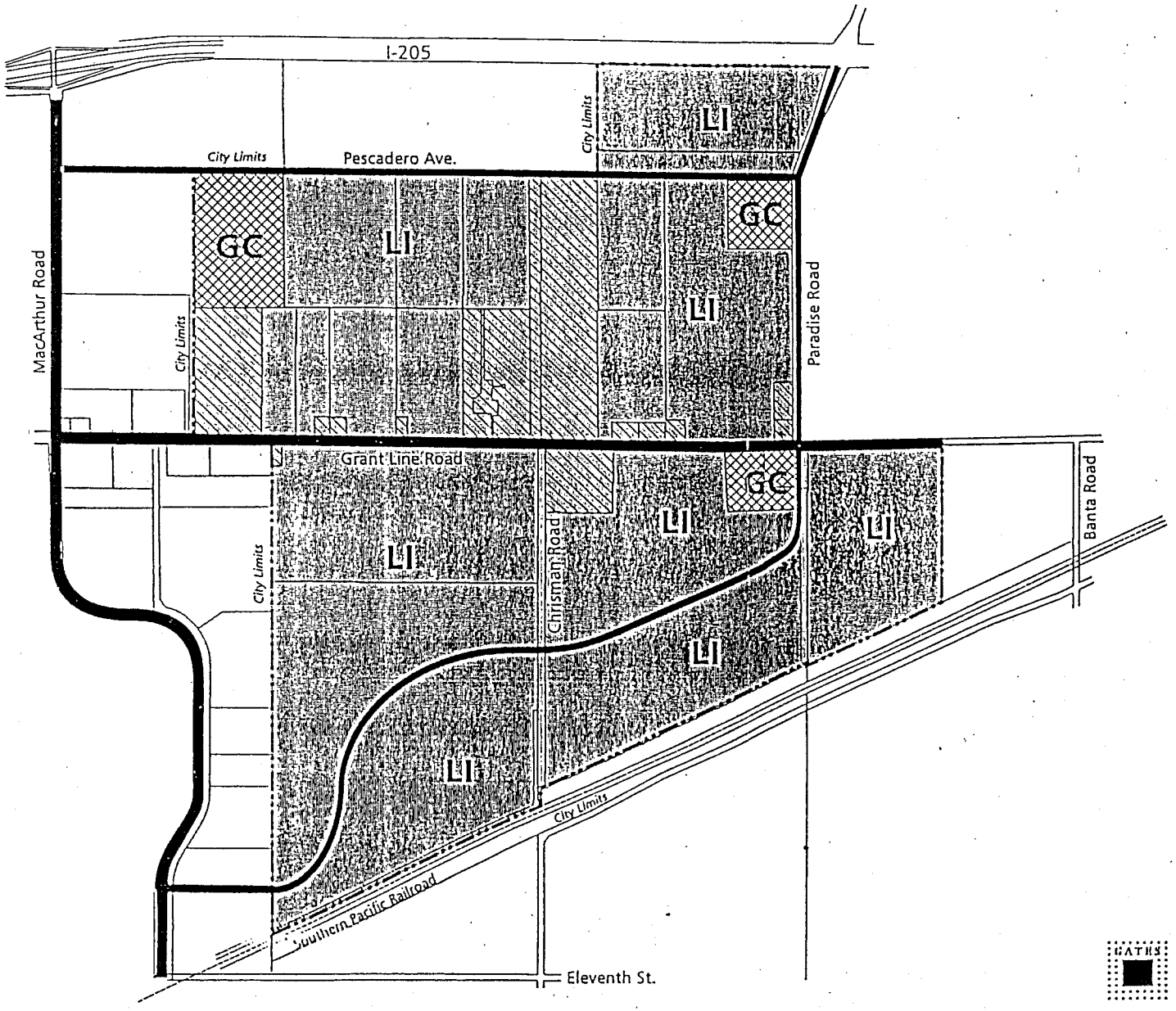
The Northeast Industrial Area will consist primarily of light industrial land uses. In addition, general commercial land uses are planned at major intersections along Pescadero Avenue and Grant Line Road. Figure 6 shows the configuration of the land uses in the planning area.

The development prototypes included in the Design Guidelines indicate possible site planning scenarios for environmental impact analysis.

### Light Industrial Land Uses (LI)

Light Industrial land uses cover approximately 800 acres of the planning area. Assuming a Floor Area Ratio (FAR) of 0.5, approximately 17.5 million square feet of light industrial, warehouse and manufacturing facilities would be provided. Light industrial land uses would be compatible with existing industrial land uses to the west and north, as well as with freeway noise, and rail noise and vibration.

Several types of light industrial land uses are appropriate in the Northeast Industrial Area. It is anticipated that warehousing and distribution businesses with low employee densities will be the predominant development type. This development pattern is similar to those that have located in Tracy in recent years. The southern portion of the Planning Area are appropriate to uses that require rail access. It is assumed that about 80% of the light industrial lands will be developed with warehouse and distribution similar to the type of development existing in Tracy.




# Northeast Industrial

Figure 6

## LAND USE PLAN

LEGEND

- GC — General Commercial
- LI — Light Industrial
- Existing Dairies and Homes

DEVELOPMENT SUMMARY

| Land Use | Gross acres | FAR | Square feet |
|---|---|---|---|
| General Commercial (GC) | 45.5 | 0.35 | 694,000 |
| Light Industrial (LI) | 798.9 | 0.50 | 17,400,000 |
| Proposed Roads | 15.8 | – | |
| Existing Road Expansion | 10.1 | – | |
| TOTAL: | 870.3 | | 18,094,000 |

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The City of Tracy is also interested in attracting higher employee density businesses to the area. It is anticipated that there may be a future demand for a "Flex-Tech" development that would accommodate research & development businesses. For purposes of analysis, it is assumed that about 20% of the light industrial lands will be developed with such higher employee density businesses.

The light industrial zone may also be appropriate for service commercial businesses with little pedestrian traffic, that are not necessarily compatible with general commercial land uses, such as automotive supply and plumbing stores.

A variety of parcel sizes are foreseeable, probably ranging from 20 to 50 acres, depending upon the type of industrial user attracted to the area. Since market forces will dictate that eventual parcel size, the CDP does not reflect an exact parcelization plan.

### Existing Agricultural and Residential Uses

The parcels containing existing dairy operations and residences, shown as crosshatched on the Land Use Map, that may remain for a number of years until ready to develop. The planned light industrial land uses will be compatible with these properties. (The agricultural lands are subject to the City's Right to Farm Ordinance, discussed below)

### General Commercial Land Uses (GC)

Three parcels of general commercial, totaling 45.5 acres, are provided within the planning area. These commercial sites are intended to expand upon the existing commercial uses adjacent to the I-205/ MacArthur Drive interchange, take advantage of the freeway-oriented traffic circulation of the site, and serve the local industrial community.

The largest parcel (25.5 acres) is located in the northwest corner of the project along Pescadero Avenue. This parcel provides for potential factory outlet expansion or other interstate-related commercial uses. Two ten acre parcels are located at the Grant Line/ Paradise intersection and the Pescadero / Paradise interchange. These two smaller parcels are intended to provide commercial and retail services to the planned industrial community.

## Right to Farm Provisions

A number of dairy operations currently exist within the Northeast Industrial planning area . Dairy facilities typically involve significant capital improvements. This CDP intends to allow the continued operation of these existing dairy facilities and other agricultural uses until such time as the owners wish to convert their property to nonagricultural uses.

When nonagricultural land uses move into areas near to pre-existing agricultural operations, the agricultural operations frequently become the subject of nuisance complaints. Chapter 7 of the Tracy Municipal Code, the Right to Farm Ordinance, declares that farming operations are not a nuisance, and recognizes the right to farm within the incorporated City. Agricultural and dairy operations are included in the Permitted uses (page 43) for both the Light Industrial and General Commercial land use designations.

## Mineral Extraction

A number of the parcels in the Northeast Industrial planning area have mineral rights that are owned by different owners than the underlying land. It is possible that these owners may choose to

exercise these rights at some time in the future. As such, mineral extraction is included as a Conditionally Permitted use within the Light Industrial land use designation.

Any mineral extraction operation will be unobtrusive, and will be a subsidiary use to the primary use of the parcel.

# CIRCULATION AND TRANSPORTATION

The Northeast Industrial Concept Development Plan provides for efficient circulation by automobiles and trucks. The proposed land-use mix, street geometry and proximity to the interstate freeway system will minimize project-related impacts to Tracy's transportation network.

## Background Traffic Growth / Traffic Operations

The City has prepared projections of traffic flows for baseline development. This baseline development includes the Industrial Specific Plan (ISP).

The future background traffic projections have been derived from the Tracy citywide travel demand model. The model's basic assumptions related to trip generation rates and traffic distribution were used in developing the baseline traffic projections. It is noted that model projections have been based on a conservatively high assumption that industrial development has an employee density of 11 employees per acre.

With respect to traffic operations, the ISP improvements and site specific improvements on MacArthur Drive, Pescadero Road, and Grant Line Road have been completed. These improvements allow for stable traffic flow conditions (LOS 'C' or better) with buildout of the ISP development.

## Traffic Increases Due to the Project

### Traffic Generation

The plan includes primarily industrial development with ancillary (local serving) commercial and a larger commercial retail center which would potentially attract customers from outside the Plan area. The industrial areas are envisioned as primarily warehouse and distribution developments with a smaller amount of more intense light industrial / flex tech development. The following assumptions are provided for the purposes of the Plan's traffic analysis :

- 123 acres of warehouse and distribution development with 8 employees per acre
- 676 acres of light industrial development with an average of 11 employees per acre. (Assumes that 507 acres (75%) are warehouse and distribution uses with 8 employees per acre, and 169 acres (25%) are flex-tech uses at 20-30 employees per acre, resulting in the average of 11.)
- 20 acres of small commercial areas designed to serve the internal needs of the Plan area employees
- 25.5 acres of outlet mall type retail development serving subregional customers.

## Circulation Plan

### Proposed Internal Street Network

As shown in Figure 7, the Plan's internal street network would include existing roadways as well as a new loop street. The street descriptions are as follows:

- Pescadero Avenue would be a two-lane "modified industrial street", with a 76 foot right of way, extending from the terminus of the four-lane section easterly through the Plan area to Paradise Road.
- Grant Line Road would be a four-lane "major arterial street", with a 110 foot right of way, from the terminus of the current four-lane section easterly through the entire Plan area.
- Paradise Road would be a two-lane "Phase I arterial street" extending from the I-205 overcrossing south to Chrisman Road. Beyond Chrisman Road the street would continue to the south and west with a two lane "Industrial Street" connection to MacArthur Road.
- Chrisman Road would be developed as a two-lane "Industrial Street" north of the loop street, to allow convenient parcel access during buildout. South of the loop street, the existing roadway section would be retained in the current condition, with no improvement.
- Additional two-lane "Industrial streets" may ultimately be provided in the Plan area, located in response to specific parcelization and development proposals in the area. Spacing between industrial street intersections would be at least 660 feet.

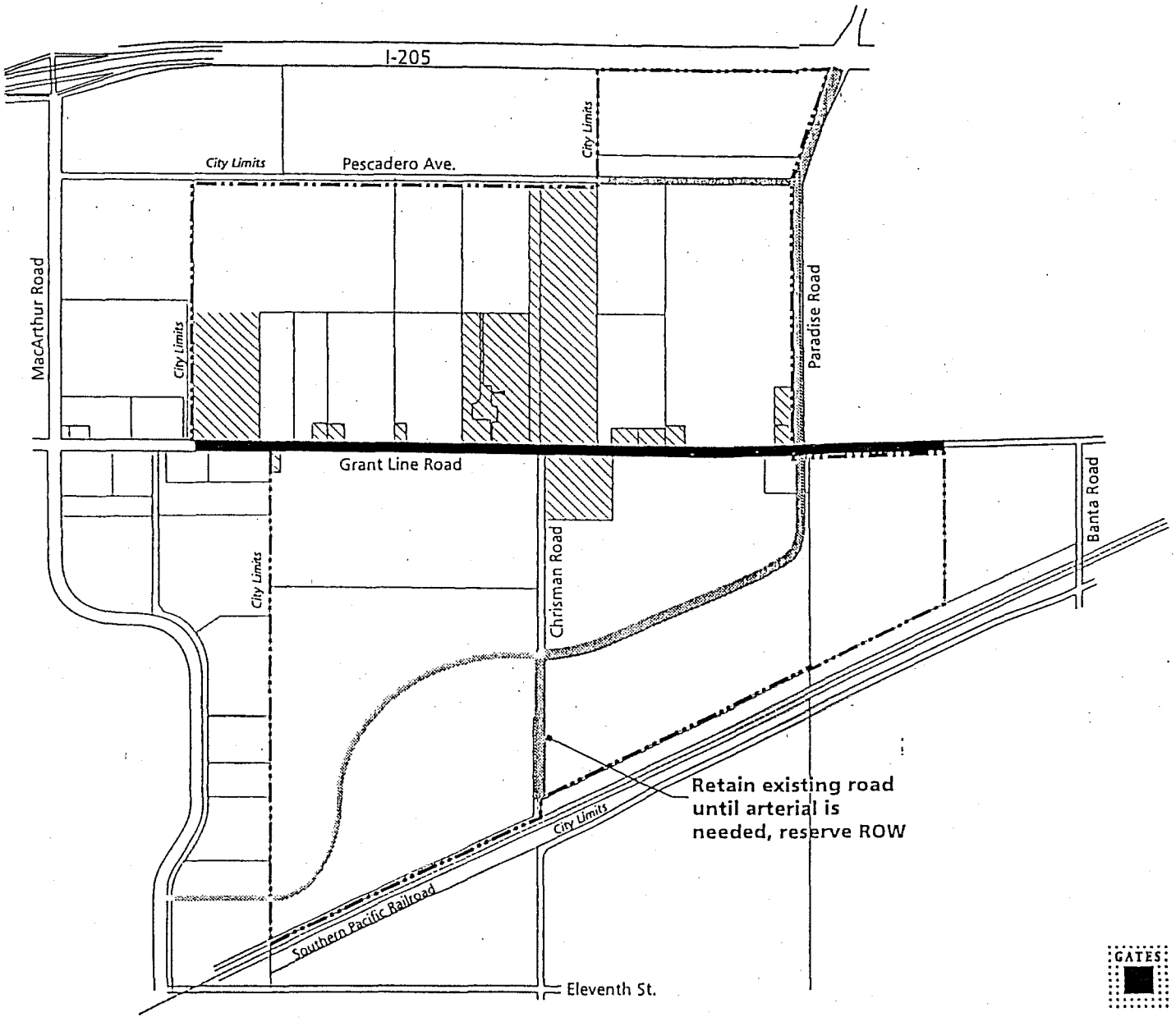
Figure 8a & 8b indicates the proposed cross sections of the internal streets.

### Parcel Access

Because the Plan does not include specific development parcel details (these will occur as the Plan is implemented), it would be tenuous to identify specific site access. However, the City has studied access issues (Conceptual Design Standards for the Tracy Roadway Master Plan, Fehr & Peers Associates, September 22, 1994). Within the context of these recommended standards, access on the major Plan area roadways (Grant Line Road and Paradise Road-Loop Street) should adhere to the driveway spacing guidelines found in the following Design Guidelines.

### Rail Access

A number of parcels front the Southern Pacific Railroad right-of-way to the south of the planning area. Railroad spurs accessing the rail line may be provided for rail-dependent industries that located in this part of the Planning Area.




# Northeast Industrial

Figure 7

## PROPOSED ROAD NETWORK

LEGEND

- 4 Lane Arterial, 110' ROW
- Phase I Arterial Street, 110' ROW
- Modified Industrial Street, 76' ROW
- Industrial Street, 60' ROW
- Existing Dairies and Homes

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### Truck Routes

Grant Line Road and MacArthur Drive are currently designated as truck routes in the UMP. While trucks may use other streets inside the area, such use would only be as needed to access a specific destination. Truck traffic towards destinations outside of the Northeast Industrial area will be directed towards the designated truck routes.

## Relationship Between the Proposed Circulation Plan and the Tracy Roadway Master Plan

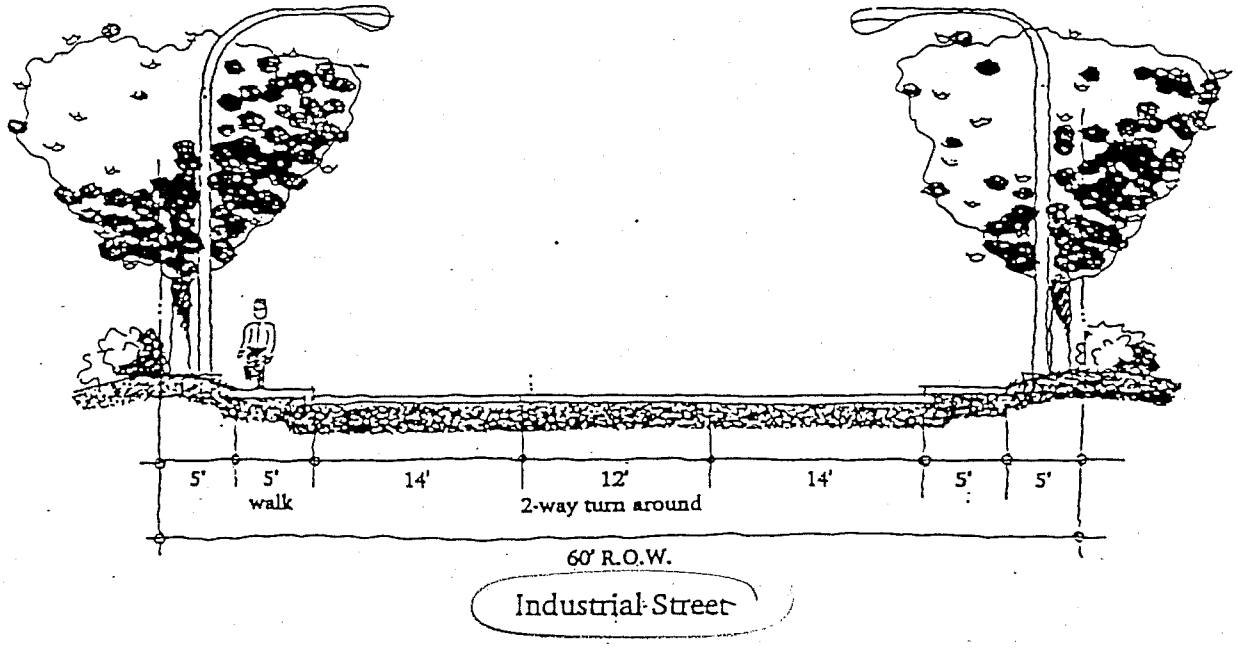
The City of Tracy Roadway Master Plan (RMP) was prepared in response to long-term buildout of the City's Urban Management Plan (UMP). As such, this roadway system was intended to serve 35 years of development growth, with an ultimate system (involving right-of-way preservation) that would probably not be needed for 40-50 years.

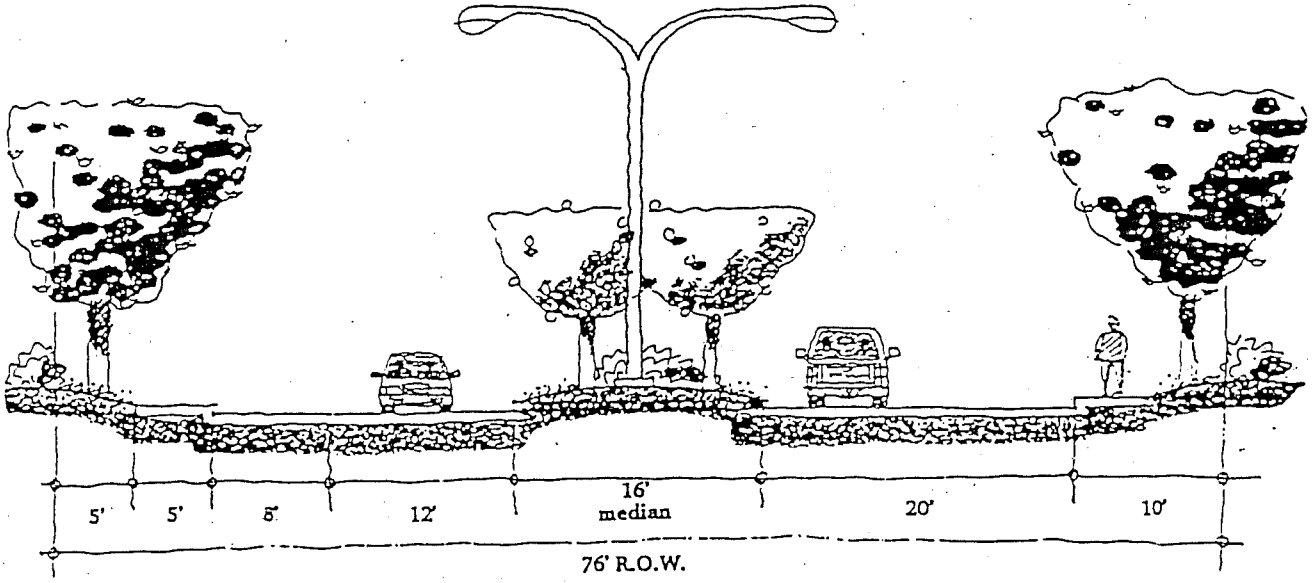
The two major RMP corridors through the Plan area are Grant Line Road (east-west) and Chrisman Road (north-south). The RMP envisioned that with ultimate long-term buildout, these roadways would carry heavy through volumes due to extensive development in the east areas of Tracy. The Grant Line expressway was intended to carry heavy through volumes to and from I-5, east of the City. The Chrisman expressway was intended to provide an alternative to MacArthur Drive, carrying heavy through volumes to and from I-205 (with a new I-205 interchange).

Because the RMP ultimate system is based upon extremely long-term growth projections, it is not feasible for the proposed Circulation Plan to precisely coincide with the ultimate system. The Circulation Plan differs from the ultimate RMP for two distinct reasons. First, the RMP envisions major six-lane expressways along Chrisman Road and Grant Line Road through the Plan area. Reserving the extremely wide rights-of-way for these roadways would bisect the Plan area (in both directions) and significantly impact the flexibility of future parcelization and development. More importantly, the expressways would create substantial development frontages with extremely limited access (as per the RMP recommendations). This severely restricted access would further impact the ability to market and develop parcels within the Plan area.

Nonetheless, the proposed Circulation Plan does recognize the need to provide the potential for future expansion to wider roadways. As shown in Figure 7, the Circulation Plan would exactly follow the Grant Line Road alignment, providing a four-lane major arterial street through the Plan Area. Within the arterial street 110 foot right-of-way, the cross-section could be modified (through a narrower median and elimination of shoulder areas) to accommodate the potential need for six-lanes.

A number of viable dairy facilities are in the path of a direct Chrisman Road access to I-205. Due to the disruptive impacts of such an alignment, the Circulation Plan proposes to allow for an alternative north-south roadway in the Chrisman Road - Paradise Road corridor. Although the Circulation Plan only indicates a two-lane modified industrial street, the Plan does provide for a right-of-way width that would accommodate a potential four-lane major arterial. Again, modifications to the four-lane arterial could allow for six lanes if such capacity is ever needed. This alignment also allows for an ultimate I-205 interchange at the existing Paradise Road overcrossing of I-205. It is noted that if an interchange is ultimately located at Paradise Road, it would be about 1.5 miles east of the MacArthur interchange and this spacing would satisfy State and Federal design standards.




Modified Industrial Street Section

Figure 8A

# STREET CROSS SECTIONS

## Northeast Industrial

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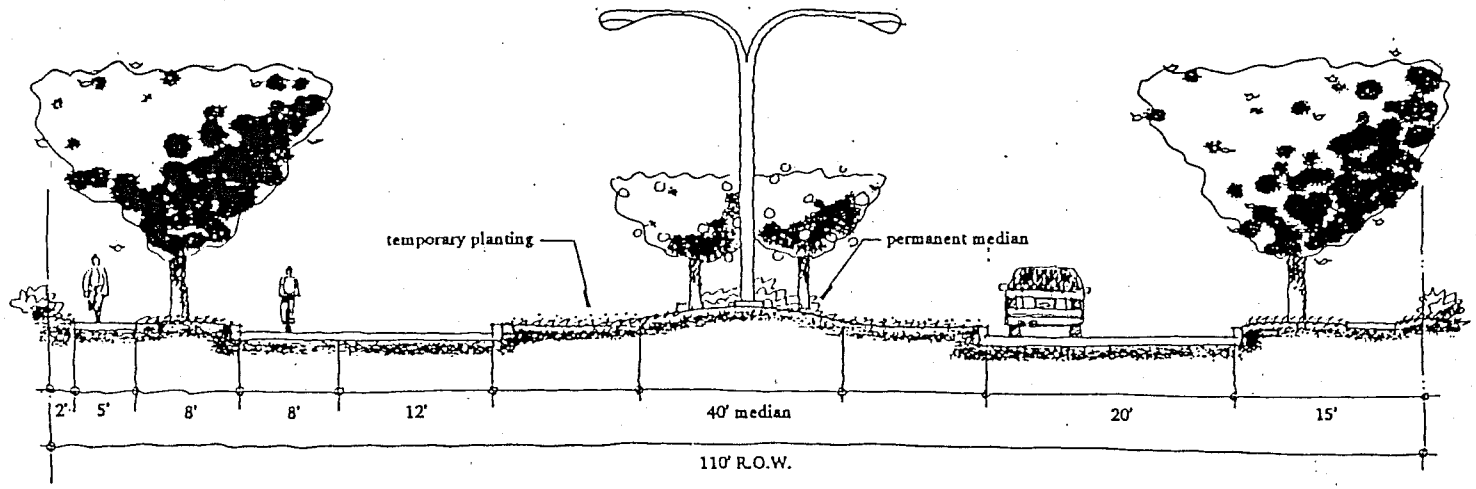
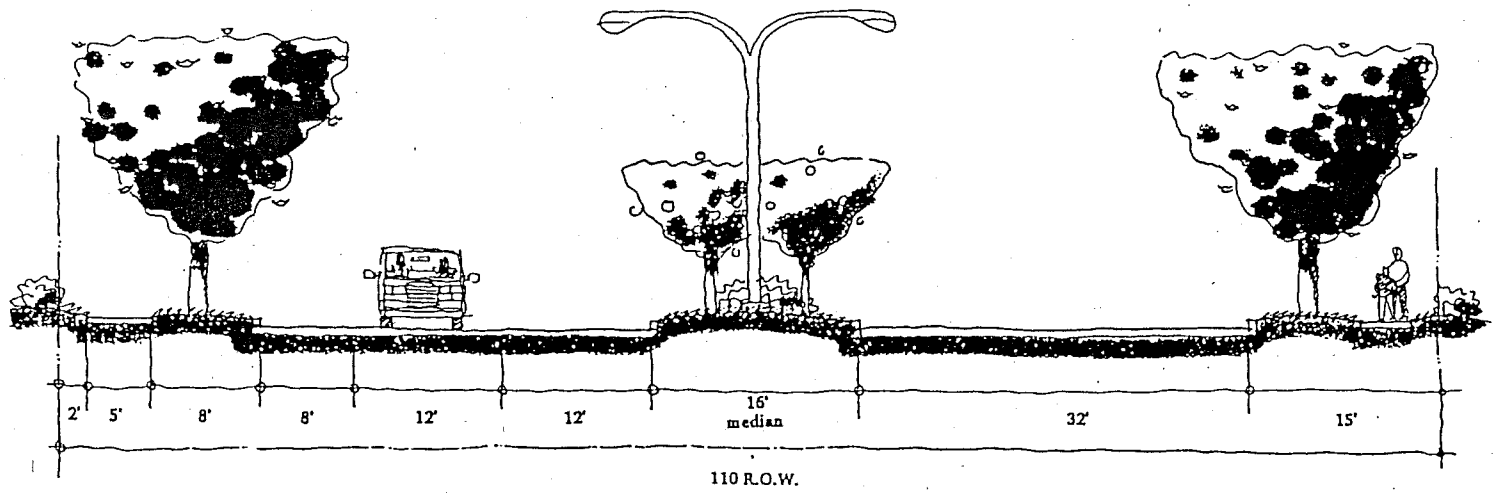
# Northeast Industrial

Figure 8B

## STREET SECTIONS




Phase 1 Industrial Street Section - preserves potential for expansion




Arterial Street

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Table 9 provides a summary comparison of the Northeast Industrial Circulation Plan, the future expansion potential of the Plan, the RMP 35 year roadways and the RMP ultimate roadways.

*Table 9: Comparison Of Circulation Plans*

| | Northeast Plan | | Roadway Master Plan | |
|---|---|---|---|---|
| *Roadway Segment* | *Proposed Circulation Plan* | *Potential Expansion* | *35 Year Scenario* | *Ultimate* |
| Grant Line, between MacArthur and north-south through route | *4-lane arterial (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| Grant Line, east of north-south through route | *4-lane arterial (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| North-south through route, south of Grant Line | *2-lane industrial street (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |
| North-south through route, between Grant Line and I-205 | *2-lane industrial street (110 ft. ROW)* | *6-lane arterial (110 ft. ROW)* | *4-lane expressway (116 ft. ROW)* | *6-lane expressway (140 ft. ROW)* |

### Phasing Of Roadway Section

As discussed above, the Northeast Industrial roadway network does provide for right-of-way width that would accommodate a potential north-south major arterial connection to I-205. The Northeast CDP reserves a 110 foot major arterial right of way along the Chrisman / Paradise alignment for the future north-south connection. As shown in the Phase I Arterial section, the 40 foot median would be narrowed to 16 feet, thus creating an additional two 12 foot lanes. The temporary section of the median would be planted with low cost, low maintenance plantings, such as seeded groundcover or grasses.

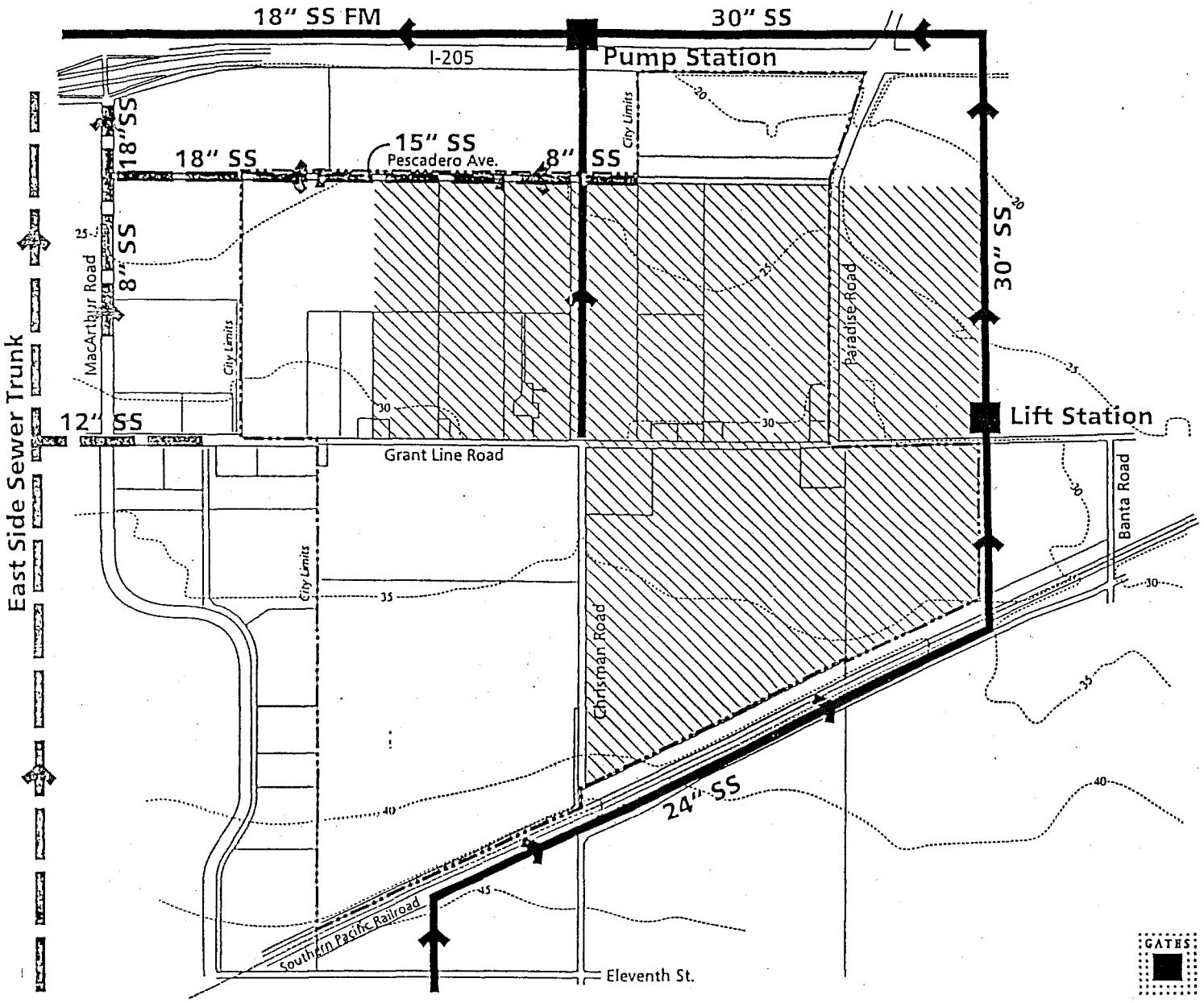
The section of Chrisman Road south of the loop street will be retained in an unimproved condition until needed as an arterial. A 110 foot wide right of way will be reserved to allow for the future expansion.

# PUBLIC SERVICES AND INFRASTRUCTURE

## Wastewater Collection and Disposal

### City Master Plan

Figure 10 shows a cross hatched area which is identified on the City's Wastewater Master Plan as part of the tributary area for new sewer pipelines proposed by the Master Plan. Because the City's Master Plan does not provide any other information, it is assumed the remaining portion of the site, which is not cross hatched, is planned to drain into the East Side Trunk.




# Northeast Industrial

Figure 10

## MASTER PLAN SEWER

LEGEND

- Tributary Area for M.P. Sewer
- Existing Sanitary Sewer
- Master Plan Sanitary Sewer

Source: City of Tracy Wastewater Master Plan

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The City's Master Plan shows a new 18" diameter sanitary sewer to be installed from Grant Line Road at Chrisman Road, north through the Northeast Industrial planning area and through the Yellow Freight site (the main alignment is only conceptually shown on the Master Plan), then across I-205 to a new pump station and force main which would convey flows westerly to the treatment plant. It appears that most, if not all, of the cross hatched portion of the Northeast Industrial planning area is intended to be served by this new system. If this main is to be built, it would be constructed east of Yellow Freight.

The Master Plan also shows a future 24" and 30" sewer system flowing counter-clockwise generally around the southern, eastern and northern boundaries of the site and then into the pump station described above. It appears this system is primarily planned to serve other areas, however the City's Master Plan does not provide any detail about shed boundaries, and this system may also be intended to serve some portion of the North East Industrial site.

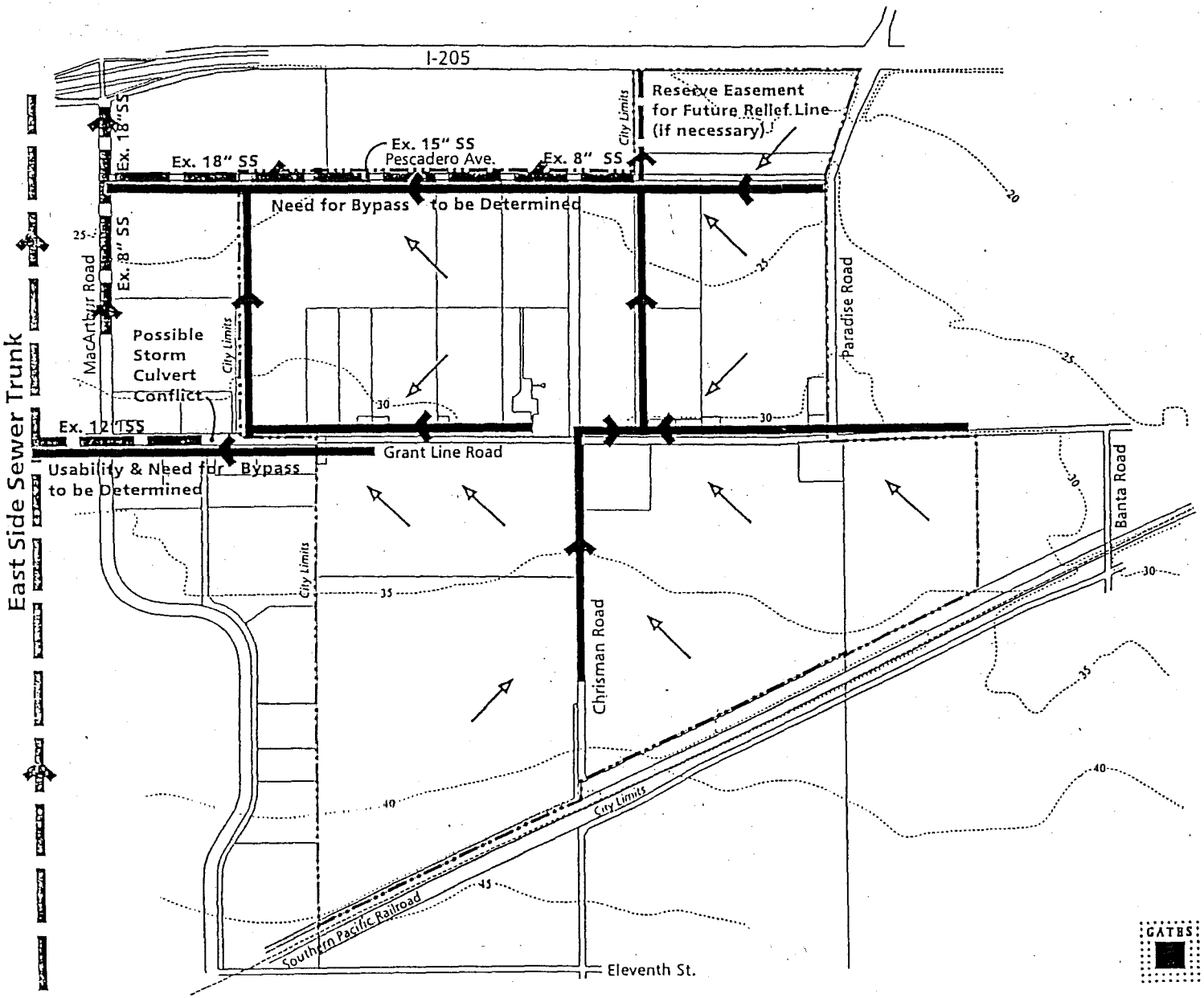
### Sanitary Sewer Serviceability Analysis

Figure 11 shows a proposed sanitary sewer pipe system layout to serve each parcel within the North East Industrial site. This proposed collection system differs from the City's Master Plan and would discharge the entire Northeast Industrial planning area into the East Side Trunk. If found to be a viable alternative, this may eliminate the need for Northeast Industrial to construct significant portions of the new systems shown on the Master Plan, particularly the new pump station and 18' force main on the north side of I-205.

Preliminary analysis of pipe grades and USGS topography maps indicate it may be possible to serve the entire Northeast Industrial planning area with a gravity system which outfalls to the East Side Trunk. The proposed layout shown on Figure 11 would make use of the existing pipes in Grant Line and Pescadero Roads to the extent possible. However, due to vertical considerations, it may be necessary to bypass some or all of the existing pipes leading to the East Side Trunk (particularly the 8" pipe in Pescadero Avenue). It should also be noted the area which the existing pipe in Grant Line Road can serve is probably limited, due to grade restrictions caused in part by conflicts with other utilities.

Depending on the calculation methodology used for sewage generation, inflow, infiltration and peaking factors, and the assumptions used regarding specific land use and employee density, the Northeast Industrial planning area is expected to have a sewage generation of between 1.5 and 3.0 million gallons per day (mgd). The 3.0 mgd could be exceeded if a high water user is located within the site.

A recent draft report by CH2M HILL shows the excess capacity of the East Side trunk to be about 3.6 (mgd) downstream of Grant Line Road. Preliminary calculations indicate the existing 18" sewer main in Pescadero Avenue has a total capacity of about 2.4 mgd and its excess capacity is estimated at 1.8 mgd (current flows in this system were not available from the City Public Works Department and should be verified). The portions of the existing excess capacities in the East Side Trunk and tributary systems, which can be used by the Northeast Industrial planning area, needs to be determined in order to assess the viability of the layout shown in Figure 11 .




# Northeast Industrial

Figure 11

## PROPOSED SEWER SYSTEM

LEGEND

- Existing Sanitary Sewer Main
- Proposed Sanitary Sewer Main
- Direction to Main Connection for Development Areas

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If it is determined that in the ultimate buildout condition there will not be enough excess capacity in the East Side Trunk to serve the entirety of the Northeast Industrial planning area, it may be possible to temporarily serve a significant portion of the Northeast Industrial buildout via the East Side Trunk. This would allow construction of expensive offsite improvements, such as the new pump station and force main, to be deferred until a later date. A potential capacity shortage could occur as a result of capacity being allocated to others or the siting of a high water use facility within the plan area., It is suggested that easements for additional mains flowing northerly be reserved to allow fur future flexibility in providing alternative sewer main scenarios.

If necessary, other alternatives to the City's Master Plan which may be worthy of consideration are to make use of the Heinz pipeline which may be abandoned in the near future and/or to parallel the East Side Trunk.

## Storm Drainage

### City Master Plan

As shown on Figure 12, the City's Master Plan identifies a main drainage divide through the middle of the site, approximately along the Chrisman Road alignment. Lands to the west of this divide are planned to flow to the west towards the East Side Channel. Lands to the east of this divide are planned to drain to the east into a future channel which would flow to the north and then northwest paralleling Tom Paine Slough to Sugar Cut.

### Storm Drain Serviceability Analysis

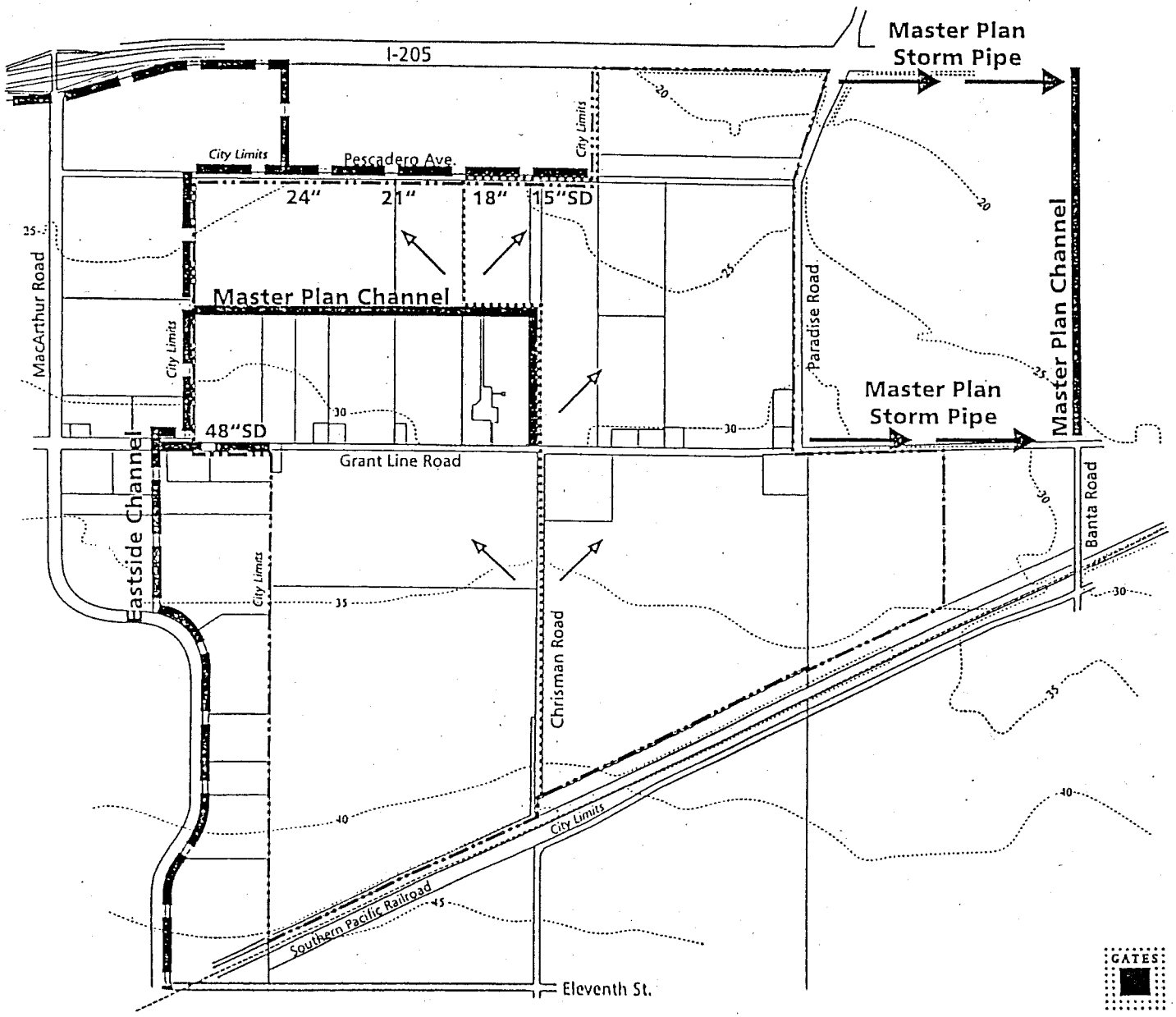
The City's current Storm Drain Master Plan for areas east of Chrisman Road will require expensive offsite improvements, and as such, alternative Master Plan drainage solutions for the Northeast Industrial planning area have been be considered. Alternatives which merit consideration include the following:

(a) Drain some or all of the portion of the site which is east of Chrisman Road to the East Side Channel. Due to capacity issues in the East Side Channel, any such shed "diversion" will result in the need for a detention basin(s) on site. The location and depth of detention basin(s) and channel hydraulics will dictate whether or not pumps will be necessary to drain the pond(s). Groundwater considerations will also influence the size of the ponds.

(b) Drain the eastern portion of the site directly north to the Tom Paine Slough in a newly constructed drainage facility. This alternative may also require one or more detention basins and/or water quality basins. This will require a revision to the Master Plan and approvals from those responsible for the operation of Tom Paine Slough.

(c) Temporarily discharge the eastern portion of the site into existing irrigation/tail-water ditches and await the construction of ultimate drainage facilities. This may require detention if temporary facilities are limited in capacity.

(d) Temporarily store water in onsite retention basins and await the construction of ultimate drainage facilities. This concept may include temporary discharge to the East Side Channel or the tailwater ditches. Temporary facilities will need to follow a phasing plan.




# Northeast Industrial

Figure 12

## MASTER PLAN STORM DRAIN

LEGEND

- Drainage Boundary
- Direction of Drainage
- Existing Storm Drain
- Master Plan Storm Pipe
- Master Plan Storm Channel

Source: City of Tracy Storm Drainage Master Plan

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north

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As properties within the project area develop, tailwater drainage from the West Side Irrigation District will need to be contained, redirected, or otherwise accommodated. The details of how this accommodation might best occur need further study.

## Water Supply and Distribution

### Water Supply

The Northeast Industrial Area will be annexed to the City of Tracy's water service area. Currently, the City uses a blend of treated surface water and untreated groundwater. The City of Tracy Water Master Plan currently proposes using surface water sources exclusively to meet water supply demands. The Master Plan indicates that existing groundwater supply will be maintained only for emergency usage. The City plans to increase their water treatment capacity to both meet the increased demand associated with the projected population growth and to allow additional surface water supplies to be used in lieu of the current groundwater supply.

### City Master Plan Distribution Network

The City Water Master Plan, a portion of which is shown on Figure 13, shows a network of mains varying in diameter from 12" to 18" throughout the site. A 12" to 16" diameter main is planned along Grant Line Road, to the east end of the site, and beyond. An 18" diameter water main is planned to run along Chrisman Road. A 12" diameter main is planned along Paradise Road. The Master Plan also calls for a 12" diameter water main loop in the southeast portion of the Plan Area.

### Water System Serviceability Analysis

Figure 14 shows a likely refinement to alignments shown on the City's Water Master Plan which takes into consideration the proposed Northeast Industrial roadway network. The size and location of water lines will need to be reviewed as development plans for the site and surrounding areas progress.

## Police Protection

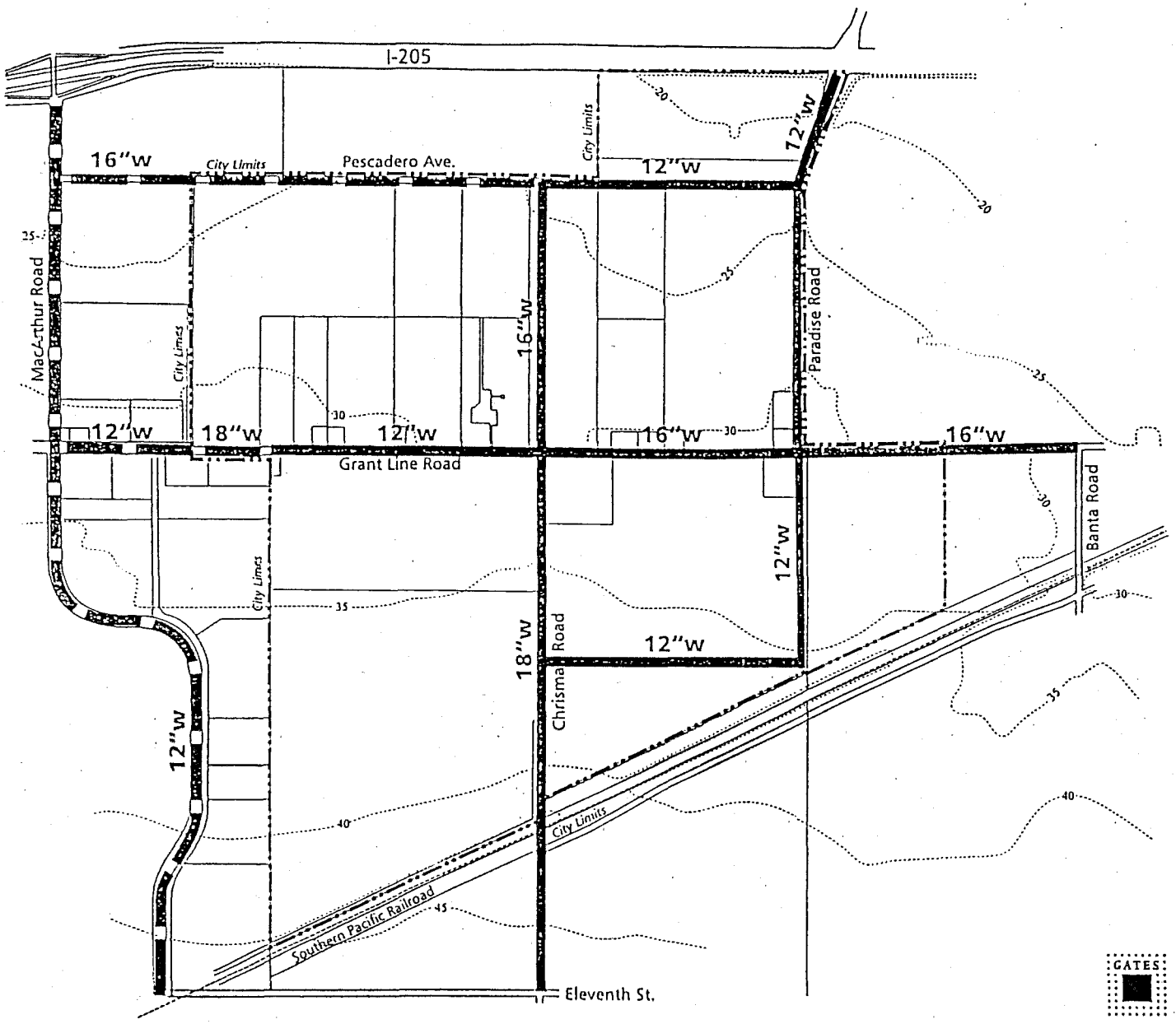
Police services to the project will be provided by the City of Tracy Police Department.

## Fire Protection

The planning area is located within the boundaries of the Tracy Fire Department (TFD). TFD will provide fire protection service and paramedic ambulance service to the planning area.

## Other Utilities

Pacific Gas and Electric (PG&E) will provide electricity and natural gas to the planning area. Pacific Bell will provide telephone service to the planning area from the Central Office located in Tracy.




# Northeast Industrial

Figure 13

## MASTER PLAN WATER

LEGEND

Existing Water Main

Master Plan Water Main

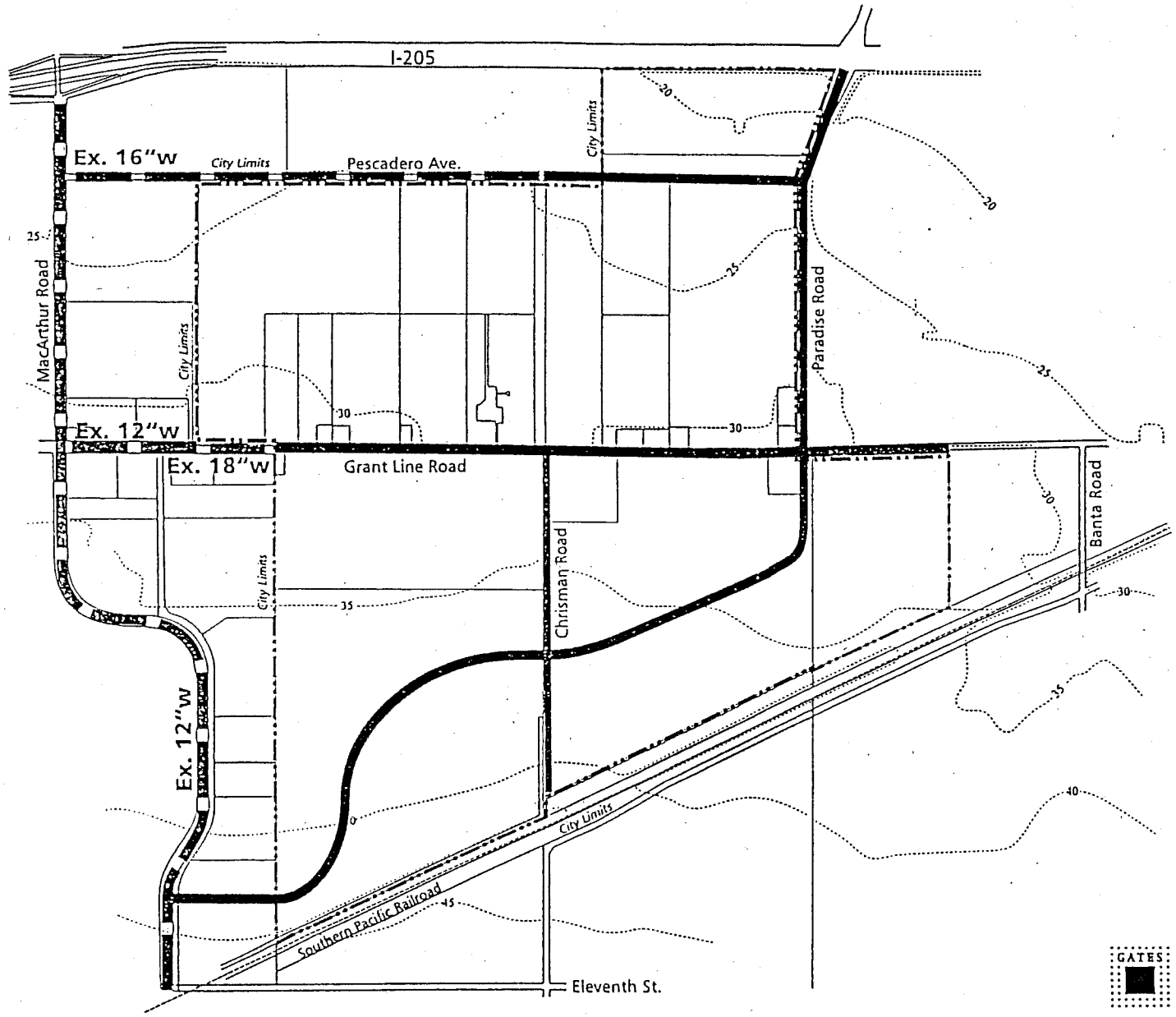
Source: City of Tracy Water Master Plan

February 26, 1996

north

GATES

0 500 1000 2000




# Northeast Industrial

Figure 14

## PROPOSED WATER SYSTEM

LEGEND

Existing water Line

Proposed Water Line

February 26, 1996

north

GATES

0 500 1000 2000

# PHASING AND FINANCING

## Phasing

The presence of the existing dairies and residences leads to a natural division of the Northeast Industrial planning area into several phases.

## Financing and Fiscal

The proponents of the Northeast Industrial Plan, like the I-205 Corridor Specific Plan and a number of other projects before it, will work with City Staff to arrive at a plan to finance the infrastructure needed to serve the project. Toward that end, a draft Financing Plan will be submitted within a reasonable time of submitting this document. This Financing Plan will identify what facilities are likely to be needed, what their estimated costs are, and how they might be paid for. It is anticipated that this plan will include a combination of impact fees and community facility districts to pay for the improvements over time. It is not considered likely that the project will cause a fiscal impact to the City that cannot be funded within the provisions of the property tax rate.

# DESIGN GUIDELINES

The Conceptual Development Plan includes design guidelines and development standards to guide site planning and architecture. These design guidelines are essentially the same as those adopted in the Industrial and I-205 Specific Plans, which are adjacent the planning area.

## Streetscapes

1. The design of the streetscape should integrate, in a consistent and creative manner, plant materials, paths, berming, lighting, and signage to produce an attractive and functional environment.
2. All landscaping should employ a mix of trees, shrubs, groundcovers and turf where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged.
3. The use of lawn substitutes is encouraged in all medians and for parkways. The use of turf should be minimized and reserved for areas of high use or visibility and temporary median planting in anticipation of future street widths.
4. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, parking areas, etc. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.
5. Tree plantings should reflect street hierarchy with larger trees along arterial streets and smaller trees on industrial streets. Tree plantings shall be symmetrical and of the same species in the parkways on both sides of the streets. One tree species or mixture of species shall be planted consistently at regular intervals along the entire length of a street. Spacing interval shall be no greater than 40 feet on center. Where trees are planted in medians, the plantings shall be continuous and at regular intervals. Spacing of median trees shall be no greater than 30 feet on center. Different tree species shall be planted at intersections to highlight these areas.
6. Adequate sight lines shall be maintained at intersections.

### Recommended Trees for Major Streets

The following list identifies recommended trees for the major streets that form the framework of the area:

| *Street* | *Parkway* | *Median* |
|---|---|---|
| Grant Line Rd. | Pistacia chinensis | Prunus serrulata cvs. |
| | Chinese Pistache | Flowering Cherry |
| Paradise Rd/Loop Rd. | Celtis sinensis | Pyrus calleryana 'Bradford' |
| | Chinese Hackberry | Bradford Pear |
| Pescadero Avenue | Fraxinus oxycarpa 'Raywoodii' | Pyrus calleryana 'Aristocrat' |
| | Raywood Ash | Aristocrat Pear |

Select one of the following street trees for use on each industrial road:

| *Botanical Name* | *Common Name* |
|---|---|
| Eucalyptus gunnii | Cider Gum |
| Fraxinus oxycarpa 'Raywoodii' | Raywood Ash |
| Fraxinus uhdei | Evergreen Ash |
| Platanus acerifolia | Sycamore |

### Street Lighting

1. Illumination standards for arterial and industrial streets should reflect the different right-of-way widths and functions.
2. Light fixtures and standards shall meet all safety standards and be employed throughout the length of each street. It is recommended that one lighting fixture style be employed for use on all streets. The preferred style is a Davit pole painted grey green.
3. Where possible, light standards shall be located in median.

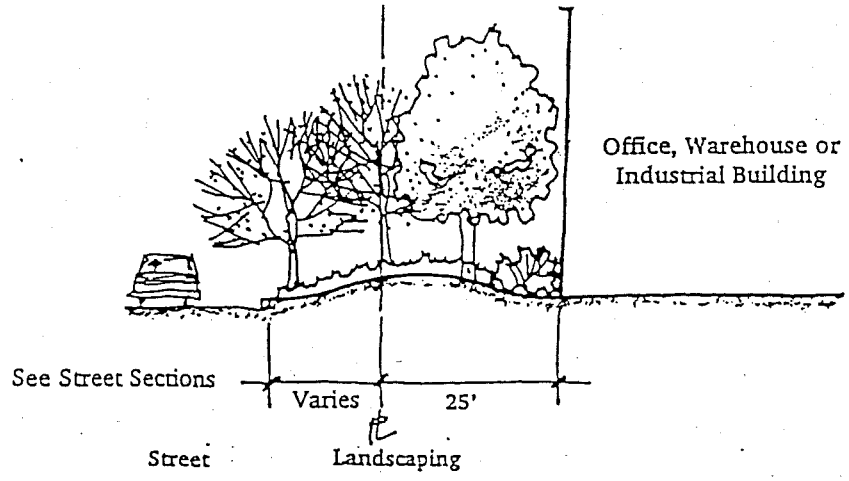
## Building FAR and Height

| *Land Use* | *Max. Floor Area Ratio* | *Max. Bldg. Ht.* |
|---|---|---|
| General Commercial | 0.35 | 40 ft. |
| Office | 0.35 | 40 ft. |
| Light Industrial | 0.50 | 40 ft. |

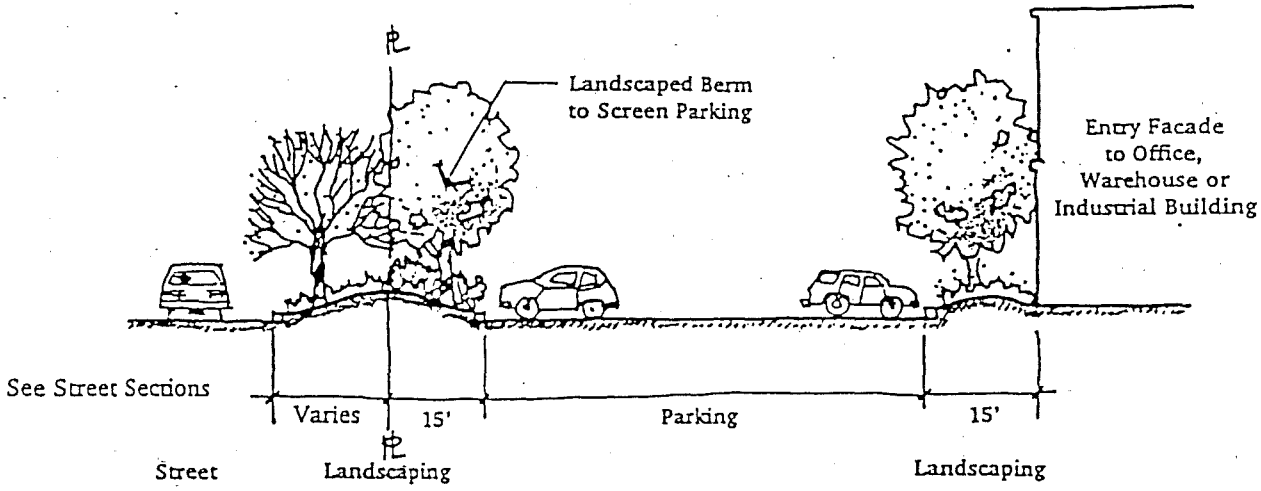
## Building Setbacks

The following shall be the minimum building and parking setbacks required for all building types. Figure 15 illustrates these guidelines.

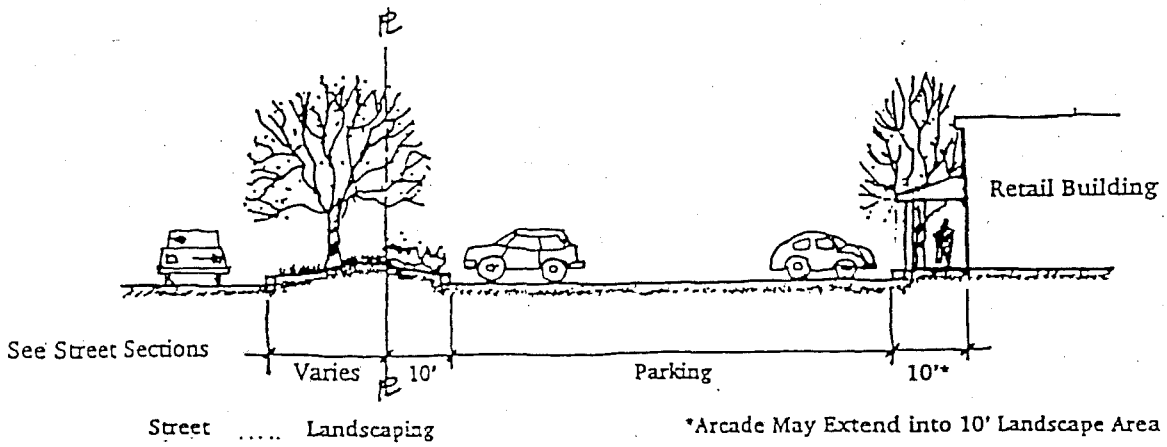
1. Building setback from any property line adjacent a street or CalTrans right of way shall be 25 feet minimum. Rear and sideyard building setbacks from property lines not adjacent street or CalTrans right of way shall be 15 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial sites, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50' back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Cal Trans right-of-way, for commercial shall be 10 feet and for industrial shall be 15 feet.
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings a 15 foot setback to parking shall be provided at building entries.




Front Yard Setback: Without Parking




Front Yard Setback: With Parking




Front Yard Setback: With Parking

Figure 15

## SETBACK GUIDELINES

0 10 20 40

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5. Commercial buildings must shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however only required on the major street frontage.

## Parking and On-Site Vehicular Circulation

1. Parking, on site circulation and loading area standards shall be as required by the provisions of Section 10-2.26, Off Street Parking Requirements, of Tracy Municipal Code unless modified below or as part of the Final Development Plan approval. Portions of off-street parking requirements are summarized below.
2. Parking lots containing 10 - 20 spaces may include a maximum of twenty (20%) percent of the total number of spaces for compact cars (these spaces shall be designed and marked in accordance with City Standards and distributed throughout the lot.) Compact car space parking areas containing twenty (20) or more spaces may include a maximum of thirty (30%) percent of the total number of spaces for compact cars.
3. Minimum Off Street Parking Standards:

| *Uses* | *Minimum Parking Spaces Required* |
|---|---|
| Retail | One space per 250 square feet of gross floor area |
| Vehicle sales and rentals, including recreational vehicles and mobile homes | One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot. |
| Offices: business, professional (not including medical or dental), banks | One space per 250 square feet of gross floor area. |
| Dental and medical clinics or offices | One space per 200 square feet of gross floor area. |
| Motor vehicle repair garages | One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces |
| Cafes, restaurants and other establishments for the sale and consumption of food and beverages | Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional spaces connected to uses such as drinking establishments. Drinking bars, cocktail lounges: one space per 35 square feet of drinking, bar, lounge area. |
| Manufacturing | One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift |

| *Uses* | *Minimum Parking Spaces Required* |
|---|---|
| Warehouses/Storage and Distribution | One space per **1,000** square feet of the first 20,000 square feet of gross floor area, plus one space per **2,000** square feet of the second 20,000 square feet of gross floor area, plus one space per **4,000** square feet of the remaining square feet of gross floor area. |

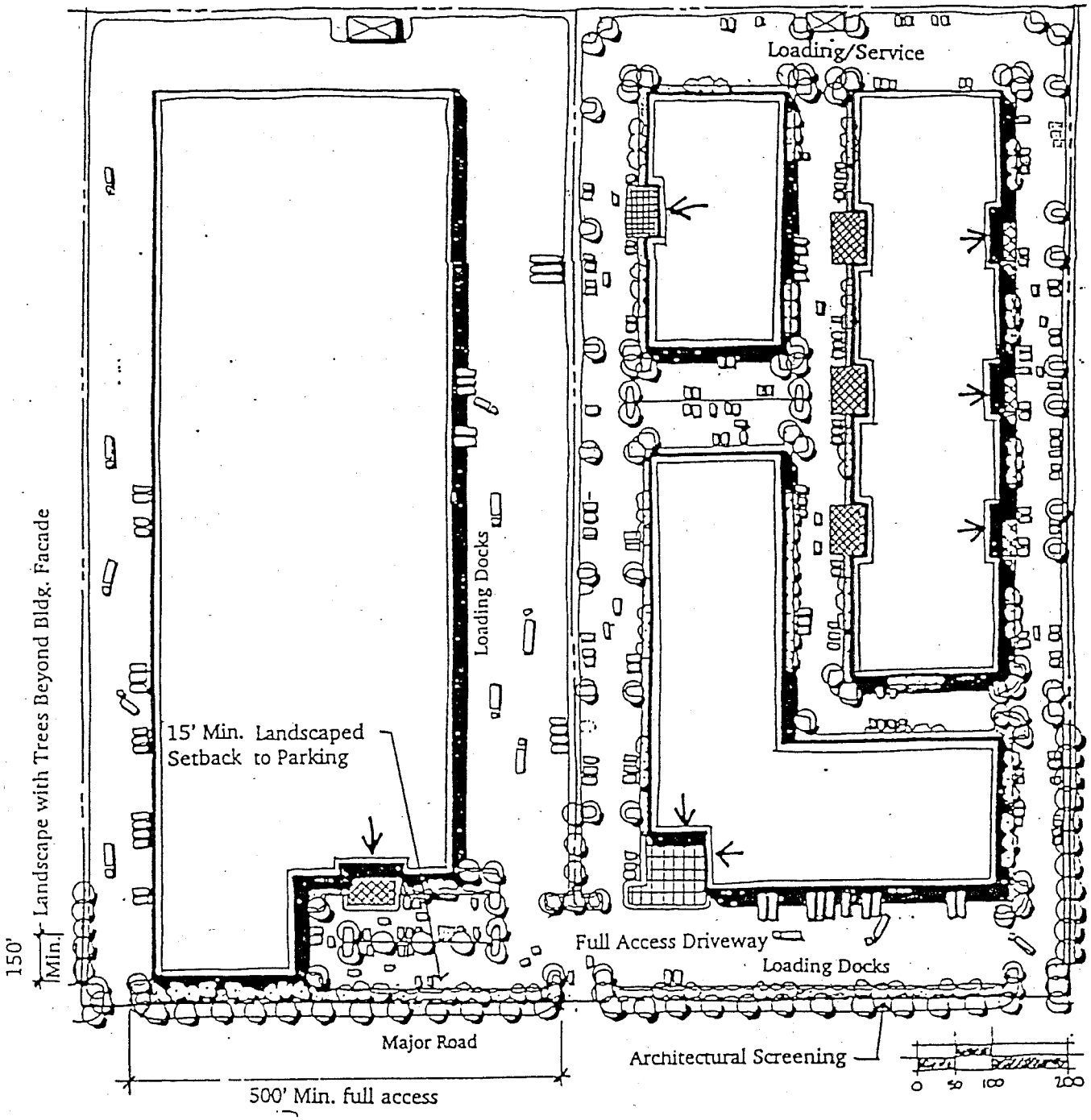
## Loading and Unloading Spaces

1. Sufficient off-street loading and unloading spaces shall be provided on each site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling all freight. All loading activity, including turnaround and maneuvering, shall be made on-site.
2. In commercial areas, truck loading areas and docks shall not be permitted between building(s) and the public street unless enclosed with architectural screen of material similar to building.
3. In industrial areas, truck loading areas and docks shall not be permitted between building(s) and the street unless the building(s) are set back from the curb a minimum of 125 feet and doors are screened by landscaping, berms and/or fences.
4. Buildings, structures and loading facilities shall be designed and placed upon the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area, without extending beyond the Property Line.

## Driveway Standards

Driveways should be carefully located so as not to impede the primary function of the streets, which is to carry through traffic. It should be noted that these spacing guidelines are minimum values. The goal should be to exceed them where possible.

1. Individual industrial parcels on major arterial streets may have driveways, but they should be carefully located so as not to impede the traffic efficiency. In general, parcels with frontage on major arterials should have their entryway on side streets if possible. If a parcel's only frontage is on the major arterial, every effort should be made to consolidate access at a single driveway. Spacing standards for driveways on major arterials shall be as follows:
   a) full access driveways, 500 ft. minimum
   b) partial access driveways (right in / out, left turn in), 500 ft. minimum
   c) right turn in and out, 350 ft. minimum upstream from an intersection
   d) right turn in and out, 200 ft. minimum downstream from an intersection
2. On industrial streets, spacing for full access driveways is 450 feet, minimum. "T" intersections are encouraged over four-way intersections. Every effort should be made to consolidate driveways.
3. No driveway shall be located closer than 200 feet to the radius return point at intersections.




Warehouse / Storage / Distribution
Example:
10 acres (gross)
FAR 0.50 max.
213,000 s.f.
73 Parking Stalls

Light Manufacturing / R&D
Example:
10 acres (gross)
FAR 0.50 max.
193,000 s.f.
429 Parking Stalls

Figure 16

# LIGHT MANUFACTURING / R&D PROTOTYPE

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4. Driveways shall be a minimum of 25' wide. Subsequent development applications shall demonstrate driveway width and placement can accommodate truck turning movements and clearing without blocking roadways.

5. Driveway width modifications may be approved with shared (ganged) driveways. Ganged driveways which serve two adjacent sites will be required to install landscaped islands along parking adjacent to the gang driveway and a landscape zone at the end of the common drive will act as a terminus to the view line down the ganged driveway.

   a) Full curb returns (as opposed to a standard driveway) shall be utilized for entries to all sites of over ten acres in size, or for common driveways that serve two adjacent sites that together total more than ten acres.

6. Access driveways shall provide adequate length to accommodate off-street vehicle stacking needs during times of peak use.

7. Parcel entry areas should be clear, attractive, and inviting; circulation should direct and visitor traffic clearly through the site, to main building entries and drop-off points, and service trucks to loading.

8. In commercial areas, vehicular entries to the site shall be well defined and recognizable to motorists. Improvements should include accent paving, signs, special plantings and lighting. Such improvements shall not block motorist's sight lines to oncoming traffic.

## Freeway Interface

The control of views of Tracy from Interstate 205 is critical for the establishment of a quality image for the community.

1. Locate service and store areas to minimize visibility from Interstate 205.

2. All freeway setback zones shall be planted with a combination of trees, shrubs, and groundcover. Automatic irrigation is required of all planted area. Use large scale trees, from a 15 gallon can minimum, grouped in single species clusters. Mass trees to avoid blocking views of commercial signage, while providing at least one tree per 1500 square feet of setback area. Plant shrubs in an informal hedge near the property line, with gaps between hedges of 50 feet maximum. Install from 1 gallon cans, minimum, in single species clusters at least 100 feet long. Hydroseed or otherwise install permanent groundcover in all places not planted with shrubs.

## Building Architecture

1. Use of creative building design and construction techniques is encouraged. Special attention should be given to that portion of the building visible from adjacent roadways or public parking areas.

2. Large buildings should have facades that include variations in massing, form and texture. Continuous surface treatments of a single material should be minimized. Architecture should be used to highlight building entries.

3. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

4. Continuous arcades along the front of commercial buildings are encouraged as they provide the pedestrian protection from the weather, reduce solar gain and can serve to enhance the character of what might otherwise be simple, formless structures. When more than one building is to be developed on a commercial site the buildings should be designed to relate to one another as a total composition with well thought out relationships one to another.

5. Metal buildings shall only be allowed where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate surface treatment to the office portion of such structure facing the public street shall be required.

## Signs

1. Signs must conform to the requirements of Signs, Section 10-2.35 of the Tracy Municipal Code as modified herein.

2. A site sign program shall be integrated into a total design concept for a site and its buildings. The primary goal of the project sign system is to provide information and identification. When more than one sign is permitted all signs shall be of similar style, shape and materials.

3. All signs must be approved as a part of the Final Development Plan. A sign program shall be submitted as a part of the application. The sign program should include:

   a) **Detached Business Identification Signs**: One such monument sign (as defined by the Tracy Municipal Code) shall be allowed for each street frontage of the site. These signs may only contain the symbol and/or name of the business and its street address. The sign shall be free standing, may be double sided, and shall be set back a minimum of 5 feet from the public right-of-way. Sign area shall not exceed 32 square feet per frontage and sign shall not exceed 6 feet in height from finish grade. Signs should generally be oriented perpendicular to approaching traffic.

   b) **Wall Signs**: On large single tenant buildings, signs should be located immediately above or adjacent to the primary building entrance. No sign shall extend above dominant roof line. The area of any single sign shall not exceed 100 square feet. Total area shall not exceed one-half square foot of sign per lineal foot of business being served.

      On smaller multi-tenant buildings, signs should be located at the frontage of each individual lessee. The area of any single sign shall not exceed 100 square feet nor more than 75 percent of the tenant frontage. Capital letters shall be no more than 2.5 feet high and lower case letters no more than 1.5 feet in height. When individually-lettered wall signs comprise over 50 percent of the sign area of all sign types total sign area shall not exceed 1.2 square feet per lineal foot of business being served. When comprising less than 50 percent of the total sign area the maximum sign area shall be one half square foot per lineal foot of business being served.

   c) **Directional Signs**: Signs required or desired to assist patrons in accessing the facility shall be located in site parking areas. The design of such signs shall be simple and easily legible. There is no limit to the number of signs provided on a site, however no single sign shall exceed 6 feet in area, except that vehicular "stop" signs shall be mounted per State standards.

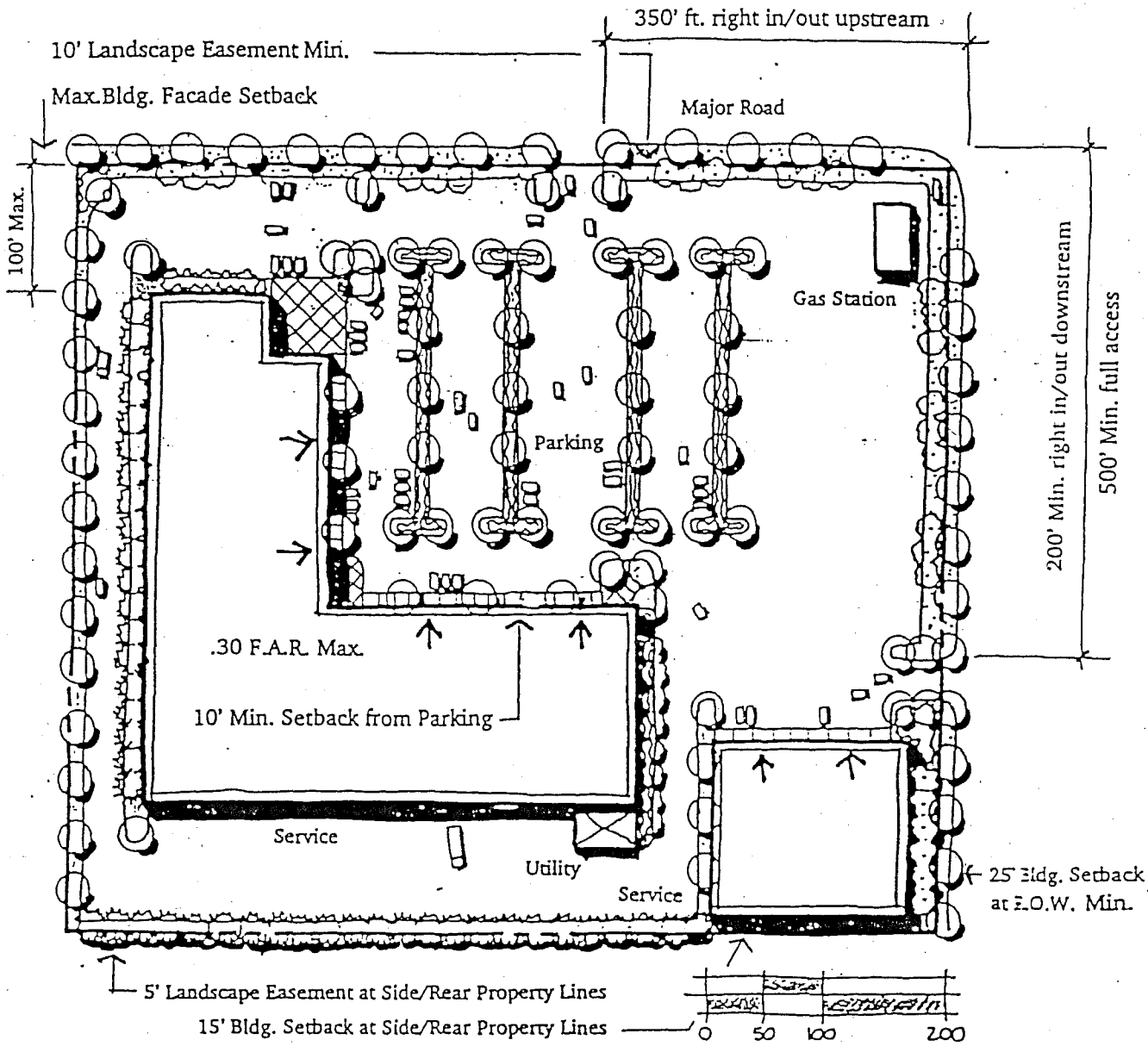


Figure 17

# COMMERCIAL PROTOTYPE

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4. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign. No sign illumination shall cast a glare which is visible from any street.

5. Signs should be constructed with quality materials and in a craftsmanlike manner to ensure both an attractive appearance and a durability.

## Landscaping

Minimum on-site landscaping requirements shall be as established by Off Street Parking Requirements (Section 10 2.2613 of the Tracy Municipal Code), except as modified below.

| *SUMMARY OF REQUIREMENTS* | *Commercial* | *Industrial* |
|---|---|---|
| Landscaped frontage setback | 10 feet | 15 feet |
| Minimum no. of trees in parking areas | 1 tree per 5 spaces | 1 tree per 10 spaces |
| Percentage of landscaping in parking areas: | | |
| 0- 15 cars | 5% | 5% |
| 16 - 30 cars | 10% | 5% |
| 31- 60 cars | 15% | 7 ½ % |
| Over 60 cars | 20% | 10% |

1. While commercial uses benefit from a well landscaped parking area and visibility from the street, views of industrial uses benefit from a more generously landscaped streetscape. Thus, parking lot landscaping requirements for industrial uses may be reduced as specified in the Tracy Off-Street Parking Requirements in order to create a large landscape setback along the street. These provisions allow the reduction of 50 percent of the required landscaping based on the providing a 15 foot landscape setback along the street frontage. The 15 foot strip may be included in the calculation of the total parking lot landscaping requirement. The remainder of the landscaping requirement must be distributed over the lot(s) to provide shade and landscape building frontage. Canopy trees shall be evenly distributed throughout the parking to provide shade.

2. On-site landscaping along arterials between the property line and the building, parking lot or vehicular circulation improvements shall be installed by the property owner. This landscaping shall be designed as an extension of the adjacent public arterial landscaping. Completion of landscaping on the site shall be simultaneous with completion of the building and other improvements on the site.

3. Landscaping shall not obstruct sight lines at street or driveway intersections.

4. In place of the wheel stops at parking lots, landscape areas and pedestrian walkways may be extended not more than two (2) feet into required parking spaces, to include a size (6") inch concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

5. Screening of the parking area from public rights-of-way in industrial areas shall be provided with a 2 ½ to 3 foot high element, measuring from the top of the parking area pavement. Screening may consist of one or a combination of the following:

a) Berms landscaped with ground cover, trees, and shrubs;

b) Solid, low profile, decorative masonry walls;

c) Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.

6. Generous landscaping screening is required adjacent on all street frontages for industrial areas. These areas should be landscaped with a combination of trees, shrubs, and ground cover soften views of parking areas.

7. Tree planting and selection and massing should be compatible with streetscape plantings. Provide minimum 1 tree per 400 sq. feet of landscape setback. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together

8. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged. The use of turf in the narrow planting islands is discouraged.

9. Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark and other similar materials are not acceptable as a sole groundcover material.

10. All trees shall be of 15 gallon minimum size at planting, with a minimum branching height 5 years after installation of 10' above road or parking surfaces and 6' at pedestrian areas. Shrubs shall be of 1 gallon minimum size with a maximum on-center spacing of 24". Likewise, groundcover may be planted from flats or 4-inch pots with a maximum spacing of 12" on-center.

11. Automatic irrigation is required for all landscaped areas. Irrigation systems should be designed so as not to overspray walks, buildings, and parking areas.

## Screening and Storage

1. All exterior trash areas, storage structures, and service areas should be screened from public view with a wall or fence of a minimum height of 8 feet above the street curb level. Storage areas shall be set back a minimum of 50 feet from streets, unless fully enclosed in an architecturally compatible enclosure.

2. No storage areas are allowed within the landscape easements, front setbacks or side or rear yard landscaped buffers.

3. Roof-mounted equipment shall be screened from street view. Pad-mounted transformers, utility connections, and meter boxes shall be screened and integrated into the site plan.

4. The design of masonry walls, fencing, trash enclosures and similar accessory site elements should be compatible with the architecture of the building and should use similar materials. Where masonry walls are along at property frontages, it should enhance the entrance to the property and should not impair traffic safety by obscuring views. Long expanses of wall surfaces should be architecturally designed to prevent monotony.

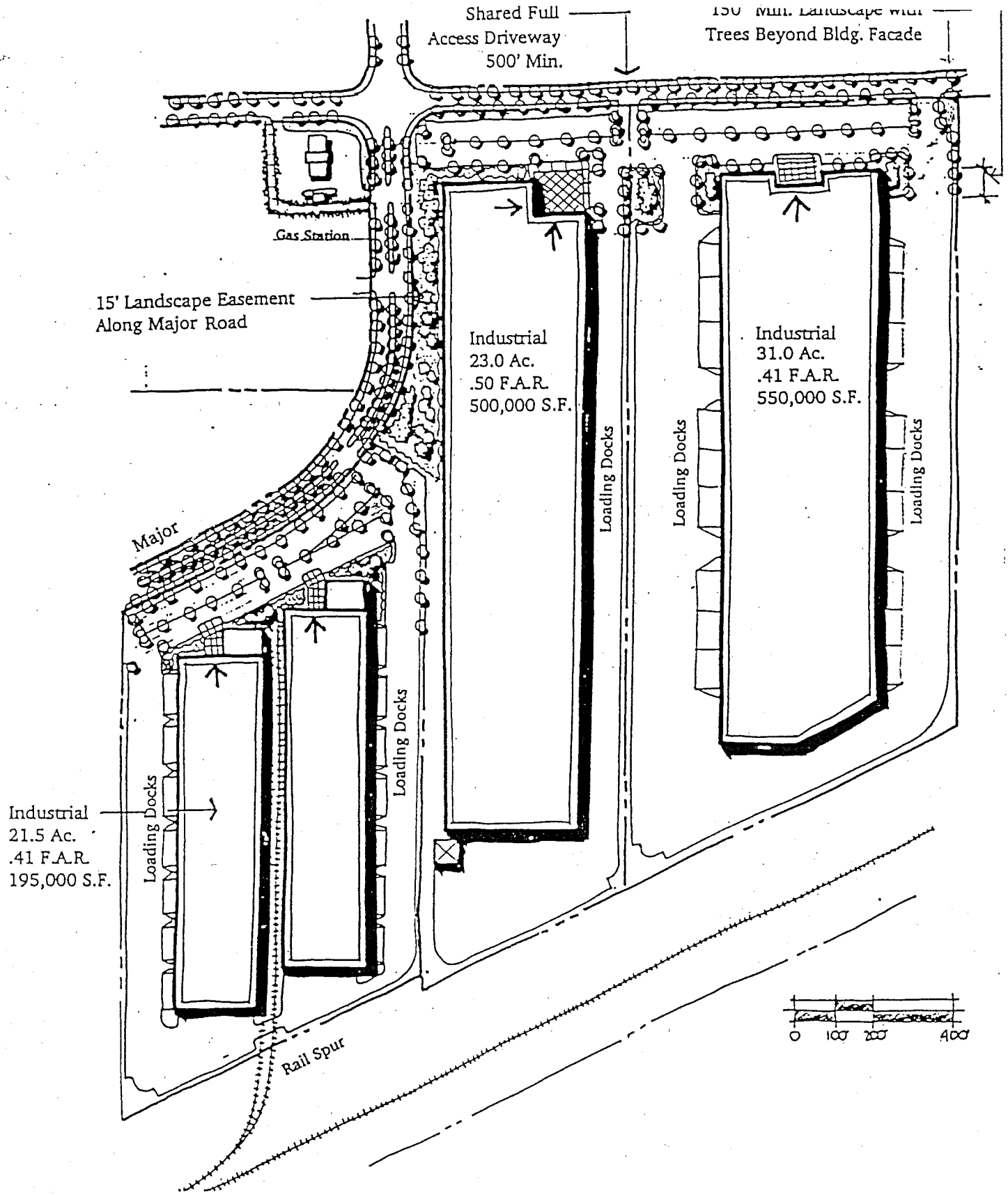


Figure 18

# WAREHOUSE PROTOTYPE

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## Environmental Performance Standards

### Use Restrictions

No use shall be permitted to exist or operate on any lot which:

1. Emits dust, sweepings, dirt, cinders, fumes, odors, radiation, gases and vapors, or discharges liquid or solid wastes or other harmful matter into the atmosphere or any body of water which may, according to the appropriate agency, adversely affect the health and safety of persons within the area, or the health and safety of persons in adjacent areas, or the use of adjacent properties
2. Discharges waste or any harmful substance as defined by the Municipal Code, into any public sewer or storm drainage system.
3. Produces intense glare or heat, unless such use is performed only within an enclosed or screened area, and then only in such manner that glare or heat emitted will not be discernible from any exterior lot line.
4. Creates a sound pressure level in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
5. Allows the visible emissions of smoke (outside any building) other than the exhausts emitted by motor vehicles or other transportation facilities or any emissions in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
6. Creates a ground vibration that is perceptible, without instruments, at any point along any of the exterior lot lines.

### Hazardous Wastes and Water Pollutants

1. An on-site reconnaissance for hazardous wastes must be conducted for each parcel within the study area and the resulting report submitted with the application for the first proposed Tentative Map. If hazardous wastes are identified they must be dealt with to the satisfaction of the Tracy Municipal Code, before the application may be approved.
2. All new industries locating with the area will be required to obtain a Discharge Permit from the Director of Utilities prior to occupancy. This permit shall establish the amount and quality of wastes allowed to be discharged into the City's sanitary sewer.
3. The quality of wastewater entering the city sewage system from proposed uses shall be measured by the Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) levels referenced in the local Water Quality Control Board 208 Plan. Users that are not expected to comply with these standards will be required to provide on-site pretreatment facilities.
4. The storage and distribution of hazardous materials shall be subject to the rules of the San Joaquin County Health District.
5. Industries regularly using significant quantities of hazardous chemicals as defined by State Law in the course of their operations shall be required to obtain a Conditional Use Permit.

## Mineral Extraction

1. Mineral extraction shall only be permitted as a subsidiary use to main use of site.
2. Locate equipment, storage, and facilities for mineral extraction to avoid visibility from the public street.

## Dairy Uses

1. With development applications for an individual site, provide information demonstrating provisions of adequate buffers between proposed development and adjacent existing dairy uses.
2. Existing diary uses are exempted from the Environmental Performance Standards on page 42.

## Permitted and Conditional Uses

The following table indicates uses which are to be permitted and permitted subject to conditions in each land use designation of the Northeast Industrial Plan. The land use designations are abbreviated as follows:

LI: Light Industrial
GC: General Commercial

The uses shown in Table 19 as Permitted ("P") are those that are deemed acceptable anywhere in the assigned land use designation. They are uses that, when developed in conformance with this Plan, will not require special conditions in order to avoid negative impacts.

The uses shown as Conditionally Permitted ("C") are of two types. Some of these uses are not acceptable in every location within a land use, but are acceptable in certain locations. Other uses may require special conditions to make them acceptable at particular locations, due to their potential negative impacts on existing or planned uses. This may be because of their potential nuisance aspects such as litter, noise, or hazardous wastes.

Where neither a "P" or "C" is shown for a particular land use district, that use is not allowed.

*Table 19: Permitted and Conditional Industrial and Commercial Uses*

| *Uses* | *LI✱* | *GC* |
|---|---|---|
| 1. Agricultural, including dairies | P ◆ | P ✱,◆ |
| 2. Accessory uses and structures; not including warehouses, located on the same site as a permitted use. | P | P |
| 3. Administrative, executive, research, medical offices | P | P |
| 4. Accessory uses and structures located on the same site as a conditional use | C | C |
| 5. Warehousing and distribution facilities | P | |

| *Uses* | *LI** | *GC* |
|---|---|---|
| 6. Manufacturing, repair, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, leather, or semi-precious metals or stones, but not including such operations as saw or planing mills, any manufacturing involving primary production of wood, metal, or chemical products from raw materials. | P | |
| 7. Manufacture, of food products, pharmaceuticals, biotechnology products and the like, but not including fish or meat products, sauerkraut, vinegar, or the like, or rendering or refining of fats and oils. | P | |
| 8. Laboratories, including chemical, physical material testing, electronic, agricultural, photographic film processing, and general research | P | |
| 9. Electrical industrial apparatus manufacturing, service, and repairs, including motors, generators, welding equipment, electrical transmission and distribution equipment, and turbines and pumps. | P | |
| 10. Manufacture, repair of optical electronic, timing, and measuring instruments | P | |
| 11. Dairy products plants | P | |
| 12. Machine Shops | P | |
| 13. Heating, plumbing, and ventilating equipment manufacturing, servicing, repairs | P | |
| 14. Refrigerator, furnace, water heater, and other household appliance manufacturing, service and repairs, not incidental to retail sales. | P | |
| 15. Furniture and cabinet assembling whose activities are carried on entirely within an enclosed building and which have no construction yards on the lot. | P | |
| 16. Parcel delivery service and vehicle storage inside and outside the building | P | |
| 17. Truck Terminals | P | |
| 18. Mini storage | P | |
| 19. Equipment Storage | P | |
| 20. Janitorial services and supplies | P | |
| 21. Printing, including also lithographing, engraving and other such similar reproduction services | P | |
| 22. Automotive supply stores | C | |
| 23. Rental yards, including the rental of hand tools, garden tools, power tools, trucks, trailers, and other similar equipment | C | |
| 24. Building materials sales, lumberyards (outside storage) | C | |
| 25. Repair, painting, and body work for automotive, motorcycle, and farm machinery | C | |

| *Uses* | *LI** | *GC* |
|---|---|---|
| 26. Boat sales, service, repair | C | |
| 27. Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, tobacco, soft drinks, candy and gum. | C | |
| 28. Wholesale trade businesses | C | |
| 29. Intermediate manufacturing uses involving the processing of raw materials, including food and paper processing, wineries, concrete mixers | C | |
| 30. Mineral and hydrocarbon extraction | C | |
| 31. Recycling (collection and sorting) | C | |
| 32. Outlet stores and centers | | P |
| 33. Warehouse retail, including furniture, office supply, sporting goods, or wholesale merchandising | | P |
| 34. Hardware stores, including garden centers | | P |
| 35. Home Improvement and Interior Decorating stores, including carpet, drapery, floor covering, paint, glass, and wallpaper shops | | P |
| 36. Garden centers, including plant nurseries and retail sales | | P |
| 37. Sporting goods and toy stores | | P |
| 38. Specialty retail stores selling those items and services normally sold in department stores (including clothing, shoes, and accessories) | | P |
| 39. Shoe and clothing repair | | P |
| 40. Food markets, convenience markets | | P |
| 41. Liquor stores | | P |
| 42. Drug stores and prescription pharmacies | | P |
| 43. Restaurants, including fast food | | P |
| 44. Art galleries and artists supply stores | | P |
| 45. Barbershops, beauty shops ,and hairstyists | | P |
| 46. Financial institutions, including bank, savings and loan offices, finance companies, credit unions and related services | | P |
| 47. Refrigerator, furnace, water heater, and other household appliance sales including repair, provided repair services are incidental to retail sales. | | P |
| 48. Laundries and dry cleaners | | P |
| 49. Photocopying and related duplicating services not including printing, lithographing, engraving or such similar reproduction services | | P |

| *Uses* | *LI✱* | *GC* |
|---|---|---|
| 50. Pet and bird stores with incidental veterinary services | | P |
| 51. Video stores, sales and rental | | P |
| 52. Automobile and motorcycle sales, rental, including new and used car sales | | C |
| 53. Bars without significant food service | | C |
| 54. Building materials sales (no outside storage) | | C |
| 55. Miniature golf | | C |
| 56. Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, food and beverages (except alcoholic beverages), and small consumer items such as magazines, newspapers, etc.... | | C |

✱: Subject to compliance with the Environmental Performance Standards. Note that as defined by State law, any business using significant quantities of hazardous materials requires a Conditional Use Permit.

✦: Existing dairy operations are exempt from the Environmental Performance Standards.

## Consultant Acknowledgements

David Gates
Sandy Gimbal
**David Gates & Associates**
*Land Planning, Urban Design, Landscape Architecture*

**George Nickelson**
*Traffic Engineering*

Rod Andrade
Steve Lichliter
**MacKay & Somps**
*Civil Engineering*

RESOLUTION 99-106

AMENDING THE URBAN MANAGEMENT PLAN
OF THE CITY OF TRACY
THE APPLICANTS ARE DOVER/PRIMA ASSOCIATES AND
F. E. BLINCOE, JR.
APPLICATIONS 7-98-GPA AND 8-98-GPA

WHEREAS, The City of Tracy Planning Commission held a public hearing on an amendment to the Tracy Urban Management Plan on February 10, 1999 recommending that the 10 acres located on the southwest corner of Grant Line/Paradise Roads and the 10 acres located on the southwest corner of Pescadero Avenue and Paradise Road be redesinated from Commercial to Industrial, and

WHEREAS, The City Council of the City of Tracy held public hearing on April 6, 1999 on said amendment, and

WHEREAS, The City Council of the City of Tracy found said amendment consistent with the Tracy Urban Management Plan and Master Environmental Impact Report and the Environmental Impact Report for the Northeast Industrial Plan certified by the City Council on May 8, 1996;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy does hereby approves the General Plan Amendment Applications 7-98-GPA and 8-98-GPA, by redesignating the 10 acre site located on the southwest corner of Grant Line and Paradise Roads and the 10 acre site located on the southwest corner of Pescadero Avenue and Paradise Road from Commercial to Industrial.

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

The foregoing Resolution 99-106 was adopted by the Tracy City Council on the 6th day of April, 1999, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, MATTHEWS, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

Dan Bilbrey
Mayor

ATTEST:
Sharon Smith
City Clerk

RESOLUTION 99-107

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TRACY
AMENDING THE NORTHEAST INDUSTRIAL CONCEPT
DEVELOPMENT PLAN
PROJECT CHARACTERISTICS, PROJECT OBJECTIVES

WHEREAS, The City Council of the City of Tracy adopted the Northeast Industrial Concept Development Plan on May 8, 1996, and

WHEREAS, The City of Tracy Planning Commission held a public hearing on an amendment to the Northeast Industrial Concept Development Plan on February 10, 1996, and

WHEREAS, The Planning Commission found said amendment consistent with the Tracy Urban Management Plan, and

WHEREAS, The City Council held a public hearing on the amendment to the Northeast Industrial Concept Development Plan on April 6, 1999;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City Tracy does hereby approve the amendment to the Northeast Industrial Concept Development Plan as follows:

PROJECT CHARACTERISTICS

Project Objectives

Land designated Industrial with zoning of Planned Unit Development (PUD), would permit commercial development without the site being redesignated Commercial if:

1. The site is a minimum of one acre and located on the northwest or southwest corners of Pescadero Avenue/Paradise Road or the northwest or southwest corners of Grant Line/Paradise Roads.
2. The site has City Engineer-approved access from at least two streets.
3. The proposal is for a convenience retail or general commercial service use to the industrial area, such as restaurants, hotels or convenience stores and service stations.

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

The foregoing Resolution 99-107 was adopted by the Tracy City Council on the 6th day of April, 1999, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, MATTHEWS, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

Dan Bilbrey
Mayor

ATTEST:

Sharon Smith
City Clerk

RESOLUTION 2005-091

APPROVING THE PRELIMINARY AND FINAL DEVELOPMENT PLAN AND MINOR AMENDMENT TO THE NORTHEAST INDUSTRIAL CONCEPT DEVELOPMENT PLAN FOR A 390,000 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON A 17.93-ACRE PARCEL AT THE SOUTHEAST CORNER OF CHABOT COURT AND GRANT LINE ROAD; ASSESSOR'S PARCEL NUMBER 250-280-01 THROUGH 05 APPLICATION NUMBER 45-04-D

WHEREAS, The subject property was annexed to the City of Tracy in 1996, received a zoning designation of Planned Unit Development, is designated Light Industrial in the Northeast Industrial Concept Development Plan, and is consistent with the General Plan designation of Industrial, and

WHEREAS, Trammell Crow Company, on behalf of M.I.R.E.F. Chabot Tracy, LLC, submitted an application for a Planned Unit Development Preliminary and Final Development Plan review (Application Number 45-04-D) and a minor amendment to the Northeast Industrial Concept Development Plan for a 390,000 square foot multi-tenant industrial building on December 6, 2004, and

WHEREAS, The subject property is located within the Northeast Industrial Concept Development Plan area, with a land use designation of Light Industrial, within which industrial land uses are permitted, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on March 9, 2005, and recommended, by adoption of a resolution, that the City Council approve the PUD Preliminary and Final Development Plan and minor Concept Development Plan amendment for a 390,000 square foot multi-tenant industrial building, and

WHEREAS, The City Council held a public hearing to discuss the application on April 5, 2005;

NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve the PUD Preliminary and Final Development Plan and minor amendment to the NEI Concept Development Plan for a 390,000 square foot multi-tenant industrial building, Application No. 45-04-D, subject to the conditions contained in Exhibits 1 and 2 to this Resolution, and based on the following findings:

1. The establishment, maintenance, and operation of the proposed use and associated structure is compatible with the land use, design, and operational characteristics of the neighboring properties. It will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use and its associated structures, or to the general welfare of the City because the project is consistent with the land use, design, and other elements of the Northeast Industrial Concept Development Plan, the City of Tracy General Plan, and applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but not limited to, Article 26, Off-Street Parking Requirements, and Article 30, Development Review.

2. The project will not adversely affect or impair the benefits of occupancy, most appropriate development, property value stability, or the desirability of property in the vicinity because the architectural elements of the project as designed and conditioned, are a quality addition to the

vacant parcel, and will not adversely visually impair the benefits of the properties in the vicinity as the project includes greater setbacks than the required minimum, vertical and horizontal variation in the building faces, and significant landscape improvements both adjacent to the building and the public rights-of-way.

3. The project, as designed and conditioned, will not cause any significant environmental impact, because it is consistent with the Northeast Industrial Concept Development Plan and its Environmental Impact Report as adopted by the City Council in 1996. The project is consistent with the land use, design, and other elements of the Northeast Industrial Areas Concept Development Plan, the City of Tracy General Plan, and applicable requirements of the Tracy Municipal Code.

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

The foregoing Resolution 2005-091 was adopted by the Tracy City Council on the 5th day of April, 2005, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | IVES, SUNDBERG, TOLBERT, TUCKER, BILBREY |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2008-046

APPROVING THE CONCEPT DEVELOPMENT PLAN AMENDMENTS FOR MAXIMUM BUILDING HEIGHT THROUGHOUT THE NEI CONCEPT DEVELOPMENT PLAN AREA AND TO ALLOW FOR A 15,000 SQUARE FOOT RETAIL AREA WITHIN AN INDUSTRIAL WAREHOUSE LOCATED ON A 160.34-ACRE SITE, LOCATED AT 1941 N. CHRISMAN ROAD - ASSESSOR'S PARCEL NUMBER 250-020-13
APPLICATION NUMBER 1-08-SPA

WHEREAS, The Northeast Industrial Areas Concept Development Plan was approved by the City Council in 1996, and established the goals and standards for development within the area, and

WHEREAS, HPA, on behalf of Prologis Development Services, submitted an application for a Planned Unit Development Preliminary and Final Development Plan review and Concept Development Plan amendments for their project site (Application Numbers 6-06-D and 1-08-SPA) for three industrial buildings totaling 2,812,833 square feet, including 15,000 square feet of retail space on May 2, 2006, and

WHEREAS, Amendments to the NEI Concept Development Plan are required in order to approve the above project, including increasing the maximum height requirement for industrial buildings from 40 feet to 46 feet, and allowing retail development as an accessory use to the warehouse use on the site, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on February 27, 2008 and recommended, by the adoption of a resolution that the City Council approve the proposed Concept Development Plan amendments;

NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve the Concept Development Plan Amendment increasing the maximum building height from 40 feet to 46 feet throughout the NEI Concept Development Plan and allowing 15,000 square feet of retail space to be developed within the warehouse building on Assessor's Parcel Number 250-020-13, Application Number 1-08-SPA, based on the following findings:

1. The increase in maximum building height will not adversely affect or impair any properties in the vicinity of the NEI Concept Development Plan lands because there will not be conflict with large buildings in proximity to smaller scale developments, such as residential neighborhoods. The minor amendment to the NEI Concept Development Plan to revise the allowable building height to 46 feet will add to the aesthetic characteristics of the buildings by allowing for screening of roof equipment while keeping the necessary interior height for functionality.

2. The addition of a 15,000 square foot retail facility on Assessor's Parcel Number 250-020-13 will further the goals of the General Plan because it is consistent with the General Plan's Industrial land use designation in its allowing ancillary uses such as consumer services and retail within industrial areas.

3. The Concept Development Plan amendments will not cause any significant environmental impact, because they are consistent with the Northeast Industrial Concept Development Plan and its Environmental Impact Report as adopted by the City Council in 1996. The amendments are consistent with the land use, design, and other elements of the Northeast

Industrial Areas Concept Development Plan, the City of Tracy General Plan, and applicable requirements of the Tracy Municipal Code.

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

The foregoing Resolution 2008-046 was adopted by the City Council on the 18th day of March, 2008, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, SUNDBERG, TOLBERT, TUCKER, IVES
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

Mayor

ATTEST:

City Clerk

Attachment D

# ~~Northeast Industrial Concept Development Plan~~

# City of Tracy

# NORTHEAST INDUSTRIAL SPECIFIC PLAN

**July 17, 2012**

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## INTRODUCTION

The ~~Conceptual Development Plan for the~~ 870 acre Northeast Industrial Area Specific Plan aims to develop a well-planned industrial zone that will attract businesses to Tracy, and provide local employment opportunities. The Specific Plan anticipates a mixture of industrial uses, including rail-dependent industries and "flex-tech" light industrial.

### PLANNING AREA LOCATION

**Location**

The Northeast Industrial planning area lies along the northeast boundary of the City of Tracy. The area is generally bounded to the north by 1-205, to the south by the Southern Pacific Railroad tracks, to the east by Banta Road, and the west by MacArthur Drive. Grant Line Road bisects the area.

**Surrounding Land Uses**

Presently, properties along MacArthur Drive directly west of the site are developed with industrial uses, such as the U.S. Cold Storage facility. North of the site are industrial and commercial uses, including the ~~factory outlet~~Tracy Outlets ~~stores~~ at MacArthur Drive and Pescadero Avenue. The Yellow Freight Company is also located to the north, between the site and 1-205. Agricultural uses are found on lands to the east.

Lands directly to the north and west of the site are included in the ~~1991~~ 1-205 Corridor Specific Plan and the 1988 Industrial Areas Specific Plan. To the east is the residential Banta ~~Community A~~area of the county~~, as designated in the General Plan~~. The project site in the context of the existing industrial and commercial uses, and existing specific plan areas is shown in Figure 1.

**Land Ownership**

The Northeast Industrial planning area is currently made up of ~~some 32~~ 61 properties, with a variety of owners. Parcels range in size from small half acre home sites to large agricultural and industrial holdings. The assessor's parcel numbers and ownership of the area is shown in Figure 2.

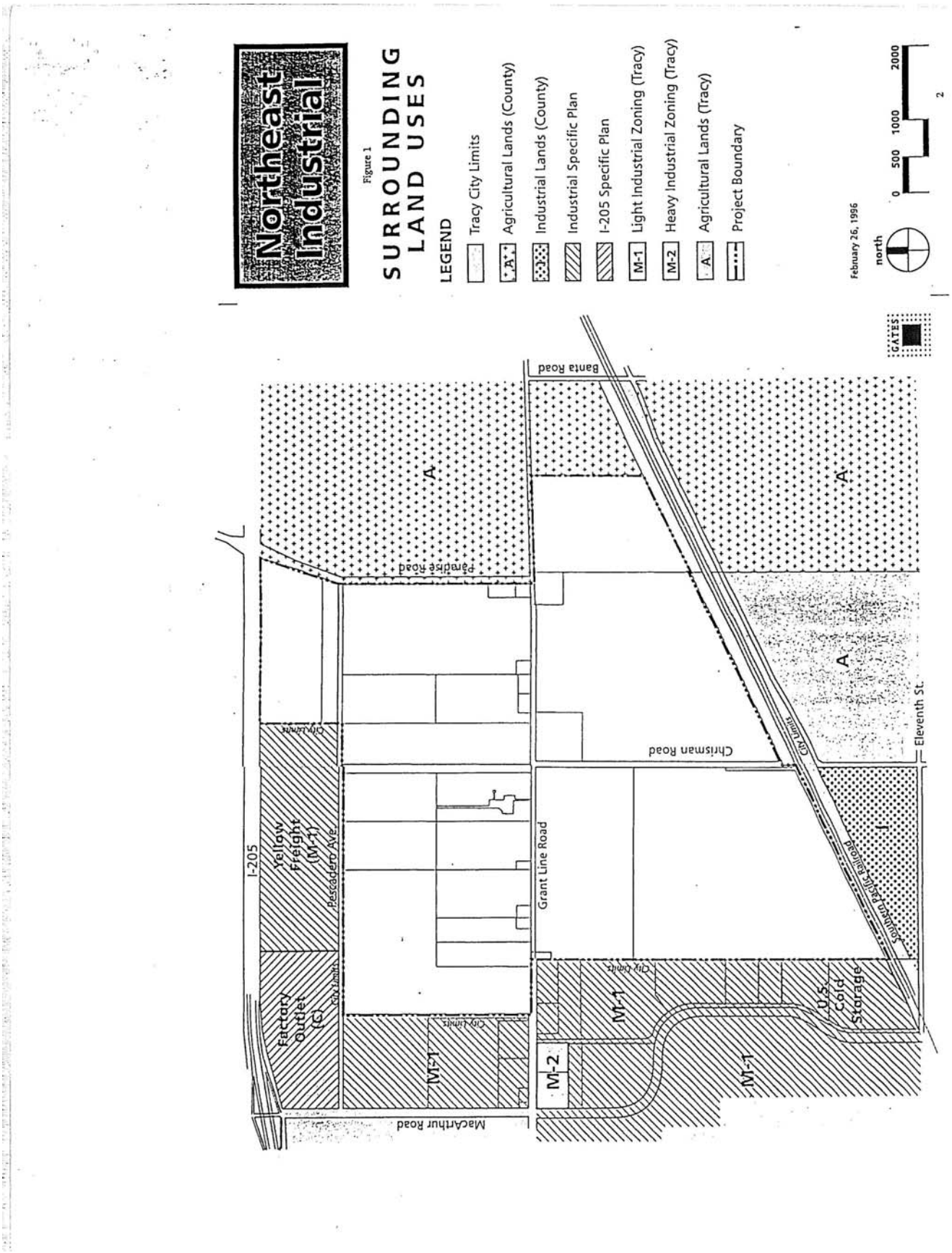
## EXISTING PLANNING AREA CONDITIONS

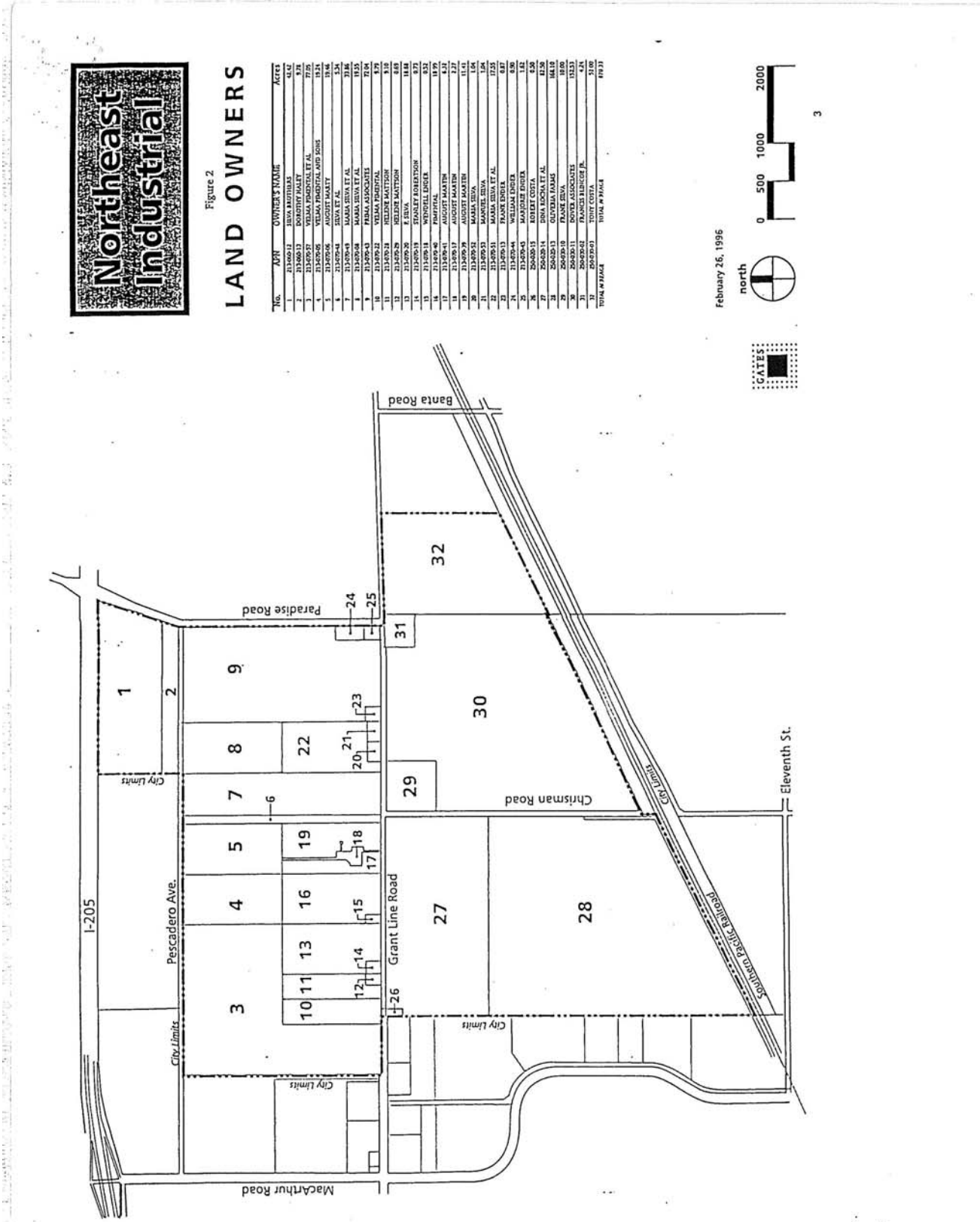
**Site Features**

Land uses within the Northeast Industrial Area are currently light industrial and agricultural, with a number of dairy operations and rural residences remaining. Few other significant site features are present. The topography is relatively level.

A Westside Irrigation District (WSID) supply or tailwater ditch crosses the area. One property along 1-205 is located just outside the FEMA 100 year flood line found in the vicinity of the I-205/Paradise Road overcrossing. ~~It is believed that theoretical flood depths on the adjacent parcel are only a few feet.~~

The existing conditions ~~and topography~~ of the planning area are shown on Figures 3 and 4.
None of the parcels ~~appear to be~~are under Williamson Act contracts~~, although further research should verify the Williamson status.~~


Northeast Industrial
Figure 1
SURROUNDING LAND USES
LEGEND
Tracy City Limits
Agricultural Lands (County)
Industrial Lands (County)
Industrial Specific Plan
I-205 Specific Plan
Light Industrial Zoning (Tracy)
Heavy Industrial Zoning (Tracy)
Agricultural Lands (Tracy)
Project Boundary
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
MacArthur Road
I-205
Yellow Freight (M-1)
Factory Outlet (C)
Pescadero Ave.
City Limits
Southern Pacific Railroad
U.S. Cold Storage
M-1
M-2
A
J


Northeast Industrial
Figure 2
LAND OWNERS
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Eleventh St.
Pescadero Ave.
Grant Line Road
MacArthur Road
I-205
City Limits
Southern Pacific Railroad
1
2
3
4
5
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32

**Existing Roadway Network**

The Plan area is served by a number of existing roadways, some of which have been improved to ~~urban standards and some which remain essentially rural in character.~~meet the circulation needs of the NEI area, and others that will be constructed or improved as traffic demand requires.

Regional access for the area is provided by Interstate 205 (I-205) to the north and Interstate 5 (I-5) to the east. I-205 is an east-west freeway which extends from I-5 west to I-580 with I-580 continuing west into the Bay Area. I-5 is a north-south freeway which extends throughout ~~Central~~ California. Currently, Plan area access to I-205 is via an interchange at MacArthur Drive. I-5 access is via the full access interchange at Kasson Road (an extension of Grant Line Road). I-5 access is also available (to/from the north only) via an interchange at Eleventh Street. The primary local roadways serving the area are MacArthur Drive, Pescadero Avenue, East- ~~and~~ Grant Line Road, Chrisman Road and Paradise Road. ~~MacArthur Drive is a north-south major arterial roadway serving the east side of Tracy. In the Plan area, MacArthur Drive has been improved to a four-lane roadway (with turn lanes) between I-205 and Eleventh Street. Pescadero Avenue is an east-west roadway which has been improved to four lanes (with turn lanes) from MacArthur easterly about 1/4 mile. East of this point, Pescadero Avenue narrows to a wide two-lane roadway along the Yellow Freight frontage (a distance of about 2/3 mile.) Between this point and Paradise Road, Pescadero Avenue is a narrow two-lane rural road. Grant Line Road is an improved four-lane arterial road from MacArthur Drive easterly about 1/4 mile (to the City limits). East of this point, Grant Line Road is a wide two-lane road extending to (and beyond) I-5.~~

~~In the Plan area, Chrisman Road and Paradise Road currently provide limited local access. Chrisman Road is a narrow two-lane rural road which extends from Grant Line Road south to the southern Pacific railroad tracks (although Chrisman Road does not cross the tracks). Paradise Road is a two-lane road extending from Grant Line Road north over I-205.~~

~~**Current Traffic Operations**~~

~~Current volumes on the area's street network are relatively low. Traffic operations are very stable with area streets operating at Level of Service (LOS) 'C' or better.~~

~~**EXISTING UTILITY INFRASTRUCTURE**~~

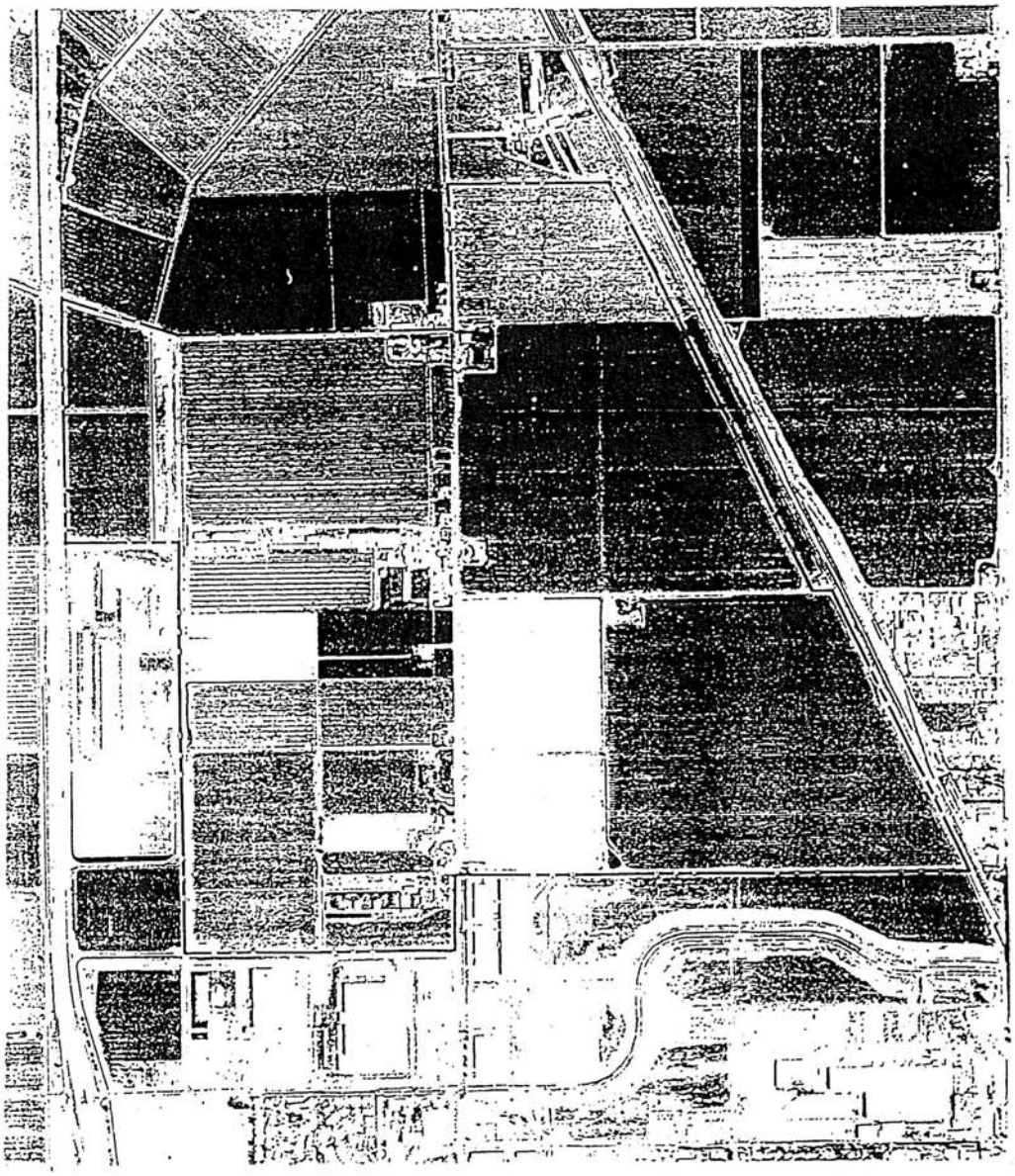
~~**Existing Wastewater Collection Facilities**~~

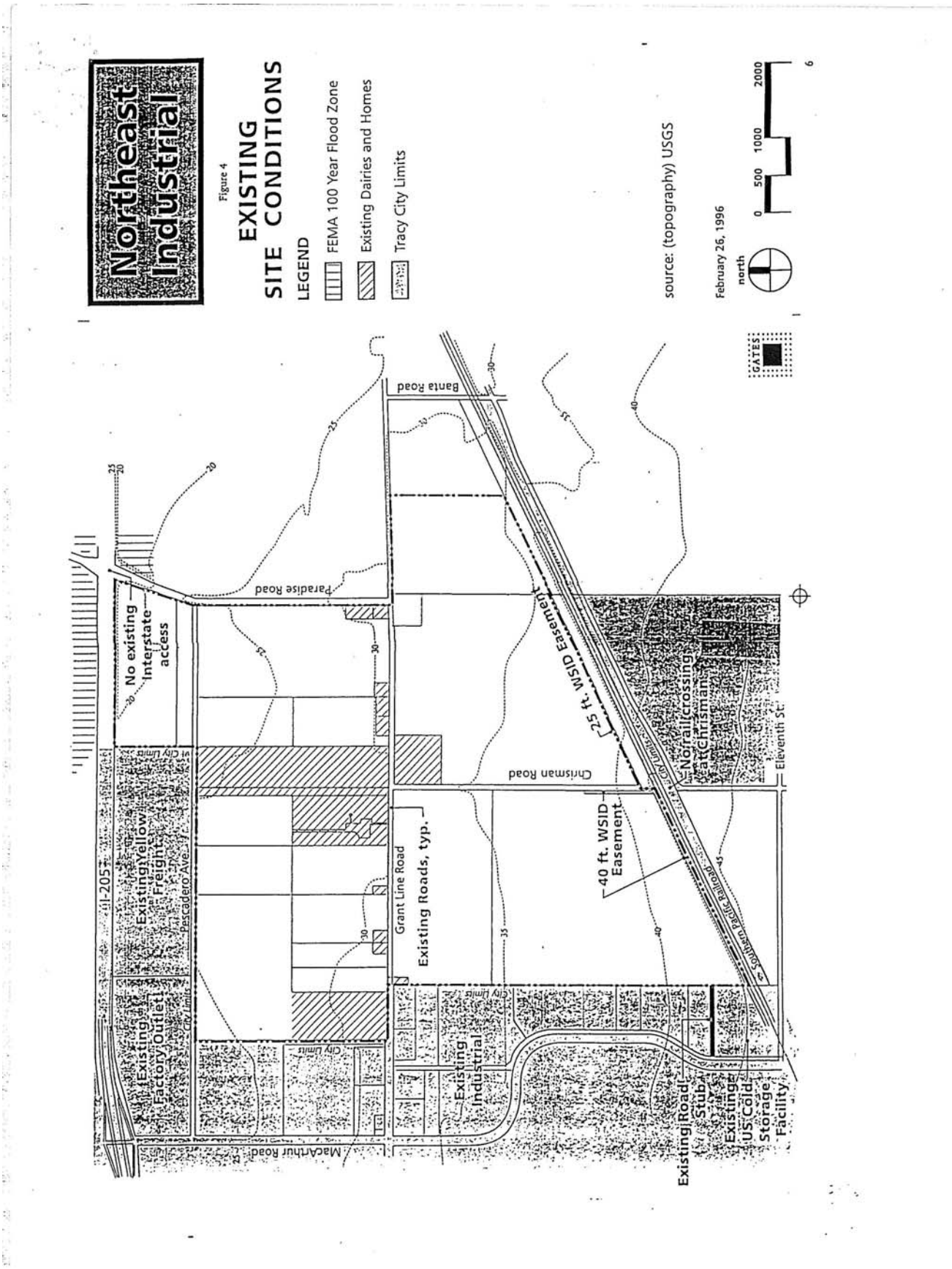
~~As shown on Figure 9 (page 21) the East Side Trunk sewer line flows from south to north, and is located west of the subject site and just west of MacArthur Drive. Feeder lines join the East Side Trunk from the west and east.~~

~~There is a 12" diameter sanitary sewer on Grant Line Road stubbed to a point about 400' west of the site. There is also a sanitary sewer line on Pescadero Avenue which ranges in size from 18" to 8" diameter. The City of Tracy Public Works Department has indicated this line connects to the East Side Trunk, but has not been able to provide any information about it.~~

~~**Existing Storm Drainage Facilities**~~

~~As shown on Figure 11 (page 25) the most significant existing drainage facility in the vicinity of the Northeast Industrial planning area is the East Side Channel, which flows to the north, west of the site. There is also a 48" diameter storm pipe in Grant Line Road and a pipeline in Pescadero Avenue with a diameter that varies from 15" to 24". These pipes both drain into the East Side Channel.~~


Northeast Industrial
Figure 3
AERIAL PHOTOGRAPH
source: Pacific Aerial Survey, 10/16/95
February 26, 1996
GATES
north
0 500 1000 2000


Northeast Industrial
Figure 4
EXISTING SITE CONDITIONS
LEGEND
FEMA 100 Year Flood Zone
Existing Dairies and Homes
Tracy City Limits
source: (topography) USGS
February 26, 1996
north
0 500 1000 2000
GATES
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
MacArthur Road
Eleventh St.
I-205
Pescadero Ave.
City Limits
No existing Interstate access
Existing Yellow Freight
Existing Factory Outlet
Existing Roads, typ.
Existing Industrial
Existing Road Stub
Existing US Cold Storage Facility
25 ft. WSID Easement
40 ft. WSID Easement
Norrail crossing at Chrisman
Southern Pacific Railroad

**~~Existing Water Distribution Facilities~~**

~~As shown on Figure 12 (page 27), at this time a 12" to 18" diameter water main exists along Grant Line Road from MacArthur Drive to the west end of the site. A 16" diameter main currently is in place along Pescadero Avenue from MacArthur Drive to the west end of the most northerly portion of the site. There is also a 12" main in MacArthur Drive.~~

## ~~PLANNING OVERVIEW~~

~~This Conceptual Development Plan is submitted as the first step in the planned development process as defined under the appropriate provisions of the Tracy Municipal Code. The Planning steps are envisioned as follows:~~

~~Task 1: Concept Development Plan, Preliminary Development Plan, Preliminary Development Plan, PD pre-zoning, Finance Plan~~

~~The Concept Development Plan will be reviewed by City staff and the City's processing consultant. The City will prepare an EIR, and other documents necessary to complete the CEQA environmental review process. The Concept Development Plan will satisfy both the Concept Development Plan and Preliminary Development Plan requirements of Tracy's Planned Unit Development Ordinance. Once the plan is approved by the City, the area will be pre-zoned PD Planned Unit Development.~~

~~A financing Plan for area-wide public improvements will be submitted separately and prepared in consultation with the City.~~

~~Task 2: Annexation, Development Agreements~~

~~Following approval of the Concept Development Plan and receipt of the PD pre-zoning, the lands in the Northeast Industrial Area will be annexed to the City of Tracy and formally zoned PD. Development Agreements may be prepared for each of the properties, at each owner's discretion.~~

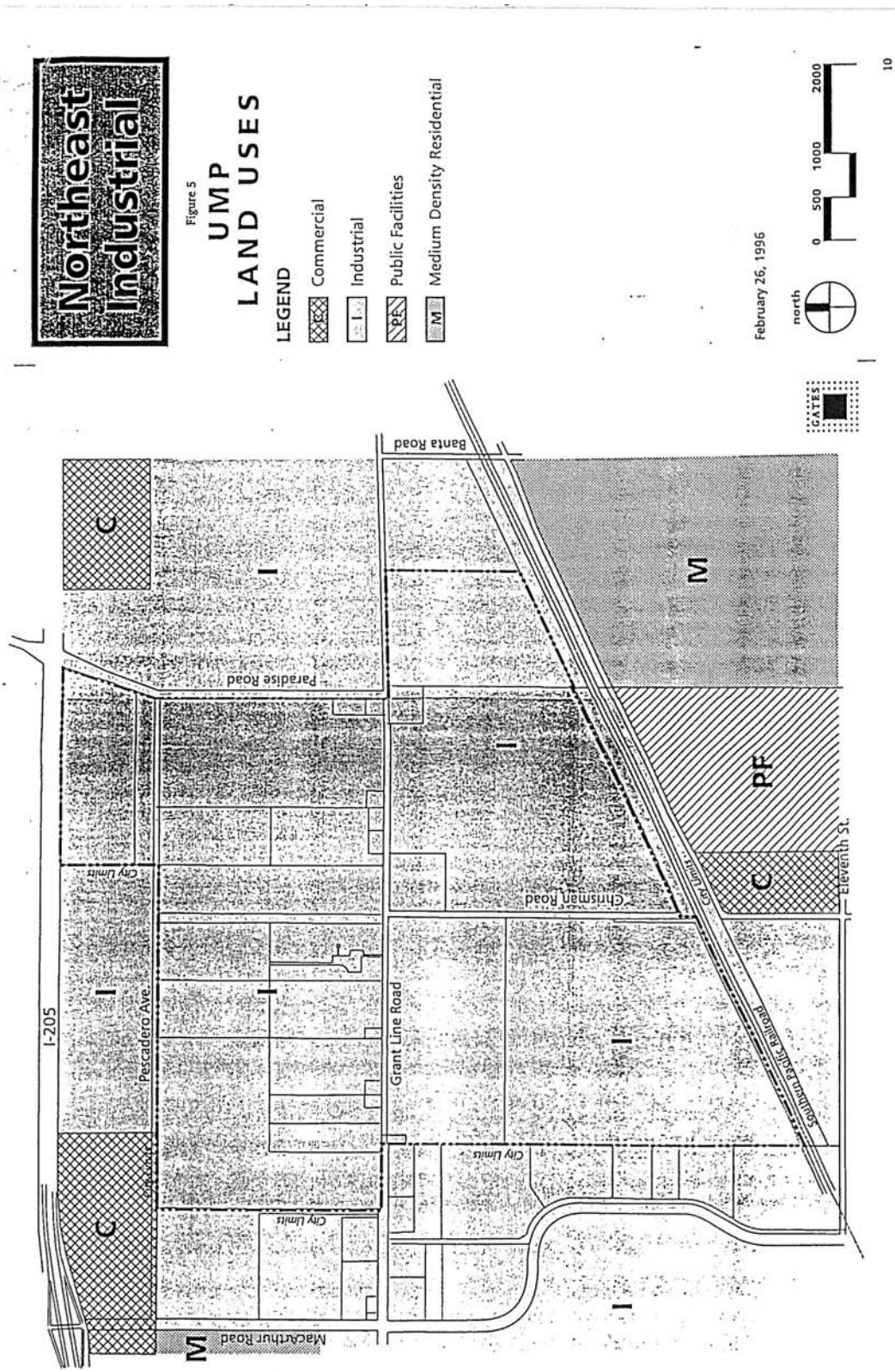
~~Task 3: Final Development Plans, Subdivision Maps~~

~~Each individual land owner will prepare subsequent Final Development Plans (FDP) for their parcels. Subdivision Maps may be submitted with the FDP. Parcelization may occur at any of these steps.~~

## RELATIONSHIP TO TRACY'S ~~UMP~~ GENERAL PLAN

**~~UMP Land Use Designations~~**

~~The City of Tracy Urban Management Plan (UMP) designated the entire area for Industrial land uses, as shown in Figure 5. The UMP designated the planning area as part of the City Core Contiguous area, which encompasses the land areas adjacent to the existing urbanized areas of Tracy. In the City Core Contiguous area, new growth can directly tie into existing service and infrastructure system.~~


Northeast Industrial
Figure 5
UMP
LAND USES
LEGEND
Commercial
Industrial
Public Facilities
Medium Density Residential
February 26, 1996
north
0 500 1000 2000
10
GATES
I-205
Pescadero Ave.
City Limits
Paradise Road
Santa Road
Grant Line Road
Christman Road
Eleventh St.
Southern Pacific Railroad
MacArthur Road
C
I
M
PF

**General Plan Land Use Designations**

The City of Tracy General Plan designates the entire Northeast Industrial area for Industrial land uses. Specific uses allowed in the industrial category range from flex/office space to manufacturing to warehousing and distribution. Ancillary uses, such as restaurants, consumer services, and parks may be allowed to serve the daily needs of the workers.

**Tracy's Growth Strategy**

~~In its UMP, the~~The City of Tracy has embraced a "balanced growth" strategy, seeking to direct growth in an efficient, cost-effective manner, balancing land uses and appropriate use of the land with well-planned and utilized infrastructure. This strategy seeks to improve the jobs/housing balance and to encourage development of employment opportunities and capitalize on freeway interchanges with industrial, retail, and service-related development. ~~An important component of the economic strategy behind this plan is to provide for a more than adequate amount of commercial and industrial land to keep land costs down in order to attract businesses to Tracy, thus providing local jobs for Tracy residents.~~

The northeastern sector of Tracy has been designated as one area in which the City's industrial growth will occur. Adjacent to existing industrial development and with direct access to the I-205 freeway and rail transportation, the Northeast Industrial area is ideally situated to attract and support business without the need for major infrastructure expenditures. ~~It is the logical next step for industrial expansion in Tracy.~~

**~~UMP~~ General Plan Goals Furthered by the Northeast Industrial Area Development**

The Northeast Industrial Specific Plan ~~Area Concept Development Plan (CDP)~~ proposes development consistent with the ~~UMP~~General Plan. It furthers many of the Goals and Policies stated in the ~~UMP~~ General Plan and it implements many of the Actions set forth in the ~~UMP~~General Plan. Following is a summary of ~~UMP~~General Plan Goals, Policies, and Actions to which the Northeast Industrial ~~Area~~ Specific Plan contributes.

**Land Use**

~~GOAL LU1: A balance between residential population, jobs, and ability to provide services.~~

~~Action LU 1.1.1: Industry will be generally targeted to the northeast, south and southwest of Tracy.~~

~~Policy LU 2.4: Provide flexibility in land use planning (including regulation of land use intensity, distribution, balance) to be responsive to market.~~

~~GOAL LU 6: A land use mix that provides employment opportunities for all who live in Tracy and wish to work here.~~

~~Action LU 6.1.2: Designate area around existing and planned industry for compatible land uses.~~

~~Policy LU 6.2: Encourage a diversity of industries.~~

~~Policy LU 6.3: Maintain Tracy's competitiveness in attracting industries looking for relocate to the Central Valley.~~

~~GOAL LU 7: Land use patterns that minimize conflicts between neighboring uses and transportation corridors.~~

~~Policy LU 7.3: Locate compatible development near and along freeway corridors, and provide adequate environmental protection to less compatible uses.~~

~~Policy LU7.4: Implement freeway uses which are compatible with the noise, air quality, and traffic impacts associated with freeways.~~

~~Action LU 7.5.1: Locate employment-generating and regional commercial uses along major transportation corridors.~~

~~Policy LU 7.7: Establish land uses along freight rail lines that are consistent and compatible with rail service and exposure.~~

~~GOAL LU8: Continue agriculture and resource extraction for as long as they can be conducted in an economically viable fashion.~~

~~GOAL LU 9: Maintain economic viability as a community.~~

~~Policy LU 9.2: Tracy is to remain a central urban service provider and become a retail and industrial center.~~

~~**Circulation**~~

~~GOAL CI 3: Minimize use of city streets by inter-regional commuter traffic and trucks.~~

~~Policy CI 3.4: Achieve direct movement of trucks from major generators to the freeways and other inter-regional routes via streets planned and designed for heavy vehicles.~~

~~Action CI 3.4.4: Limit new truck traffic generating uses to locations along the freeways, expressways and truck routes.~~

~~GOAL CI 8: Efficient movement of truck traffic through and around the city with minimum impacts on residential and commercial areas.~~

**Objective LU-1.1 Establish a clearly defined urban form and city structure.**

Policy P1: New development and redevelopment in existing areas shall be organized as a series of residential Neighborhoods, Employment Areas, Corridors, Village Centers, the Downtown and the I-205 Regional Commercial Area.

- Employment Areas are the job-centers of the city and include office districts, retail centers and industrial areas.

**Objective LU-2.3 Expand the City's industrial base.**

Policy P1: The Northeast Industrial Area should contain a mix of heavy industrial, light industrial, warehouse, and distribution users to maximize rail and highway access on large parcels of land. The

Northeast Industrial Area should also contain commercial uses and services to meet the daily needs of workers.

**Objective LU-6.2 Ensure land use patterns that minimize conflicts between transportation corridors and neighboring uses.**

Policy P1: Uses that are compatible with the noise, air quality and traffic impacts associated with freeways, such as auto-oriented commercial and industrial uses, should be located near and along freeway corridors whenever possible.

**Economic Development**

**Objective ED-4.1 Ensure an adequate, balanced supply of all land uses for future economic development.**

Action A1: Monitor current and future land supply needs for industrial, office and retail growth.

**Objective ED-6.3 Promote expansion in the Northeast Industrial Area.**

Policy P1: The City shall encourage and facilitate the development and buildout of the entire 870-acre Northeast Industrial Area.

Policy P2: The City shall direct business attraction efforts to manufacturing uses, rather than warehouse distribution facilities, due to their higher employment densities.

Policy P3: Developers should consider flexible facility design and construction types that can accommodate future manufacturing uses with higher employment densities.

Policy P4: The City should support efforts to attract private developers and equity investors to participate in the development of the area.

**Community Character**

**Objective CC-11.2 Encourage attractive design in Employment Areas.**

Policy P1: Development in Employment Areas should adhere to high-quality design standards.

Policy P4: Building setbacks for office buildings or office portions of industrial buildings should be minimized to ensure that buildings define the edges of the street.

Policy P6: Loading facilities in Employment Areas should be screened from view from public streets to the extent possible.

Policy P9: Fencing visible from the public right-of-way shall be visually appealing when used in industrial and commercial developments.

**Objective CC-11.3 Minimize the impact of parking on the pedestrian environment in Employment Areas.**

Policy P1: The impact of parking in Employment Areas on the pedestrian environment should be minimized with attractive landscaping.

Policy P2: Parking lots should be set back from the street with a landscaped buffer wherever possible.

**Circulation**

**Objective CIR-1.4 Protect residential areas from commercial truck traffic.**

Policy P1: Significant new truck traffic generating uses shall be limited to locations along designated truck routes, in industrial areas or within ¼-mile of freeways.

## PROJECT CHARACTERISTICS

**Project Objectives**

The objectives of the project are:

- To develop the Northeast Industrial Area as a high-quality industrial and commercial site of significant benefit to the City of Tracy and the nearby region.
- To develop a well-planned site that will attract businesses to Tracy, providing local employment opportunities.
- To develop the Northeast Industrial Area for primarily mixed industrial uses, including rail-dependent industries.
- To minimize project-related impacts to Tracy's transportation network.
- To provide a flexible phasing program that allows market forces to dictate reasonable growth increments, while ensuring that agricultural properties are allowed to remain until ready to develop.
- To create a project consistent with the goals of the General Plan.
- To integrate the Northeast Industrial Area into the development pattern of the City of Tracy.
- To integrate mitigation for environmental impacts into the design of the project.

**Land Use Designations**

The Northeast Industrial Area will consist primarily of light industrial land uses. In addition, general commercial land uses are planned at major intersections along Pescadero Avenue and Grant Line Road. Figure 5 shows the configuration of the land uses in the planning area.

The development prototypes included in the Design Guidelines indicate possible site planning scenarios for environmental impact analysis.

**Light Industrial Land Uses (LI)**

Light Industrial land uses cover approximately 800 acres of the planning area. Assuming a Floor Area Ratio (FAR) of 0.5, approximately 17.5 million square feet of light industrial, warehouse and manufacturing facilities would be provided. Light industrial land uses would be compatible with existing industrial land uses to the west and north, as well as with freeway noise, and rail noise and vibration.

Several types of light industrial land uses are appropriate in the Northeast Industrial Area. It is anticipated that warehousing and distribution businesses with low employee densities will be the predominant development type. This development pattern is similar to those that have located in Tracy in recent years. The southern portion of the Planning Area is appropriate to uses that require rail access. ~~It is assumed that about 80% of the light industrial lands will be developed with warehouse and distribution similar to the type of development existing in Tracy.~~

The City of Tracy is also interested in attracting higher employee density businesses to the area. It is anticipated that there may be a future demand for a "Flex-Tech" development that would accommodate research & development businesses and call centers. ~~For purposes of analysis, it is assumed that about 20% of the light industrial lands will be developed with such higher employee density businesses.~~

The light industrial zone may also be appropriate for service commercial businesses with little pedestrian traffic, that are not necessarily compatible with general commercial land uses, such as automotive supply and plumbing

stores. Commercial development may be permitted on sites designated Light Industrial without the site being redesignated General Commercial if:

1. The site is a minimum of one acre and located on the northwest or southwest corners of Pescadero Avenue and Paradise Road or the northwest or southwest corners of Grant Line Road and Paradise Road.
2. The site has City Engineer-approved access from at least two streets.
3. The proposal is for a convenience retail or general commercial service use to the industrial area, such as restaurants, hotels, or convenience stores and service stations.
4. 15,000 square feet of retail within an industrial warehouse located on the southwest corner of Chrisman Road and Paradise Road.

A variety of parcel sizes are foreseeable, probably ranging from ~~20~~ 5 to 50 acres, depending upon the type of industrial user attracted to the area. Since market forces will dictate that eventual parcel size, the ~~CDP~~ Specific Plan does not reflect an exact parcelization plan.

**Existing Agricultural and Residential Uses**

The parcels containing existing dairy operations and residences, shown on the Land Use Map, that may remain for a number of years until ready to develop. The planned light industrial land uses will be compatible with these properties. (The agricultural lands are subject to the City's Right to Farm Ordinance, discussed below)

**General Commercial Land Uses (GC)**

Three parcels of general commercial, totaling 45.5 acres are provided within the planning area. These commercial sites are intended to expand upon the existing commercial uses adjacent to the I-205/ MacArthur Drive interchange, take advantage of the freeway-oriented traffic circulation of the site, and serve the local industrial community. The largest parcel (25.5 acres) is located in the northwest comer of the project along Pescadero Avenue. This parcel provides for potential factory outlet expansion or other interstate-related commercial uses. General Commercial land uses provide for service commercial oriented land uses, such as animal shelters, who's land use characteristics are compatible with industrial uses.

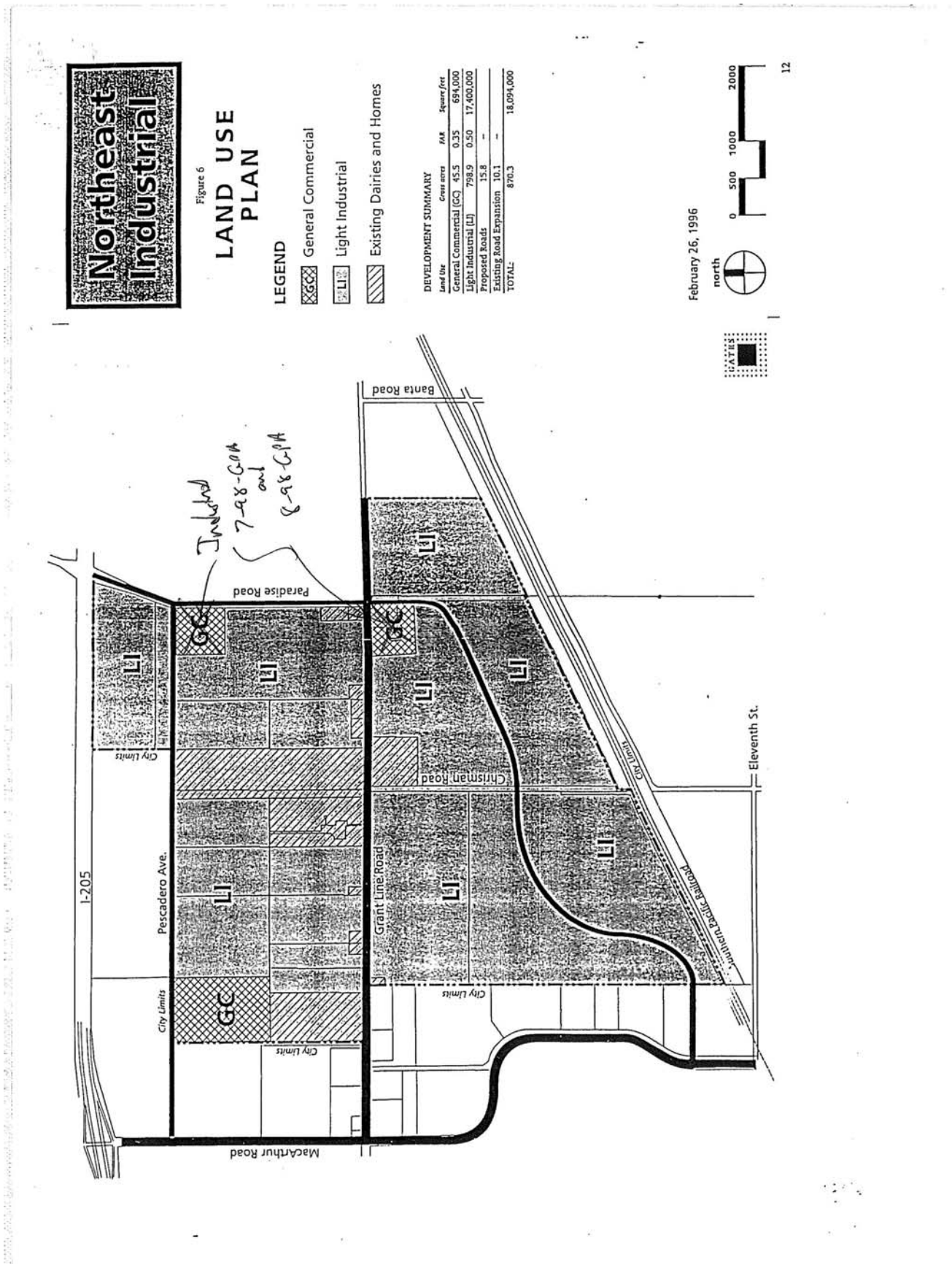
**Right to Farm Provisions**

A number of dairy operations currently exist within the Northeast Industrial planning area. Dairy facilities typically involve significant capital improvements. This Specific Plan intends to allow the continued operation of these existing dairy facilities and other agricultural uses until such time as the owners wish to convert their property to nonagricultural uses.

When nonagricultural land uses move into areas near to pre-existing agricultural operations, the agricultural operations frequently become the subject of nuisance complaints. Chapter 10.24 of the Tracy Municipal Code, the Right to Farm Ordinance, declares that farming operations are not a nuisance, and recognizes the right to farm within the incorporated City. Agricultural and dairy operations are included in the Permitted Uses (page 36) for both the Light Industrial and General Commercial land use designations.

**Mineral Extraction**

A number of the parcels in the Northeast Industrial planning area have mineral rights that are owned by different owners than the underlying land. It is possible that these owners may choose to exercise these rights at some time in the future. As such, mineral extraction is included as a Conditionally Permitted use within the Light Industrial land use designation. Any mineral extraction operation will be unobtrusive, and will be a subsidiary use to the primary use of the parcel.


Northeast Industrial
Figure 6
LAND USE PLAN
LEGEND
GC General Commercial
LI Light Industrial
Existing Dairies and Homes
DEVELOPMENT SUMMARY
Land Use | Gross acres | FAR | Square feet
General Commercial (GC) 45.5 0.35 694,000
Light Industrial (LI) 798.9 0.50 17,400,000
Proposed Roads 15.8 –
Existing Road Expansion 10.1 –
TOTAL: 870.3 18,094,000
February 26, 1996
north
0 500 1000 2000
GATES
12
Banta Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
MacArthur Road
Pescadero Ave.
I-205
City Limits
Southern Pacific Railroad
GC
LI
Indicated 7-98-GPA and 8-98-GPA

## CIRCULATION AND TRANSPORTATION

The Northeast Industrial Specific Plan provides for efficient circulation by automobiles and trucks. The proposed land use mix, street geometry, and proximity to the interstate freeway system will minimize project-related impacts to Tracy's transportation network.

The distribution, location and extent of the roadway improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future roadway improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figures X and X show the original roadway network and street sections for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

**~~Background Traffic Growth / Traffic Operations~~**

~~The City has prepared projections of traffic flows for baseline development. This baseline development includes the Industrial Specific Plan (ISP).~~

~~The future background traffic projections have been derived from the Tracy citywide travel demand model. The model's basic assumptions related to trip generation rates and traffic distribution were used in developing the baseline traffic projections. It is noted that model projections have been based on a conservatively high assumption that industrial development has an employee density of 11 employees per acre.~~

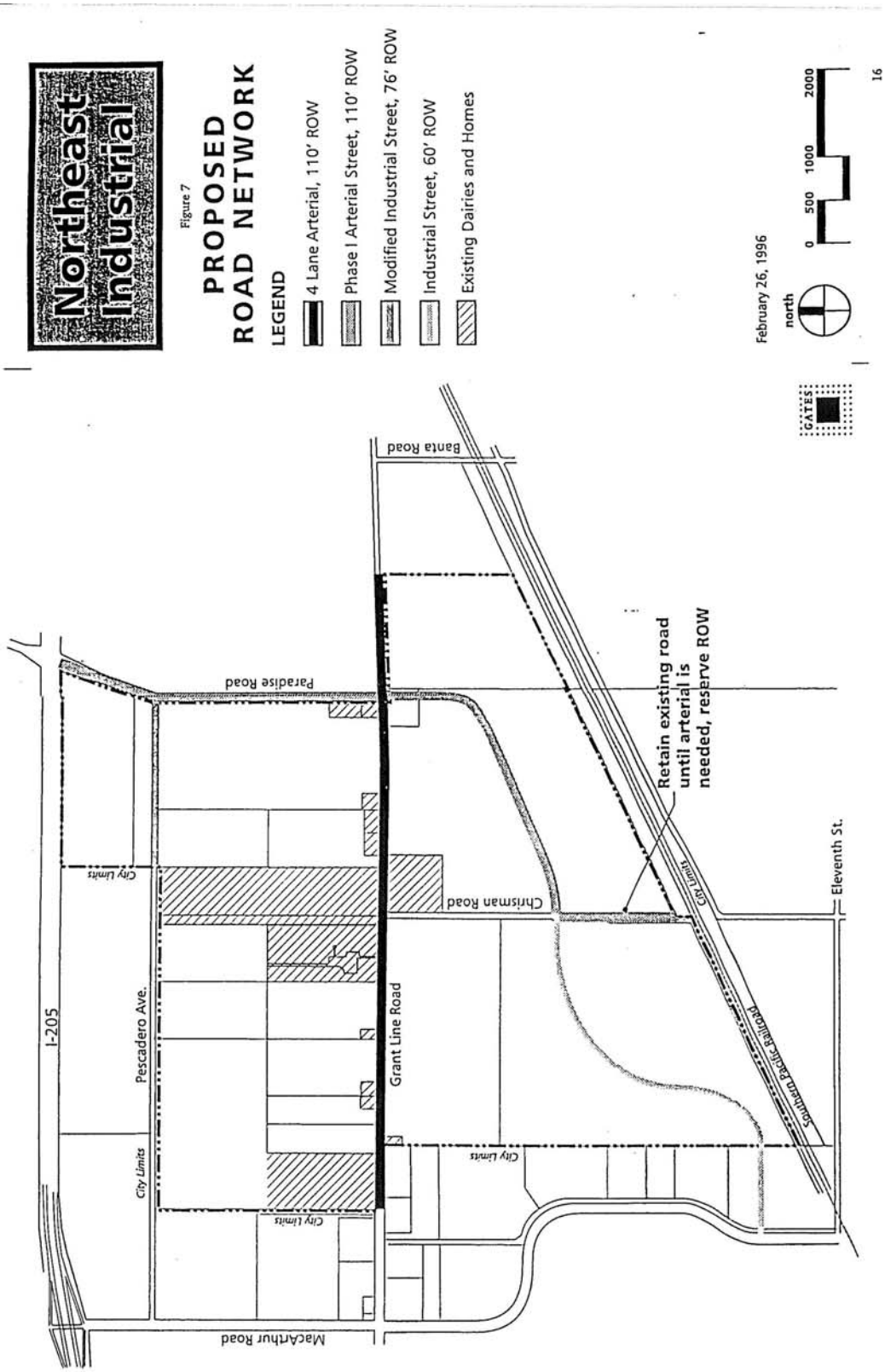
~~With respect to traffic operations, the ISP improvements and site specific improvements on MacArthur Drive, Pescadero Road, and Grant line Road have been completed. These improvements allow for stable traffic flow conditions (LOS 'C' or better) with buildout of the ISP development.~~

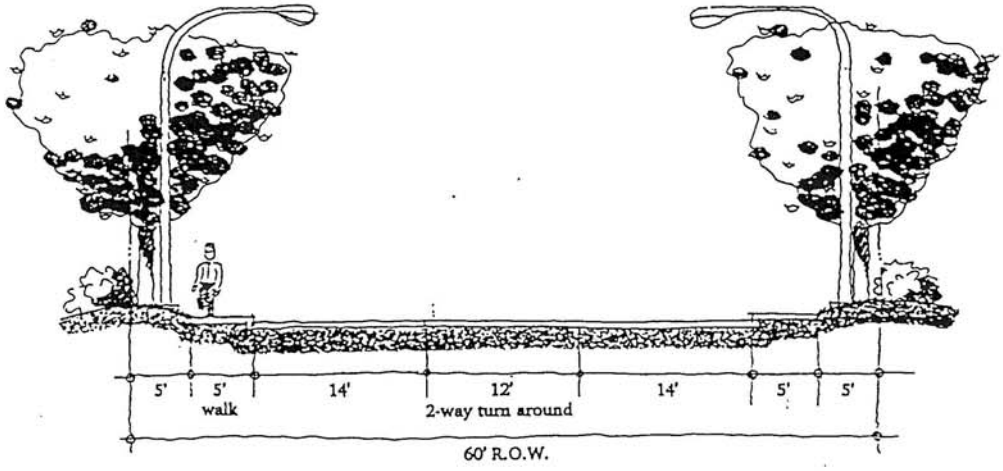
**~~Traffic Increases Due to the Project~~**

**~~Traffic Generation~~**

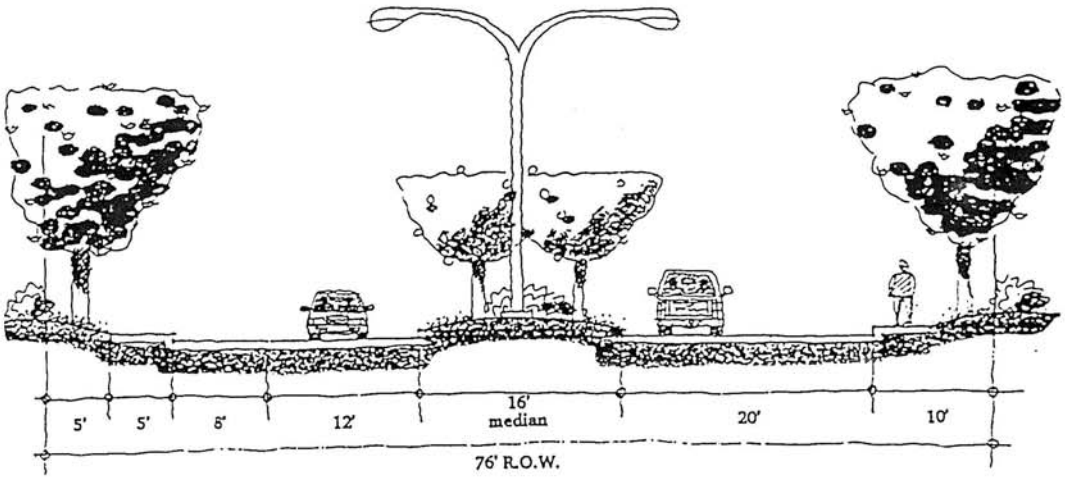
~~The plan includes primarily industrial development with ancillary (local serving) commercial and a larger commercial retail center which would potentially attract customers from outside the Plan area. The industrial areas are envisioned as primarily warehouse and distribution developments with a smaller amount of more intense light industrial / flex tech development. The following assurnptions are provided for the purposes of the Plan's traffic analysis :~~

- ~~123 acres of warehouse and distribution development with 8 employees per acre~~
- ~~676 acres of light industrial development with an average of 11 employees per acre. (Assumes that 507 acres (75%) are warehouse and distribution uses with 8 employees per acre, and 169 acres (25%) are flex-tech uses at 20-30 employees per acre, resulting in the average of 11.)~~
- ~~20 acres of *small* commercial areas designed to serve the internal needs of the Plan area employees~~
- ~~25.5 acres of outlet mall type retail development serving subregional customers.~~


Northeast Industrial
Figure 7
PROPOSED ROAD NETWORK
LEGEND
4 Lane Arterial, 110' ROW
Phase I Arterial Street, 110' ROW
Modified Industrial Street, 76' ROW
Industrial Street, 60' ROW
Existing Dairies and Homes
February 26, 1996
north
0 500 1000 2000
GATES
16
Banta Road
Paradise Road
Retain existing road until arterial is needed, reserve ROW
Chrisman Road
Eleventh St.
City Limits
Grant Line Road
Pescadero Ave.
I-205
Southern Pacific Railroad
MacArthur Road




Industrial Street




Modified Industrial Street Section

Figure 8A

STREET CROSS SECTIONS

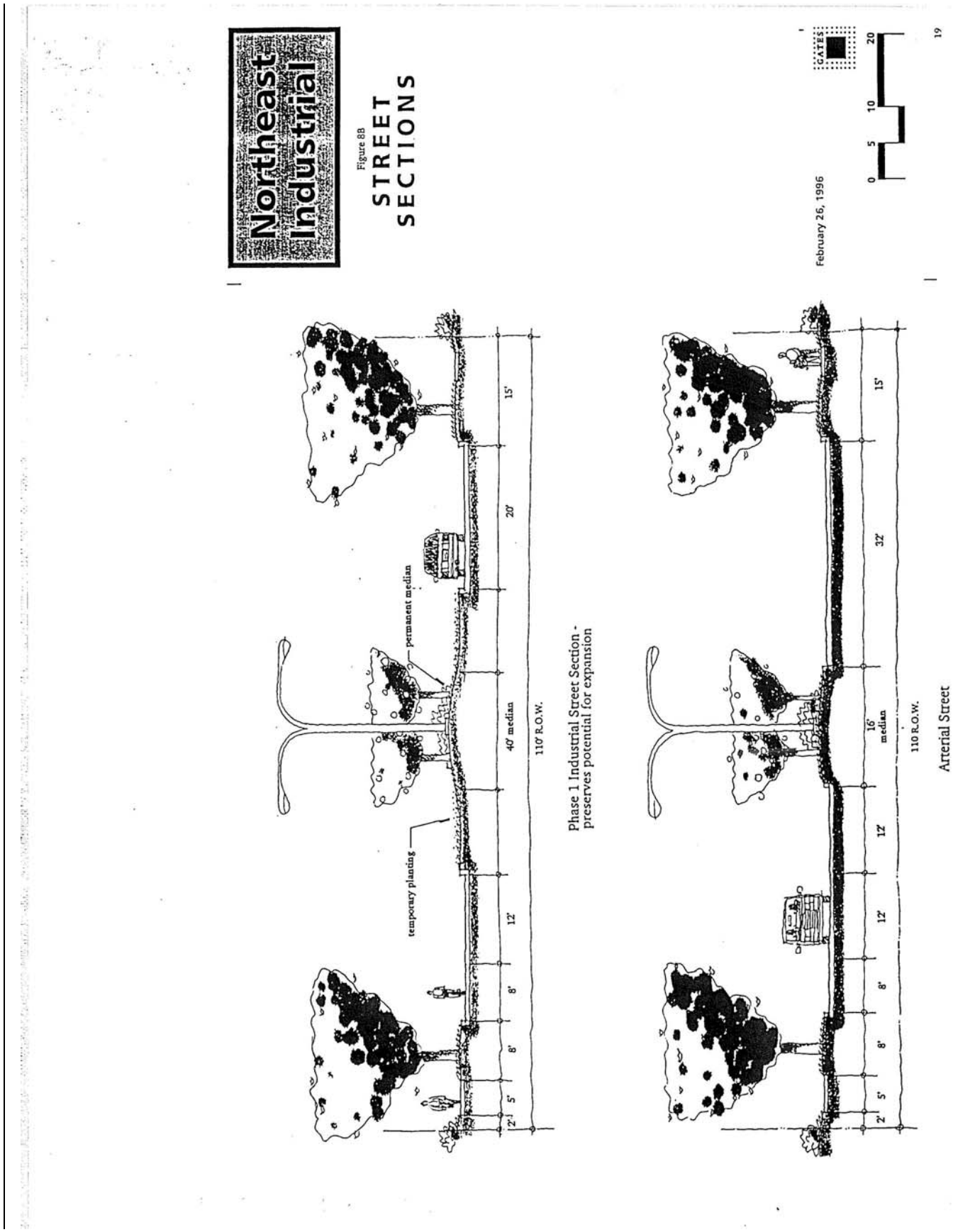
Northeast Industrial

0 5 10

February 26, 1996

GATES

18


Northeast Industrial
Figure 8B
STREET SECTIONS
February 26, 1996
GATES
0 5 10 20
19
permanent median
temporary planting
2' 5' 8' 8' 12' 40' median 20' 15'
110' R.O.W.
Phase 1 Industrial Street Section - preserves potential for expansion
2' 5' 8' 8' 12' 12' 16' median 32' 15'
110 R.O.W.
Arterial Street

## ~~CIRCULATION PLAN~~

**~~Proposed Internal Street Network~~**

~~As shown in Figure 6, the Plan's internal street network would include existing roadways as well as a new loop street. The street descriptions are as follows:~~

- ~~Pescadero Avenue would be a two-lane "modified industrial street," with a 76 foot right-of-way, extending from the terminus of the four-lane section easterly through the Plan area toParadise Road.~~
- ~~Grant Line Road would be a four-lane "major arterial street," with a 110 foot right-of-way from the terminus of the current four-lane section easterly through the entire Plan area.~~
- ~~Paradise Road would be a two-lane "Phase I arterial street" extending from the I-205 overcrossing south to Chrisman Road. Beyond Chrisman Road the street would continue to the south and west with a two lane "Industrial Street" connection to MacArthur Road.~~
- ~~Chrisman Road would be developed as a two-lane "Industrial Street" north of the loop street to allow convenient parcel access during buildout. South of the loop street, the existing roadway section would be retained in the current condition, with no improvement.~~
- ~~Additional two-lane "Industrial streets" may ultimately be provided in the Plan area, located in response to specific parcelization and development proposals in the area. Spacing between industrial street intersections would be at least 660 feet.~~

~~Figure 7a & 7b indicates the proposed cross sections of the internal streets.~~

**~~Parcel Access~~**

~~Because the Plan does not include specific development parcel details (these will occur as the Plan is implemented), it would be tenuous to identify specific site access. However, the City has studied access issues (Conceptual Design Standards for the Tracy Roadway Master Plan, Fehr & Peers Associates, Sept. 22, 1994). Within the context of these recommended standards, access on the major Plan area roadways (Grant Line Road and Paradise Road-Loop Street) should adhere to the driveway spacing guidelines found in the following Design Guidelines.~~

**~~Rail Access~~**

~~A number of parcels front the Southern Pacific Railroad right-of-way to the south of the planning area. Railroad spurs accessing the rail line may be provided for rail-depending industries that located in this part of the Planning area.~~

**~~Truck Routes~~**

~~Grant Line Road and MacArthur Drive are currently designated as truck routes in the General Plan. While trucks may use other streets inside the area, such use would only be as needed to access a specific destination. Truck traffic towards destinations outside of the Northeast Industrial area will be directed towards the designated truck routes.~~

### ~~Relationship Between the Proposed Circulation Plan and the Tracy Roadway Master Plan~~

~~The City of Tracy Roadway Master Plan (RMP) was prepared in response to long-term buildout of the City's General Plan. As such, this roadway system was intended to serve 35 years of growth, with an ultimate system (involving right-of-way preservation) that would probably not be needed for 40-50 years.~~

~~The two major RMP corridors through the Plan area are Grant Line Road (east-west) and Chrisman Road (north-south). The RMP envisioned that with ultimate long-term buildout, these roadways would carry heavy through volumes due to extensive development in the east areas of Tracy. The Grant Line expressway was intended to carry heavy through volumes to and from I-5, east of the City. The Chrisman expressway was intended to provide an alternative to MacArthur Drive, carrying heavy through volumes to and from I-205 (with a new I-205 interchange).~~

~~Because the RMP ultimate system is based upon extremely long-term growth projections, it is not feasible for the proposed Circulation Plan to precisely coincide with the ultimate system. The Circulation Plan differs from the ultimate RMP for two distinct reasons. First, the RMP envisions major six-lane expressways along Chrisman Road and Grant Line Road through the Plan area. Reserving the extremely wide rights-of-way for these roadways would bisect the Plan area (in both directions) and significantly impact the flexibility of future parcelization and development. More importantly, the expressways would create substantial development frontages with extremely limited access (as per the RMP recommendation). This severely restricted access would further impact the ability to market and develop parcels within the Plan area.~~

~~Nonetheless, the proposed Circulation Plan does recognize the need to provide the potential for future expansion to wider roadways. As shown in Figure 6, the Circulation Plan would exactly follow the Grant Line Road alignment, providing a four-lane major arterial street through the Plan area. Within the arterial street 110 foot right-of-way, the cross-section could be modified (through a narrow median and elimination of shoulder areas) to accommodate the potential need for six lanes.~~

~~A number of viable dairy facilities are in the path of a direct Chrisman Road access to I-205. Due to the disruptive impacts of such an alignment, the Circulation Plan proposes to allow for an alternative north-south roadway in the Chrisman Road – Paradise Road corridor. Although the Circulation Plan only indicates a two-lane modified industrial street, the Plan does provide for a right-of-way width that would accommodate a potential four-lane major arterial. Again, modifications to the four-lane arterial could allow for six lanes if such capacity is ever needed. This alignment also allows for an ultimate I-205 interchange at the existing Paradise Road overcrossing of I-205. It is noted that if an interchange is ultimately located at Paradise Road, it would be about 1.5 miles east of the MacArthur Drive interchange and this spacing would satisfy State and Federal Standards.~~

~~Table 8 provides a summary comparison of the Northeast Industrial Circulation Plan, the future expansion potential of the Plan, the RMP 35 year roadways and the RMP ultimate roadways.~~

~~*Table 8: Comparison of Circulation Plan*~~

| | ~~***Northeast Plan***~~ | | ~~***Roadway Master Plan***~~ | |
|---|---|---|---|---|
| ~~***Roadway Segment***~~ | ~~*Proposed Circulation Plan*~~ | ~~*Potential Expansion*~~ | ~~*35 Year Scenario*~~ | ~~*Ultimate*~~ |
| ~~Grant Line, between MacArthur and north-south through route~~ | ~~4-lane arterial (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |
| ~~Grant Line, east of north-south through route~~ | ~~4-lane arterial (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |

| | | | | |
|---|---|---|---|---|
| ~~North-south through route, south of Grant Line~~ | ~~2-lane industrial street (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |
| ~~North-south through route, between Grant Line and I-205~~ | ~~2-lane industrial street (110 ft ROW)~~ | ~~6-lane arterial (110 ft ROW)~~ | ~~4-lane expressway (116 ft ROW)~~ | ~~6-lane expressway (140 ft ROW)~~ |

~~**Phasing of Roadway Section**~~

~~As discussed above, the Northeast Industrial roadway network does provide for right-of-way width that would accommodate a potential north-south major arterial connection to i-205. The Northeast Industrial Specific Plan reserves a 110 foot major arterial right-of-way along the Chrisman Road/Paradise Road alignment for the future north-south connection. As shown in the Phase 1 Arterial section, the 40 foot median would be narrowed to 16 feet, thus creating an additional two 12 foot lanes. The temporary section of the median would be planted with low cost, low maintenance plantings, such as seeded groundcover or grasses.~~

~~The section of Chrisman Road south of the loop street will be retained in an unimproved condition until needed as an arterial. A 110 foot wide right-of-way will be reserved to allow for the future expansion.~~

## PUBLIC SERVICES AND INFRASTRUCTURE

### Wastewater Collection and Disposal

The distribution, location and extent of the wastewater conveyance treatment and discharge within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future wastewater improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _ shows the master sewer plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

~~**City Master Plan**~~

~~Figure 9 shows an area which is identified on the City's Wastewater Master Plan as a part of the tributary area for new sewer pipelines proposed by the Master Plan. Because the City's Master Plan does not provide any other information, it is assumed the remaining portion of the site is planned to drain into the East Side Trunk.~~

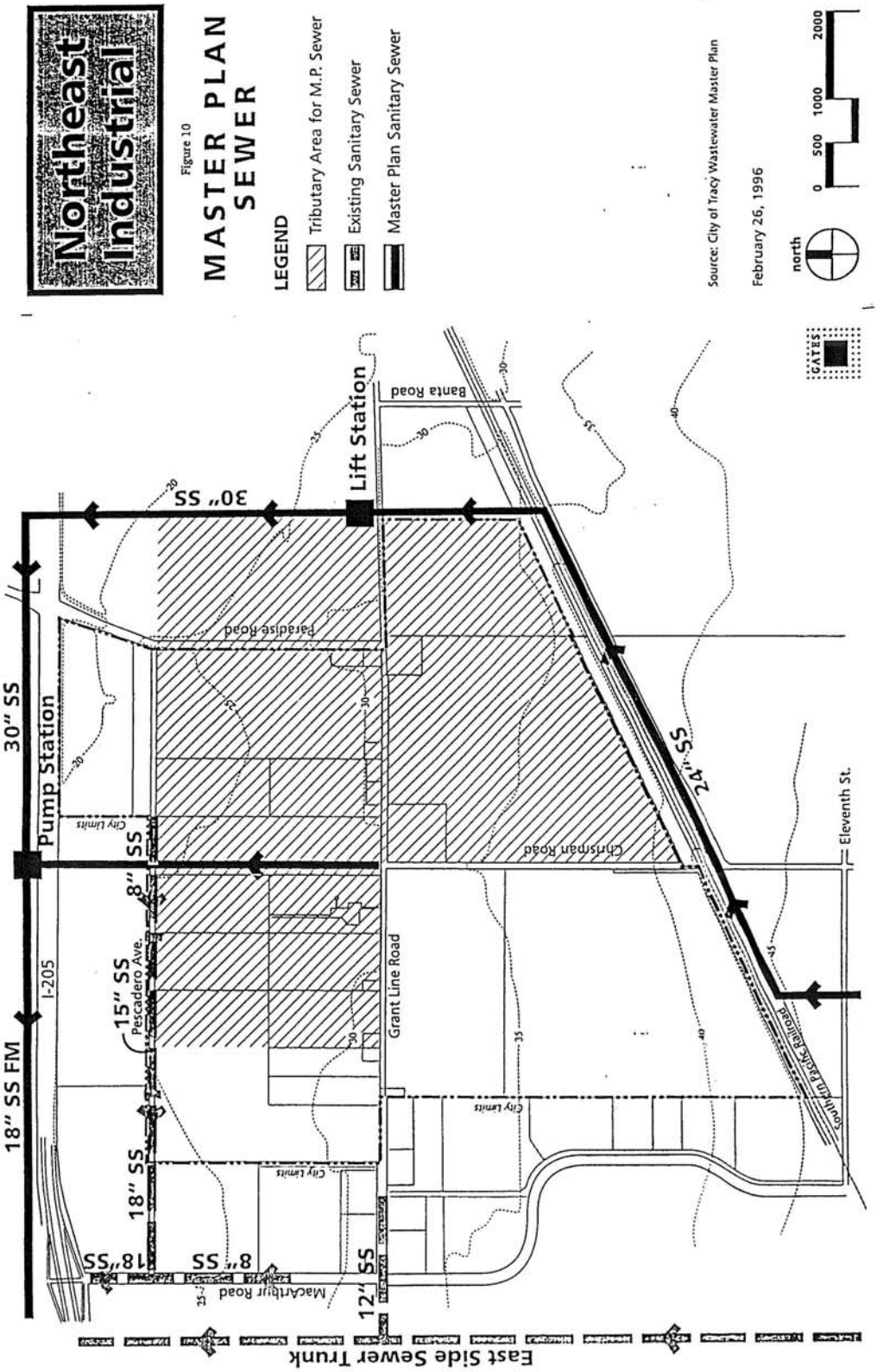
~~The City's Master Plan shows a new 18" diameter sanitary sewer to be installed from Grant Line Road at Chrisman Road, north through the Northeast Industrial planning area and through the Yellow Freight site (the main alignment is only conceptually shown on the Master Plan), then across I-205 to a new pump station and force main which would convey flows westerly to the treatment plan. It appears that most, if not all, the tributary area of the Northeast Industrial area is intended to be served by this new system. If this main is to be built, it would be constructed east of Yellow Freight.~~

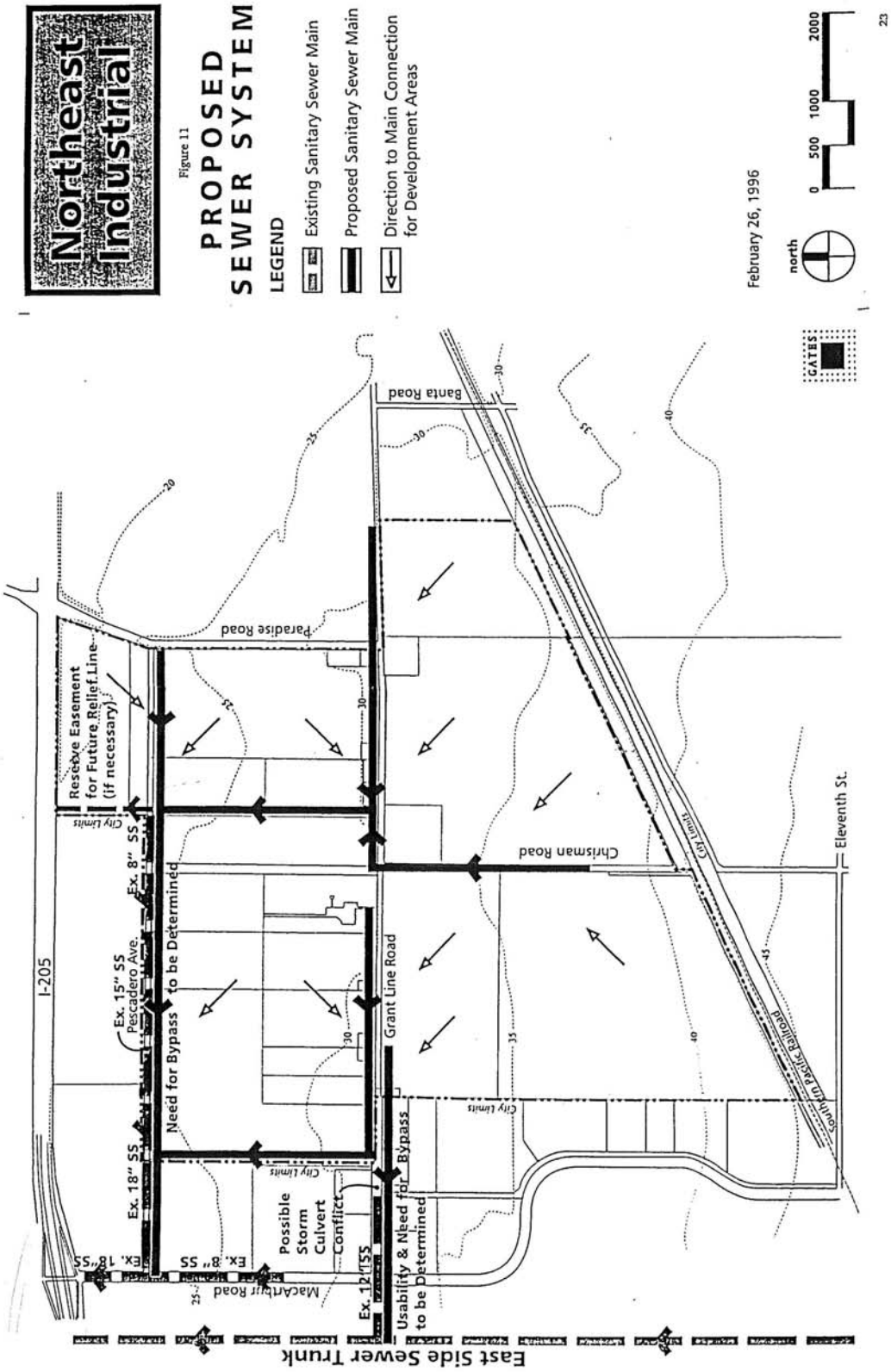
~~The Master Plan also shows a future 24" and 30" sewer system flowing counter-clockwise generally around the southern, eastern, and northern boundaries of the site and then into the pump station described above. It appears this system is primarily planned to serve other areas, however the City's Master Plan does not provide any detail about shed boundaries, and this system may also be intended to serve some portion of the Northeast Industrial Site.~~

**~~Sanitary Sewer Serviceability Analysis~~**

~~Figure 10 shows a proposed sanitary sewer pipe system layout to serve each parcel within the Northeast Industrial Site. This proposed collection system differs from the City's Master Plan and would discharge the entire Northeast Industrial planning area into the East Side Trunk. If found to be a viable alternative, this may eliminate the need for Northeast Industrial area to construct significant portions of the new systems shown on the Master Plan, particularly the new pump station and 18" force main on the north side of I-205.~~

~~Preliminary analysis of the pip grades and USGS topography maps indicate it may be possible to serve the entire Northeast Industrial planning area with a gravity system which outfalls to the East Side Trunk. The proposed layout shown in Figure 10 would make use of the existing pipes in Grant Line Road and Pescadero Roads to the extent possible. However, due to vertical considerations, it may be necessary to bypass some or all of the existing pipes leading to the East Side Trunk (particularly the 8" pipe in Pescadero Avenue). It should also be noted the area which the existing pipe in Grant Line Road can serve is probably limited, due to grade restrictions caused in part by conflicts with other utilities.~~


Northeast Industrial
Figure 10
MASTER PLAN SEWER
LEGEND
Tributary Area for M.P. Sewer
Existing Sanitary Sewer
Master Plan Sanitary Sewer
Source: City of Tracy Wastewater Master Plan
February 26, 1996
north
0 500 1000 2000
GATES
Lift Station
Pump Station
30" SS
30" SS
18" SS FM
I-205
15" SS
Pescadero Ave.
8" SS
18" SS
18" SS
8" SS
12" SS
24" SS
Paradise Road
Banta Road
Christman Road
Grant Line Road
MacArthur Road
Eleventh St.
Southern Pacific Railroad
City Limits
East Side Sewer Trunk


Northeast Industrial
Figure 11
PROPOSED SEWER SYSTEM
LEGEND
Existing Sanitary Sewer Main
Proposed Sanitary Sewer Main
Direction to Main Connection for Development Areas
February 26, 1996
north
0 500 1000 2000
GATES
Santa Road
Paradise Road
Reserve Easement for Future Relief Line (if necessary)
City Limits
Ex. 8" SS
Ex. 15" SS
Pescadero Ave.
Ex. 18" SS
Need for Bypass to be Determined
I-205
Chrisman Road
Grant Line Road
Eleventh St.
Southern Pacific Railroad
Possible Storm Culvert Conflict
Usability & Need for Bypass to be Determined
Ex. 12" SS
Ex. 8" SS
Ex. 18" SS
MacArthur Road
East Side Sewer Trunk

~~Depending on the calculation methodology used for sewage generation, inflow, infiltration and peaking factors, and the assumptions used regarding specific land use and employee density, the Northeast Industrial planning area is expected to have a sewage generation of between 1.5 and 3.0 million gallons per day (mgd). The 3.0 mgd could be exceeded if a high water user is located within the site.~~

~~A draft report by CH2M Hill shows the excess capacity of the East Side trunk to be about 3.6 mgd downstream of Grant Line Road. Prelimiary calculations indicate the existing 18" sewer main in Pescadero Avenue has a total capacity of about 2.4 mgd and its excess capacity is estimated at 1.8 mgd (current flows in this system were not available from the City Publick Works Department and should be verified). The portions of the existing excess capacities in the East Side Trunk and tributary systems, which can be used by the Northeast Industrial planning area, needs to be determined in order to assess the viability of the layout shown in Figure 10.~~

~~If it is determined that in the ultimate buildout condition there will not be enough excess capacity in the East Side Trunk to serve the entirety of the Northeast Industrial planning area, it may be possible to temporarily serve a significant portion of the Northeast Industrial buildout via the East Side Trunk. This would allow construction of expensive offsite improvements, such as the new pump station and force main, to be de ferred until a later date. A potential capacity shortage could occur as a result of capacity being allocated to others for the siting of a high water use facility within the plan area. It is suggested that easements for additional mains flowing northerly be reserved to allow for future flexibility in providing alternative sewer main scenarios.~~

~~If necessary, other alternatives to the City's Master Plan which may be worthy of consideration are to make use of the Heinz pipeline which may be abandoned in the near future and/or to parallel the East Side Trunk.~~

## Storm Drainage

The distribution, location and extent of the storm drainage improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future storm drainage improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _ shows the original storm drainage master plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

**~~City Master Plan~~**

~~As shown on Figure 11, the City's Master Plan identifies a main drainage divide through the middle of the site, approximately along the Chrisman Road alignment. Lands to the west of this divide are planned to flow to the west towards the East Side Channel. Lands to the east of this divide are planned to drain to the east into a future channel which would flow to the north and then north-west paralleling Tom Paine Slough to Sugar Cut.~~

**~~Storm Drain Serviceability Analysis~~**

~~The City's current Storm Drain Master Plan for areas east of Chrisman Road will require expensive offsite improvements, and as such, alternative Master Plan drainage solutions for the Northeast Industrial planning area have to be considered. Alternatives which merit consideration include the following:~~

~~a) Drain some or all of the portion of the site which is east of Chrisman Road to the East Side Channel. Due to capacity issues in the East Side Channel, any such shed "diversion' will result in the need for a~~

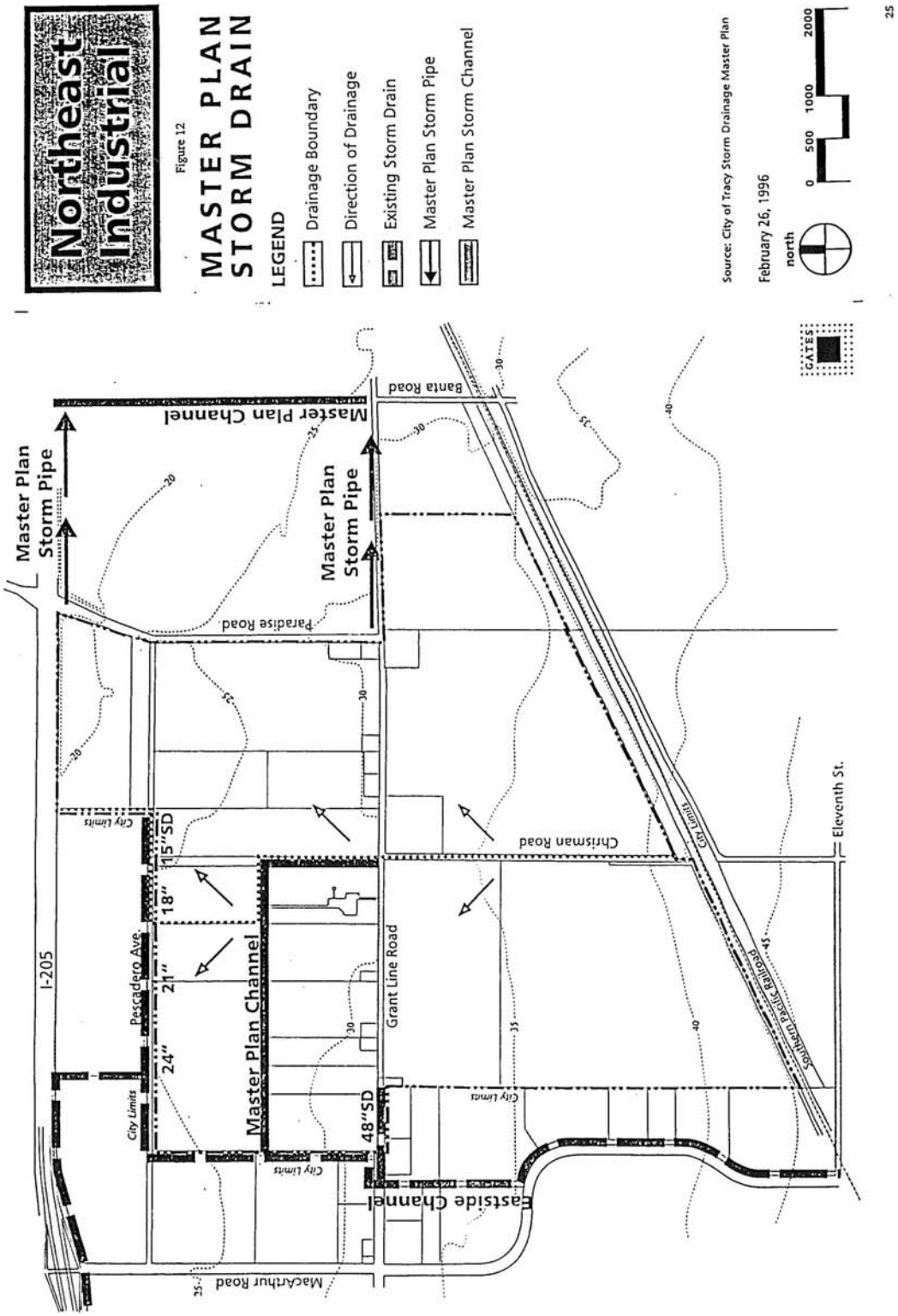
~~detention basin(s) on site. The location and depth of detention basin(s) and channel hydraulics will dictate whether or not pumps will be necessary to drain the pond(s). Groundwater consideration will also influence the size of the ponds.~~

~~b) Drain the eastern portion of the site directly north of the Tom Paine Slough in a newly constructed drainage facility. This alternative may also require one or ore detention basins and/or water quality basins. This will require a revision to the Master Plan and approvals from those responsible for the operation of Tom Paine Slough.~~

~~c) Temporary discharge the eastern portion of the site into existing irrigation/tail-water ditches and await the construction of ultimate drainage facilities. This may require detention if temporary facilities are limited in capacity.~~

~~d) Temporarily store water in onsite retention basins and await the construction of ultimate drainage facilities. This concept may include temporary discharge to the East Side Channel or the tailwater ditches. Temporary facilities will need to follow a phasing plan.~~

~~As properties within the project area develop, tailwater drainage from the West Side Irrigation District will need to be contained, redirected or otherwise accommodated. The details of how this accommodation might best occur need further study.~~


Northeast Industrial
Figure 12
MASTER PLAN STORM DRAIN
LEGEND
Drainage Boundary
Direction of Drainage
Existing Storm Drain
Master Plan Storm Pipe
Master Plan Storm Channel
Source: City of Tracy Storm Drainage Master Plan
February 26, 1996
north
0 500 1000 2000
GATES
Master Plan Storm Pipe
Master Plan Storm Pipe
Master Plan Channel
Santa Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
I-205
Pescadero Ave.
City Limits
24"
21"
18"
15"SD
48"SD
Master Plan Channel
Eastside Channel
MacArthur Road
Southern Pacific Railroad
City Limits

## Water Supply and Distribution

The distribution, location and extent of the water improvements within the Specific Plan area shall be subject to the NEI Phase I Finance and Implementation Plans, dated December 1999 (Resolution Numbers 99-462 and 99-485), April 1, 2003 (Resolution Number 2003-100), January 4, 2005 (Resolution Number 2005-023), February 21, 2006 (Resolution Number 2006-069), and April 15, 2008 (Resolution Number 2008-065), and the NEI Phase II Finance and Implementation Plans, dated January 2006 (Resolution Number 2006-038) and January 15, 2008 (Resolution Number 2008-010). All future water improvements will also be subject to any revisions or updates to the NEI Finance and Implementation Plans, and subject to the development impact fees as established in those plans. Figure _shows the original water master plan for the Specific Plan, which will be modified by the Finance and Implementation Plan process.

~~**Water Supply**~~

~~Currently, the City uses a blend of treated surface water and untreated groundwater. The City of Tracy Water Master Plan currently proposed using surface water sources exclusively to meet water supply demands. The Master Plan indicates that the existing groundwater supply will be maintained only for emergency usage. The City plans to increase their water treatment capacity to both meet the increased demand associated with the projected population growth and to allow additional surface water supplies to be used in lieu of the current groundwater supply.~~

~~**City Master Plan Distribution Network**~~

~~The City Water Master Plan, a portion of which is shown on Figure 12, shows a network of mains varying in diameter from 12" to 18" throughout the site. A 12" to 16" diameter main is planned along Grant Line Road, to the east end of the site, and beyond. An 18" diameter water main is planned to run along Chrisman Road. A 12" diameter main is planned along Paradise Road. The Master Plan also calls for a 12" diameter water main loop in the southeast portion of the Plan area.~~

~~**Water System Serviceability Analysis**~~

~~Figure 13 shows a likely refinement to alignments shown on the City's Water Master Plan which takes into consideration the proposed Northeast Industrial roadway network. The size and location of water lines will need to be reviewed as development plans for the site and surrounding areas progress.~~

### Police Protection

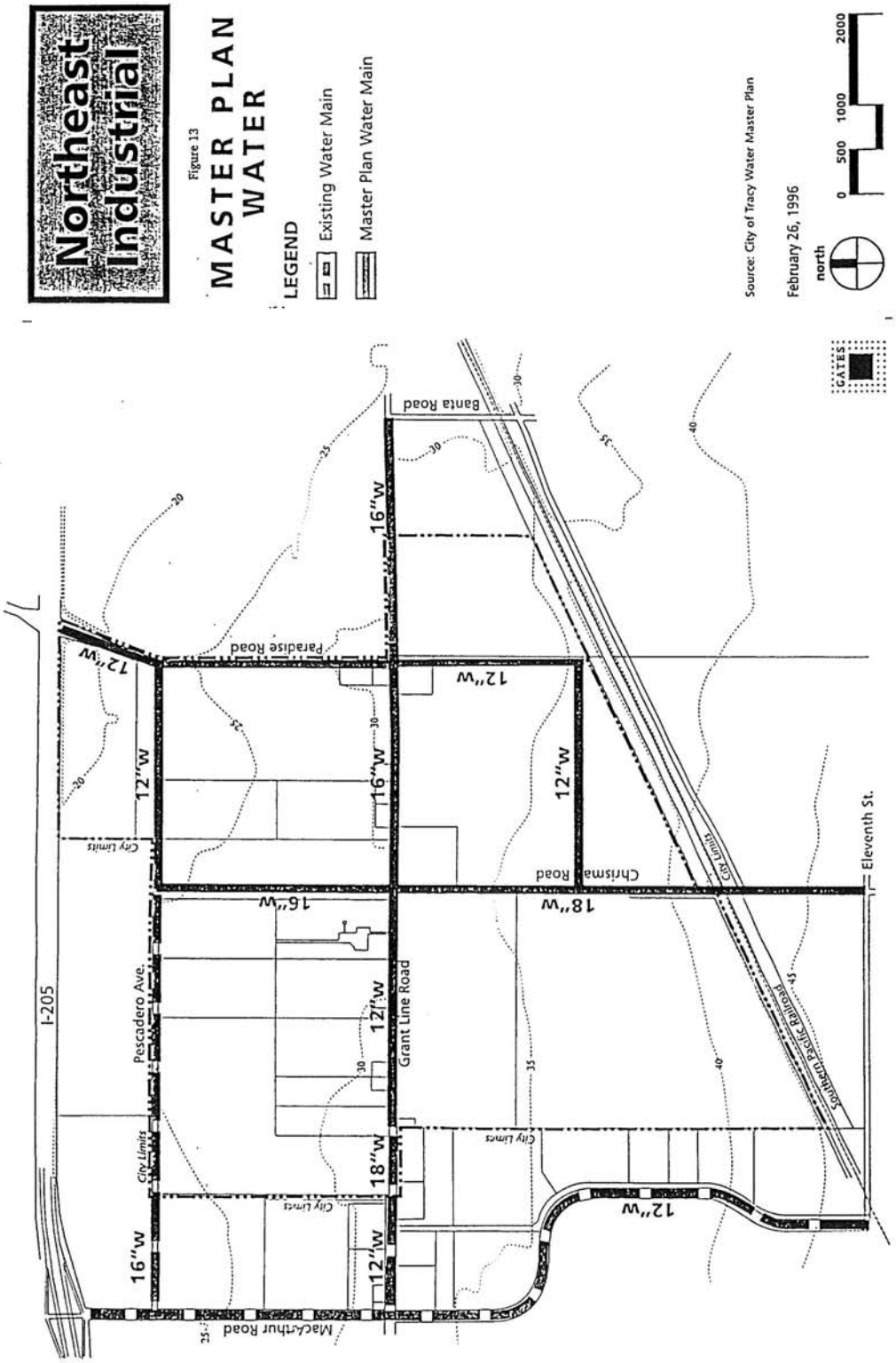
Police services to the project will be provided by the City of Tracy Police Department.

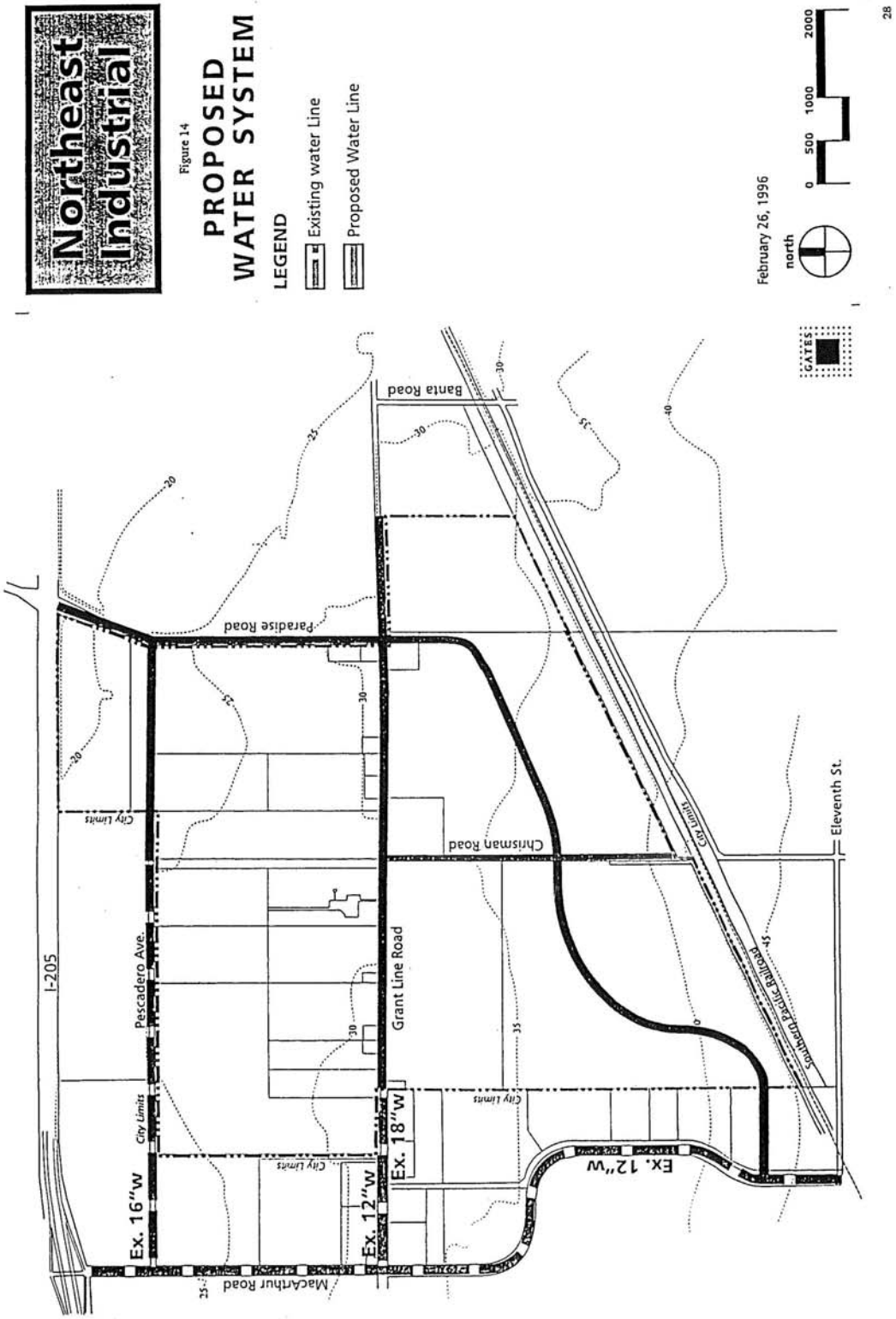
### Fire Protection

The planning area is located within the boundaries of the Tracy Fire Department. The Tracy Fire Department will provide fire protection service and paramedic ambulance service to the planning area.

### Other Utilities

Pacific Gas and Electric (PG&E) will provide electricity and natural gas to the planning area. Pacific Bell will provide telephone service to the planning area~~ from the Central Office located in Tracy~~.


Northeast Industrial
Figure 13
MASTER PLAN WATER
LEGEND
Existing Water Main
Master Plan Water Main
Source: City of Tracy Water Master Plan
February 26, 1996
north
0 500 1000 2000
27
GATES
Banta Road
Paradise Road
Chrisman Road
Eleventh St.
Grant Line Road
Pescadero Ave.
MacArthur Road
I-205
City Limits
CN Limits
Southern Pacific Railroad
16"W
12"W
18"W


Northeast Industrial
Figure 14
PROPOSED WATER SYSTEM
LEGEND
Existing water Line
Proposed Water Line
February 26, 1996
north
0 500 1000 2000
GATES
28
Santa Road
Paradise Road
Chrisman Road
Grant Line Road
Eleventh St.
Southern Pacific Railroad
City Limits
I-205
Pescadero Ave.
MacArthur Road
Ex. 16"W
Ex. 12"W
Ex. 18"W
Ex. 12"W

~~**PHASING AND FINANCING**~~

~~**Phasing**~~
~~The presence of the existing dairies and residences leads to a natural division of the Northeast Industrial planning area into several phases.~~

~~**Financing and Fiscal**~~
~~The proponents of the Northeast Industrial Plan, like the I-205 Corridor Specific Plan and a number of other projects before it, will work the City staff to arrive at a plan to finance the infrastructure needed to serve the project. Toward that end, a draft Financing Plan will be submitted within a reasonable time of submitting this document. The Financing Plan will identify what facilities are likely to be needed, what their estimated costs are, and how they might be paid for. It is anticipated that this plan will include a combination of impact fees that community facility districts to pay for the improvements over time. It is not considered likely that the project will cause a fiscal impact to the City that cannot be funded within the provisions of the property tax rate.~~

## DESIGN GUIDELINES

The Specific Plan includes design guidelines and development standards to guide site planning and architecture. These design guidelines are ~~essentially the same as~~similar to those adopted in the Industrial Areas and I-205 Corridor Specific Plans, which are adjacent to the planning area.

### Streetscapes

1. The design of the streetscape should integrate, in a consistent and creative manner, plant materials, paths, berming, lighting, and signage to produce an attractive and functional environment.
2. All landscaping should employ a mix of trees, shrubs, groundcovers and turf, where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plans of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs, and turf is encouraged, and compliance with the state's water efficient landscape guidelines is required.
3. The use of lawn substitutes is encouraged in all medians and for parkways. The use of turf should be minimized and reserved for areas of high use or visibility and temporary median planting in anticipation of future street widths.
4. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, and parking areas, etc. The use of water conserving systems, such as drip irrigation for shrub and tree planting, is encouraged.
5. Tree plantings should reflect street hierarchy with larger trees along arterial streets and smaller trees on industrial streets. Tree plantings shall be symmetrical and of the same species in the parkways on both sides of the streets. One tree species or mixture of species shall be planted consistently at regular intervals along the entire length of a street. Spacing interval shall be no greater than 40 feet on center. Where trees are planted in medians, the plantings shall be continuous and at regular intervals. Spacing of median trees shall be no greater than 30 feet on center. Different tree species shall be planted at intersections to highlight these areas.
6. Adequate sight lines shall be maintained at all times

**Recommended Trees for Major Streets**

The following list identifies recommended trees for the major streets that form the framework of the area:

| ***Street*** | ***Parkway*** | ***Median*** |
|---|---|---|
| Grant Line Rd | Pistacia chinensis | Prunus serrulata cvs. |
| | Chinese Pistache | Flowering Cherry |
| Paradise Rd/ Loop Rd | Celtis sinensis | Pyrus calleryana 'Bradford' |
| | Chinese Hackberry | Bradford Pear |
| Pescadero Ave | Fraxinus oxycarpa 'Raywoodii' | Pyrus calleryana 'Aristocrat' |
| | Raywood Ash | Aristocrat Pear |

Select one of the following street trees for use on each industrial road:

| ***Botanical Name*** | ***Common Name*** |
|---|---|
| Eucalptus gunnii | Cider Gum |
| Fraxinus oxycarpa 'Raywoodii' | Raywood Ash |
| Fraxinus uhdei | Evergreen Ash |
| Platanus acerifolia | Sycamore |

**Street Lighting**

1. Illumination standards for arterial and industrial streets should reflect the different right-of-way widths and functions.
2. ~~2.~~ Light fixtures and standards shall meet all safety standards and shall be employed throughout the length of the street. It is recommended that one lighting fixture style be employed for use on all streets. ~~The preferred style is the Davit pole painted grey green.~~
3. ~~3.~~2. Where possible, light standards shall be located in medians.

## Building Floor Area Ratio and Height

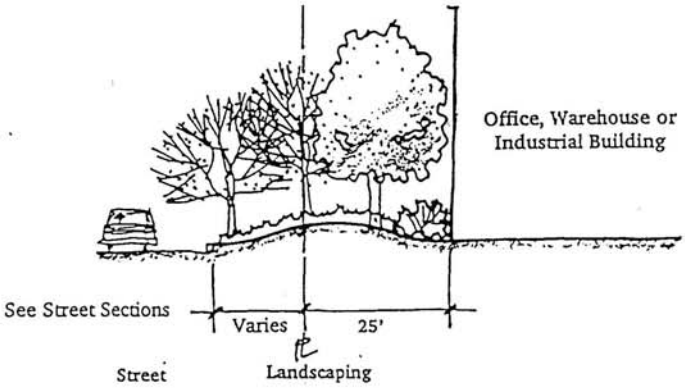
| ***Land Use*** | ***Max. Floor Area Ratio*** | ***Max. Building Height*** |
|---|---|---|
| General Commercial | 0.35 | 46 ft. |
| Office | 0.35 | ~~46~~ 60 ft. |
| Light Industrial | 0.50 | ~~46~~ 60 ft. |

## Building Setbacks

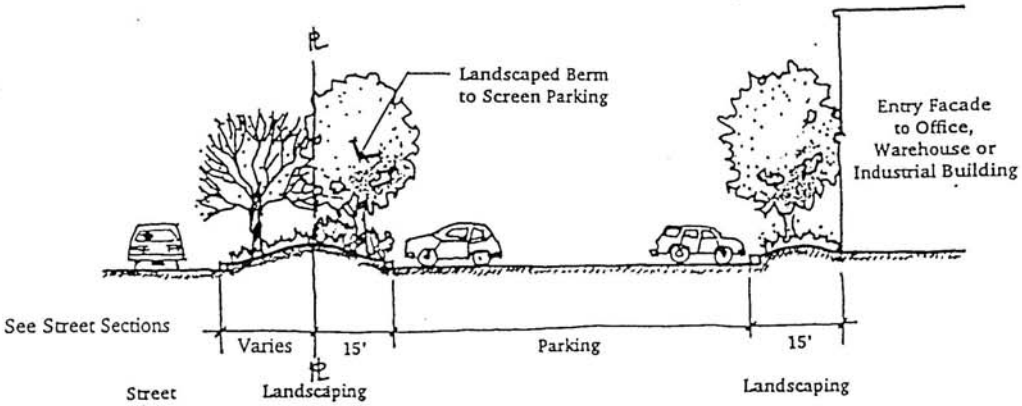
The following shall be the minimum building and parking setbacks required for all building types. Figure 14 illustrates these guidelines.

1. Building setback from any property line adjacent to a street or Caltrans right-of-way shall be 25 feet minimum. Rear and side yard building setbacks from property lines not adjacent to a street or Caltrans right-of-way shall be 15 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial streets, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50 feet back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Caltrans right-of-way for commercial land uses shall be 10 feet and for industrial uses shall be 15 feet.

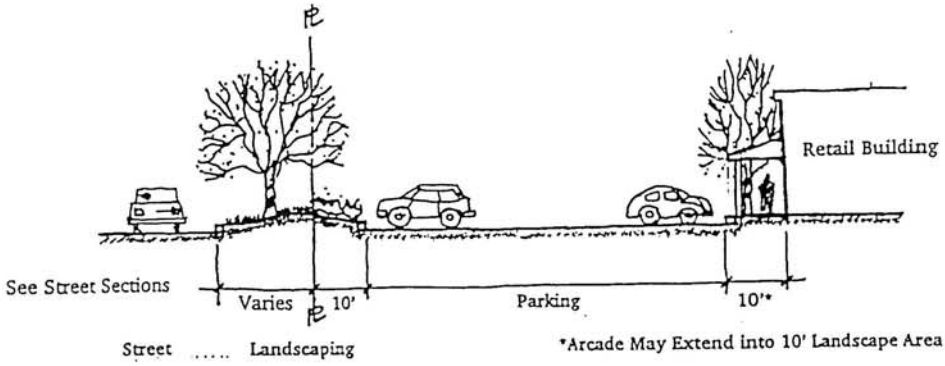
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings, a 15 foot setback to the parking area shall be provided at building entries.
5. Commercial buildings shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public-right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however, only required on the major street frontage.




Front Yard Setback: Without Parking




Front Yard Setback: With Parking




Front Yard Setback: With Parking

Figure 15

**SETBACK GUIDELINES**

0 10 20 40

February 26, 1996

**Northeast Industrial**

GATES

## Parking and On-Site Vehicular Circulation

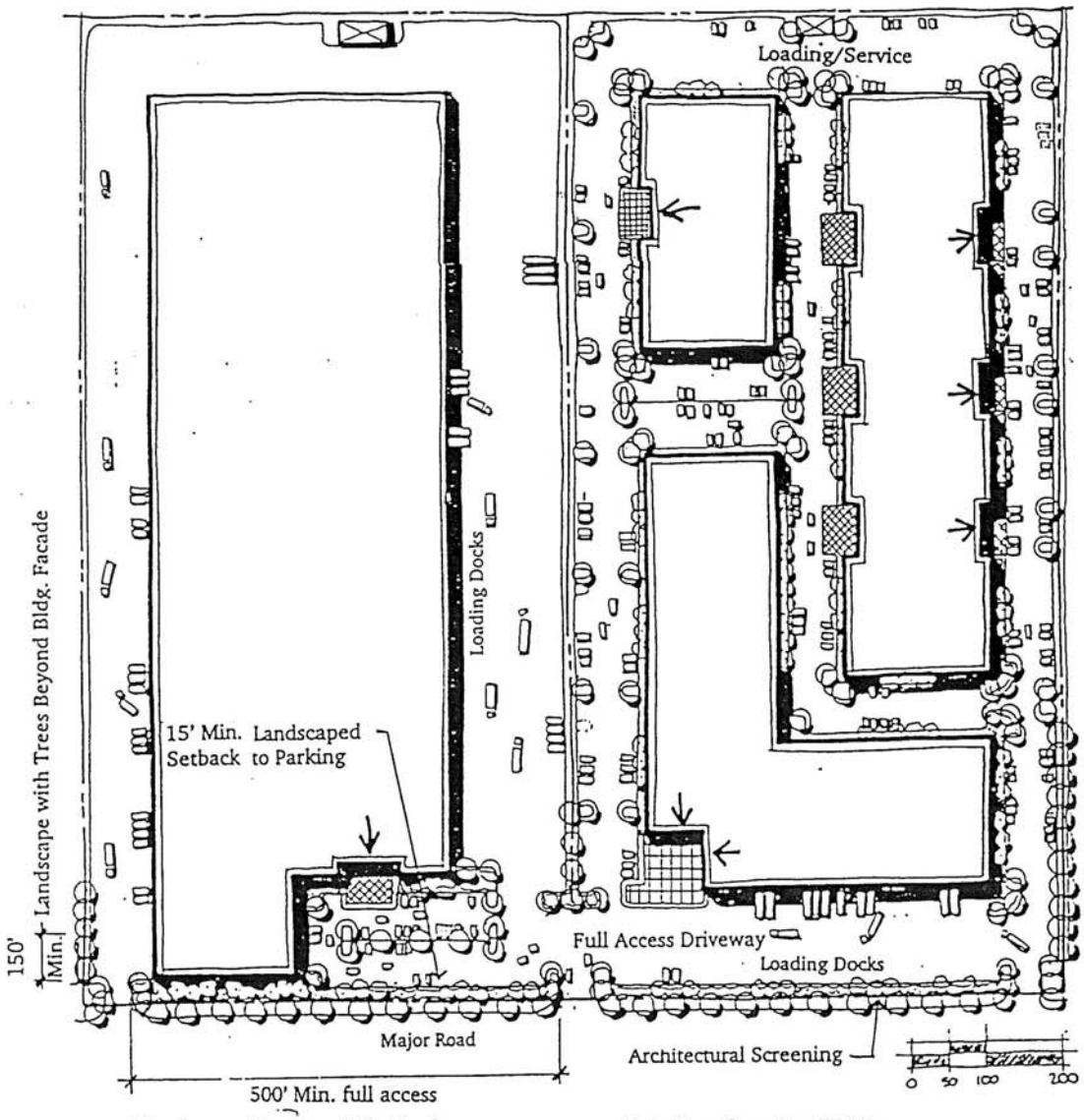
1. Parking, on-site circulation, and loading area standards shall be as required by the provisions of Title 10, Article 26, Off-Street Parking Requirements of the Tracy Municipal Code unless modified below or as part of the ~~Final~~ Development Review~~Plan~~ approval. Portions of off-street parking requirements are summarize below.
2. Parking lots containing 10-20 spaces may include a maximum of 20% of the total number of spaces for compact cars. These spaces shall be designed and marked in accordance with City standards and distributed throughout the lot. ~~Compact car space p~~Parking areas containing 20 or more spaces may include a maximum of 30% of the total number of spaces for compact cars.
3. Minimum off-street parking standards:

| ***Uses*** | ***Minimum Parking Spaces Required*** |
|---|---|
| Retail | One space per 250 square feet of gross floor area |
| Vehicle sales and rentals, including recreational vehicles and mobile homes | One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot. |
| Office: business, professional (not including medical or dental), banks | One space per 250 square feet of gross floor area |
| Dental and medical clinics or office | One space per 200 square feet of gross floor area |
| Motor vehicle repair garages | One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces |
| Cafes, restaurants, and other establishments for the sale and consumption of food and beverages | Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional spaces connected to uses such as drinking establishments. Drinking bars, cocktail lounge: one space per 35 square feet of drinking, bar, lounge area. |
| Manufacturing | One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift |
| Warehouses/Storage and Distribution | One space per 1,000 square feet of the first 20,000 square feet of gross floor area, plus one space per 2,000 square feet of the second 20,000 square feet of gross floor area, plus one space per 4,000 square feet of the remaining square feet of gross floor area. |

## Loading and Unloading Spaces

1. Sufficient off-street loading and unloading spaces shall be provided on each site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling all freight. All loading activity, including turnaround and maneuvering, shall be made on site.

2. In commercial areas, truck loading areas and docks shall not be permitted between building(s) and the public street unless enclosed with architectural screen of material similar to building.
3. In industrial areas, truck loading areas and docks shall not be permitted between building(s) and the street unless the building(s) are set back from the curb a minimum of 125 feet and doors are screened by landscaping, berms, and/or fences.
4. Buildings, structures, and loading facilities shall be designed and placed upon the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.




Warehouse / Storage / Distribution
Example:
10 acres (gross)
FAR 0.50 max.
213,000 s.f.
73 Parking Stalls

Light Manufacturing / R&D
Example:
10 acres (gross)
FAR 0.50 max.
193,000 s.f.
429 Parking Stalls

Figure 16

## LIGHT MANUFACTURING / R&D PROTOTYPE

Northeast Industrial

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## Driveway Standards

Driveways should be carefully located so as not to impede the primary function of the streets, which is to carry through traffic. It should be noted that these spacing guidelines are minimum values. The goal should be to exceed them where possible.

1. Individual industrial parcels on major arterial streets may have driveways, but they should be carefully located so as not to impede the traffic efficiency. In general, parcels with frontage on the major arterials should have their entryway on side streets if possible. If a parcel's only frontage is on the major arterial, every effort should be made to consolidate access at a single driveway. Spacing standards for driveways on major arterials shall be as follows:
    a. Full access driveways , 500 ft. minimum
    b. Partial access driveways (right in/out, left turn in), 500 ft. minimum
    c. Right turn in and out, 350 ft. minimum upstream from an intersection
    d. Right turn in and out, 200 ft. minimum downstream from an intersection
2. On industrial streets, spacing for full access driveways is 450 feet, minimum. "T" intersections are encouraged over four-way intersections. Every effort should be made to consolidate driveways.
3. No driveway shall be located closer than 200 feet to the radius return point at intersections.
4. Driveways shall be a minimum of 25 feet wide. Subsequent development shall demonstrate driveway width and placement can accommodate truck turning movement and clearing without blocking roadways.
5. Driveway width modifications may be approved with shared (ganged) driveways. Ganged driveways which serve two adjacent sites will be required to install landscaped islands along parking adjacent to the gang driveway and a landscape zone at the end of the common drive will act as a terminus to the view line down the ganged driveway.
    a. Full curb returns (as opposed to a standard driveway) shall be utilized for entries to all sites of over ten acres in size or for common driveways that serve two adjacent sites that together total more than ten acres.
6. Access driveways shall provide adequate length to accommodate off-street vehicle stacking needs during times of peak use.
7. Parcel entry should be clear, attractive, and inviting; circulation should direct employee and visitor traffic clearly through the site to main building entries and drop-off points and service trucks to loading.
8. In commercial areas, vehicular entries to the site shall be well defined and recognizable to motorists. Improvements should include accent paving, signs, special plantings, and lighting. Such improvements shall not block motorists' sight lines to oncoming traffic.

## Freeway Interface

The control of views of Tracy from I-205 is critical for the establishment of a quality image for the community.

1. Locate services and storage areas to minimize visibility from I-205.
2. All freeway setback zones shall be planted with a combination of trees, shrubs, and groundcover. Automatic irrigation is required of all planted area. Use large scale trees, from a 24-inch box minimum, grouped in single species clusters. Mass trees to avoid blocking views of commercial signage while providing at least one tree per 1,500 square feet of setback area. Plant shrubs in an informal hedge near the property line with gaps between hedges of 50 feet maximum. Install from 5 gallon cans, minimum, in single species clusters at least 100 feet long. Hydroseed or otherwise install permanent groundcover in all places not planted with shrubs.

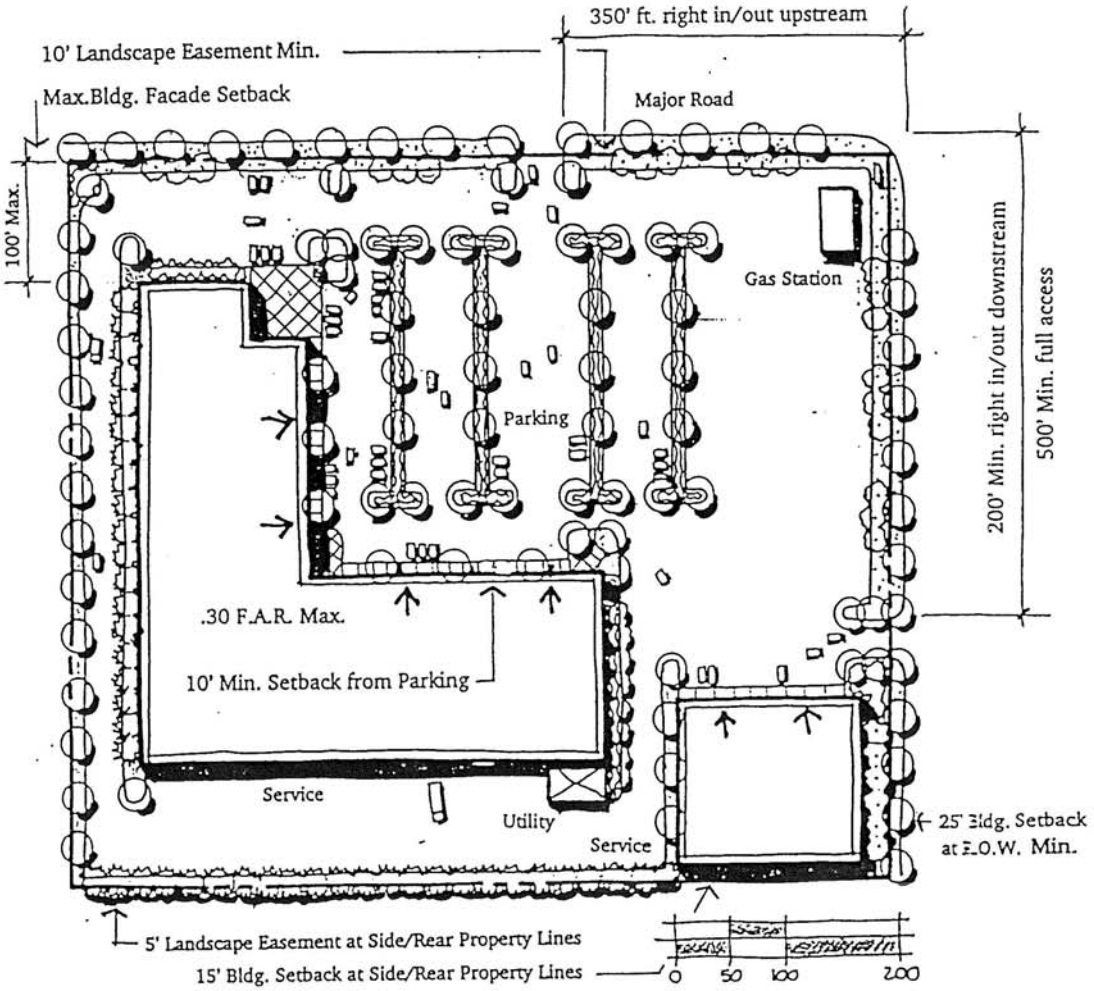


Figure 17

**COMMERCIAL PROTOTYPE**

**Northeast Industrial**

February 26, 1996

GATES

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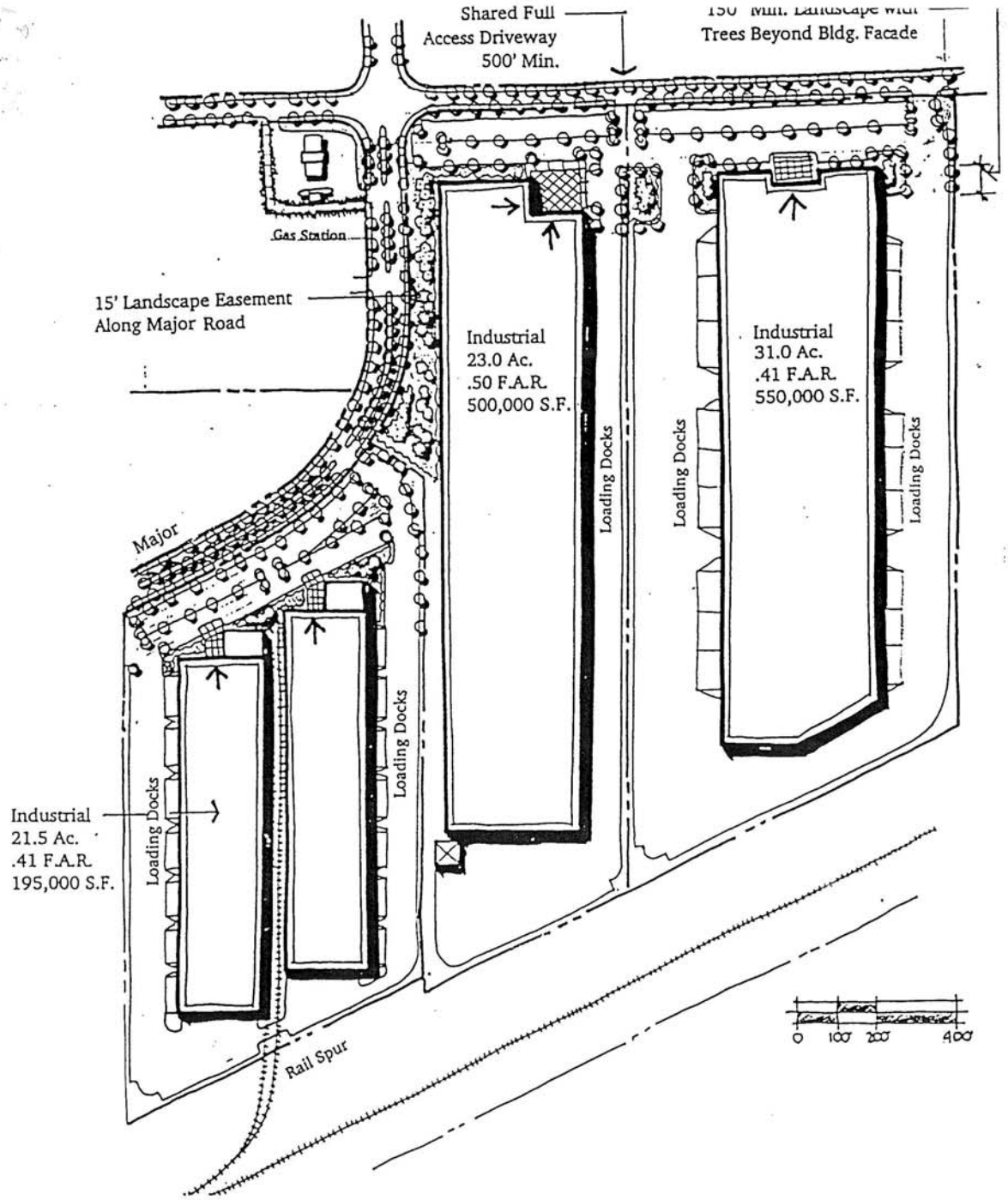


Figure 18

**WAREHOUSE PROTOTYPE**

**Northeast Industrial**

February 26, 1996

GATES

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## Building Architecture

1. Use of creative building design and construction techniques is encouraged. Special attention should be given to that portion of the building visible from adjacent roadways or public parking areas.
2. Large buildings should have facades that include variations in massing, form, and texture. Continuous surface treatments of a single material should be minimized. Architecture should be used to highlight building entries.
3. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
4. Continuous arcades along the front of commercial buildings are encouraged as they provide the pedestrian protection from the weather, reduce solar gain, and can serve to enhance the character of what might otherwise be simple, formless structures. When more than one building is to be developed on a commercial site, the buildings should be designed to relate to one another as a total composition with well thought out relationships to one another.
5. ~~Metal buildings shall only be allowed where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate, surface treatment to the office portion of such structure facing the public street shall be required.~~

### Signs

1. Signs must conform to the requirements of Signs, Title 10, Article 35 of the Tracy Municipal Code as modified herein.
2. A site sign program ~~shall~~ should be integrated into a total design concept for a site and its buildings. The primary goal of the project sign system is to provide information and identification. When more than one sign is permitted, all signs shall be of similar style, shape, and materials.
3. All signs must be approved ~~as part of the Final Development Plan. A sign program shall be submitted as part of the application.~~prior to installation, and should be designed in a manner that coordinates the sign designs and locations with the site plan and building architecture for each project. The sign ~~program~~ plans should include:
    a. **Detatched Business Identification Signs:** One such monument sign (as defined by the Tracy Municipal Code) shall be allowed for each street frontage of the site. These signs may only contain the symbol and/or name of the business and its street address. The sign shall be free standing, may be double-sided, and shall be set back a minimum of 5 feet from the public right-of-way. Sign area shall not exceed 32 square feet per frontage and sign shall not exceed 6 feet in height from finished grade. Signs should generally be oriented perpendicular to approaching traffic.
    b. **Wall signs:** On large single tenant buildings, signs should be located immediately above or adjacent to the primary building entrance. No sign shall extend above dominant roof lines. The area of any single sign shall not exceed 100 square feet. Total area shall not exceed one-half square foot of sign per lineal foot of business being served.

    On smaller multi-tenant buildings, signs should be located at the frontage of each individual lessee. The area of any single sign shall not exceed 100 square feet nor more than 75 percent of the tenant frontage. Capital letters shall be no more than 2.5 feet in height and lower case letters no more than 1.5 feet in height. When individually-lettered wall signs comprise over 50 percent of the sign area of all sign types, total sign area shall not exceed 1.2 square feet per lineal foot of business being served. When comprising less than 50 percent of the total sign

area, the maximum sign area shall be one-half square foot per lineal foot of business being served.

c. **Directional Signs:** Signs required or desired to assist patrons in accessing the facility shall be located in the site parking areas. The design of such signs shall be simple and easily legible. There is no limit to the number of signs provided on a site; however, no single sign shall exceed 6 square feet in area, except that vehicular "stop" signs shall be mounted per State standards.

4. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign. No sign illumination shall cast a glare which is visible from any street.
5. Signs should be constructed with quality materials and in a craftsman-like manner to ensure both an attractive appearance and durability.

## Landscaping

Minimum on-site landscaping requirements shall be established by Off-Street Parking Requirements (Title 10, Article 26 of the Tracy Municipal Code), except as modified below.

| ***Summary of Requirements*** | ***Commercial*** | ***Industrial*** |
|---|---|---|
| Landscaped frontage setback | 10 feet | 15 feet |
| Minimum number of trees in parking area | 1 tree per 5 spaces | 1 tree per 10 spaces |
| Percentage of landscaping in parking areas: | | |
| 0 - 15 cars | 5% | 5% |
| 16 - 30 cars | 10% | 5% |
| 31-60 cars | 15% | 7½% |
| Over 60 cars | 20% | 10% |

1. While commercial uses benefit from a well-landscaped parking area and visibility from the street, views of industrial uses benefit from a more generously landscaped streetscape. Thus, parking lot landscaping requirements for industrial uses may be reduced as specified in the Off-Street Parking Requirements in order to create a large landscape setback along the street. These provisions allow the reduction of 50 percent of the required landscaping based on the provision of a 15 foot landscape setback along the street frontage. The 15 foot strip may be included in the calculation of the total parking lot landscaping requirement. The remainder of the landscaping requirement must be distributed over the lot(s) to provide shade and landscape building frontage. Canopy trees shall be evenly distributed throughout the parking area to provide shade.
2. On-site landscaping along ~~arterials~~ rights-of-way between property lines and buildings, parking lots, or vehicular circulation improvements shall be installed by the property owner. This landscaping shall be designed as an extension of the adjacent public ~~arterial~~ right-of-way landscaping. Completion of landscaping on the site shall be simultaneous with completion of the building and other improvements on the site.
3. Landscaping shall not obstruct sight lines at street or driveway intersections.
4. In place of the wheel stops at parking lots, landscape areas and pedestrian walkways may be extended not more than 2 feet into required parking spaces, to include a 6" concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

5. Screening of the parking area from public rights-of-way in industrial areas shall be provided with a 2½ to 3 foot high element, measuring from the top of the parking area pavement. Screening may consist of one or a combination of the following:
    a. Berms landscaped with ground cover, trees, and shrubs;
    b. Solid, low profile, decorative masonry walls;
    c. Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.
6. Generous landscaping screening is required adjacent on all street frontages for industrial areas. These areas should be landscaped with a combination of trees, shrubs, and ground cover to soften views of parking areas.
7. Tree planting and selection and massing should be compatible with streetscape plantings. Provide minimum 1 tree per 400 square feet of landscape setback. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together.
8. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs, and turf is encouraged. The use of turf in the narrow planting islands is discouraged.
9. Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark, and other similar materials are not acceptable as a sole groundcover material.
10. All trees shall be of 24 inch box size minimum at planting with a minimum branching height 5 years after installation of 10 feet above road or parking surfaces and 6 feet at pedestrian areas. Shrubs shall be of 5 gallon size minimum with a maximum on-center spacing of 24 inches. Likewise, groundcover may be planted at 1 gallon size minimum with a maximum spacing of 12 inches on center.
11. Automatic irrigation is required for all landscaped areas. Irrigation systems ~~should~~ shall be designed so as not to overspray walks, buildings, and parking areas.

**Screening and Storage**

1. All exterior trash areas, storage structures, and service areas ~~should~~ shall be screened from public view with a wall or fence of a minimum height of 8 feet above the street curb level. Storage areas shall be set back a minimum of 50 feet from streets, unless fully enclosed in an architecturally compatible enclosure.
2. No storage areas are allowed within the landscape easements, front setbacks, or side or rear yard landscaped buffers.
3. Roof-mounted equipment shall be screened from street view. Pad-mounted transformers, utility connections, and meter boxes shall be screened and integrated into the site plan.
4. The design of masonry walls, fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the building and should use similar materials. Where masonry walls are along property frontage, they should enhance the entrance to the property and should not impair traffic safety by obscuring views. Long expanses of wall surfaces should be architecturally designed to prevent monotony.
5. The use of chain link fences shall be discouraged, and no chain link fences shall be visible from any public right-of-way.

## Development Review Process

All development in the NEI shall be subject to the requirements of Tracy Municipal Code Article 30, Development Review (TMC Sections 10.08.3920 through 10.08.4110).

## Environmental Performance Standards

### Use Restrictions

No use shall be permitted to exist or operate on any lot which:

1. Emits dust, sweepings, dirt, cinders, fumes, odors, radiation, gases and vapors, or discharges liquid or solid wastes or other harmful matter into the atmosphere or any body of water which may, according to the appropriate agency, adversely affect the health and safety persons within the area or the health and safety of persons in adjacent areas or the use of adjacent properties.
2. Discharges waste or any harmful substance, as defined by the Municipal Code, into any public sewer or storm drainage system.
3. Produces intense glare or heat, unless such use is performed only within an enclosed or screened area, and then only in such manner that glare or heat emitted will not be discernible from any exterior lot line.
4. Creates a sound pressure level in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
5. Allows the visible emissions of smoke (outside any building) other than the exhausts emitted by motor vehicles or other transportation facilities or any emissions in violation of any regulation of any public body having jurisdiction. This requirement shall also be applicable to the disposal of trash and waste materials.
6. Creates a ground vibration that is perceptible, without instruments, at any point along any of the exterior lot lines.

### Hazardous Wastes and Water Pollutants

~~1. An on-site reconnaissance for hazardous wastes must be conducted for each parcel within the study area and the resulting report submitted with the application for the first proposed Tentative Map. If hazardous wastes are identified, they must be dealt with to the satisfaction of the Tracy Municipal Code before the application may be approved.~~

~~2.~~1. All new industries locating with the area will be required to obtain a Discharge Permit from the Director of Utilities prior to occupancy. This permit shall establish the amount and quality of wastes allowed to be discharged into the City's sanitary sewer.

~~3.~~2. The quality of wastewater entering the city sewage system from the proposed uses shall be measured by the Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) levels referenced in the local Water Quality Control Board 208 Plan. Users that are not expected to comply with these standards will be required to provide on-site pretreatment facilities.

~~4.~~3. The storage and distribution of hazardous materials shall be subject to the rules of the San Joaquin County Health District.

~~5.~~4. Industries regularly using significant quantities of hazardous chemicals as defined by State Law in the course of their operations shall be required to obtain a Conditional Use Permit.

## Mineral Extraction

1. Mineral extraction shall only be permitted as a subsidiary use to main use of the site.
2. Locate equipment, storage, and facilities for mineral extraction to avoid visibility from the public street.

## Dairy Uses

1. With development applications for an individual site, provide information demonstrating provisions of adequate buffers between proposed development and adjacent existing dairy uses.
2. Existing dairy uses are exempted from the Environmental Performance Standards.

## Permitted and Conditionally Permitted Uses

The following table indicates uses which are to be permitted and permitted subject to ~~condition~~Conditional Use Permits~~s~~ in the Northeast Industrial area. The land use designations are abbreviated as follows:

LI: Light Industrial
GC: General Commercial

The uses shown in Table 18 as Permitted ("P") are those that are deemed acceptable anywhere in the assigned land use designation. They are uses that, when developed in conformance with this Plan, will not require special conditions in order to avoid negative impacts.

The uses shown as Conditionally Permitted ("C") are of two types. Some of these uses are not acceptable in every location within a land use but are acceptable in certain locations. Other uses may require special conditions to make them acceptable at particular locations, due to their potential negative impacts on existing or planned uses. This may be because of their potential nuisance aspects, such as ~~litter,~~ noise~~,~~ or hazardous wastes.

Where neither a "P" or "C" is shown for a particular land use district, that use is not allowed.

*Table 1~~8~~: Permitted and Conditionally Permitted Land Uses ~~Industrial and Commercial Uses~~*

| ***Land Uses*** | ***LI ●*** | ***GC*** |
|---|---|---|
| Agricultural, including dairies | P ◊ | P ●, ◊ |
| Accessory uses and structures; not including warehouses located on the same site as a permitted use | P | P |
| Administrative, executive, research, medical offices | P | P |
| Call centers | P | P |
| Accessory uses and structures located on the same site as a conditional use | C | C |
| Warehousing and distribution facilities | P | |
| Manufacturing, repair, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, leather, or semi-precious metals or stones, but not including such operations as saw or planing mills, any manufacturing involving primary production of wood, metal, or chemical products from raw materials | P | |
| Manufacture of food products, pharmaceuticals, biotechnology products and the like, but not including fish or meat products, sauerkraut, vinegar, or the like, or rendering or refining of fats and oils. | P | |
| Laboratories, including chemical, physical materials testing, electronic, agricultural, photographic film processing, and general research | P | |

| | | |
|---|---|---|
| Electrical industrial apparatus manufacturing, service, and repairs, including motors, generators, welding equipment, electrical transmission and distribution equipment, and turbines and pumps. | P | |
| Manufacture, repair of optical electronic, timing, and measuring instruments | P | |
| Dairy products plants | P | |
| Machine shops | P | |
| Heating, plumbing, and ventilating equipment manufacturing, servicing, repairs | P | |
| Refrigerator, furnace, water heater, and other household appliance manufacturing, service and repairs, not incidental to retail sales | P | |
| Furniture and cabinet assembling whose activities are carried on entirely within an enclosed building and which have no construction yards on the lot | P | |
| Parcel delivery service and vehicle storage inside and outside the building | P | |
| Truck terminals | P | |
| Mini storage | P | |
| Equipment storage | P | |
| Janitorial services and supplies | P | |
| Printing, including lithographing, engraving, and other such similar reproduction services | P | |
| Automotive supply stores | C | |
| Rental yards, including the rental of hand tools, garden tools, power tools, trucks, trailers, and other similar equipment | C | |
| Building materials sales, lumberyards (outside storage) | C | |
| Repair, painting, and body work for automotive, motorcycle, and farm machinery | C | |
| Boat sales, service, repair | C | |
| Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, and retail products typically found in a convenience store. | C | |
| Wholesale trade business | C | |
| Intermediate manufacturing uses involving the processing of raw materials, including food and paper processing, wineries, and concrete mixers | C | |
| Mineral and hydrocarbon extraction | C | |
| Recycling (collection and sorting) | C | |
| Outlet stores and centers | | P |
| Warehouse retail, including furniture, office supply, sporting goods, or wholesale merchandising | | P |
| Hardware stores, including garden centers | | P |

| | | |
|---|---|---|
| Home improvement and interior decorating stores, including carpet, drapery, floor covering, paint, glass, and wallpaper shops | | P |
| Garden centers, including plant nurseries and retail sales | | P |
| Sporting goods and toy stores | | P |
| Specialty retail stores selling those items and services normally sold in department stores (including clothing, shoes, and accessories) | | P |
| Shoe and clothing repair | | P |
| Food markets, convenience markets | | P |
| Liquor stores | | P |
| Drug stores and prescription pharmacies | | P |
| Restaurants, including fast food | | P |
| Art galleries and artists supply stores | | P |
| Barbershops, beauty shops, and hairstylists | | P |
| Financial institutions, including banks, savings and loan offices, finance companies, credit unions, and related services | | P |
| Refrigerator, furnace, water heater, and other household appliance sales including repair, provided repair services are incidental to retail sales. | | P |
| Laundries and dry cleaners | | P |
| Photocopying and related duplicating services, not including printing, lithographing, engraving, or such similar reproduction services | | P |
| Pet and bird stores with incidental veterinary services | | P |
| Animal Shelters | | P |
| Video stores, sales, and rental | | P |
| Automobile and motorcycle sales and rental, including new and used sales | | C |
| Bars without significant food service | | C |
| Building materials sales (no outside storage) | | C |
| Miniature golf | | C |
| Service stations, provided all operations except sales of gas and oil are conducted within an enclosed building. Sales shall be limited to petroleum products and automotive accessories, and retail products typically found in a convenience store. | | C |

●: Subject to compliance with the Environmental Performance Standards. Note that as defined by State law, any business using significant quantities of hazardous materials requires a Conditional Use Permit.

◊: Existing dairy operations are exempt from the Environmental Performance Standards.

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY ADOPTING THE NORTHEAST INDUSTRIAL SPECIFIC PLAN, AMENDING SECTION 10.08.980, NAMES OF ZONES, AND ADDING SECTIONS 10.08.3022, NORTHEAST INDUSTRIAL SPECIFIC PLAN ZONE AND 10.08.3023, DEVELOPMENT REVIEW (NORTHEAST INDUSTRIAL SPECIFIC PLAN) TO THE TRACY MUNICIPAL CODE

WHEREAS, the Northeast Industrial (NEI) Concept Development Plan, a Planned Unit Development (PUD) was adopted by the City Council on May 8, 1996 (Resolution Number 96-146). It was amended by Resolution Nos. 99-107, 99-107, 2005-091 and 2008-046.

WHEREAS, the procedure for even a simple modification to a PUD Concept Development Plan is unnecessarily burdensome, expensive and time consuming to applicants because it requires a zoning ordinance amendment to the PUD, and

WHEREAS, by converting the essential elements of the Northeast Industrial Area Concept Development Plan into a Specific Plan (under Tracy Municipal Code Chapter 10.20) and adding a reference to that Specific Plan in the City's zoning ordinance, the handling of applications within the area will be much simpler and more straightforward.

WHEREAS, the Planning Commission held a public hearing to review and discuss the proposed NEI Specific Plan, zone text amendment and rezone from PUD to NEI Specific Plan on June 27, 2012, and

WHEREAS, the City Council held a public hearing to review and discuss the proposed NEI Specific Plan, zone text amendment and rezone from PUD to NEI Specific Plan on July 17, 2012, and

WHEREAS, the NEI Environment Impact Report (EIR) was certified by the Tracy City Council on May 8, 1996 (Resolution Number 96-144) and the General Plan Environmental Impact Report as certified by the Tracy City Council on February 1, 2011 (Resolution Number 2011-028). The proposed NEI Specific Plan is essentially unchanged from the 1996 NEI PUD and is consistent with both the NEI EIR and the General Plan EIR;

The Tracy City Council hereby ordains as follows:

SECTION 1: The Northeast Industrial Area Specific Plan, dated July 17, 2012, is adopted. This Specific Plan supersedes the former Northeast Industrial Areas Concept Development Plan, which is now repealed. References elsewhere in City documents, such as the Finance Implementation Plan and development impact fee accounts are changed to now refer to the Northeast Industrial Area Specific Plan.

SECTION 2: Section 10.08.980, Names of zones, of the Tracy Municipal Code, is amended to read as follows:

"**10.08.980 - Names of zones.**
In order to classify, regulate, restrict, and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following zones are hereby established:

(a) Residential Estate Zone .....RE;
(b) Low Density Residential Zone .....LDR;
(c) Medium Density Cluster Zone .....MDC;
(d) Medium Density Residential Zone .....MDR;
(e) High Density Residential Zone .....HDR;
(f) Medical Office Zone .....MO;
(g) Professional Office and Medical Zone .....POM;
(h) Planned Unit Development Zone .....PUD;
(i) Residential Mobile Home Zone .....RMH;
(j) Community Shopping Center Zone .....CS;
(k) Neighborhood Shopping Zone .....NS;
(l) Central Business District Zone .....CBD;
(m) General Highway Commercial Zone .....GHC;
(n) Light Industrial Zone .....M-1;
(o) Heavy Industrial Zone .....M-2;
(p) Highway Service Zone .....HS;
(q) Agricultural Zone .....A;
(r) Airport Overlay Zone .....AO; and
(s) Northeast Industrial Area Specific Plan Zone ...NEI."

SECTION 3: A new Article 22.5, Former PUD areas, and a new Section 10.08.3022, Northeast Industrial Area Specific Plan Zone, and a new section 10.08.3023, Development review (Northeast Industrial Specific Plan) are added to the Tracy Municipal Code to read as follows:

"**Article 22.5 Former PUD Areas**

**10.08.3022 Northeast Industrial Specific Plan Zone**.
The zoning within the Northeast Industrial Specific Plan Zone is governed by the Northeast Industrial Area Specific Plan.

**10.08.3023 Development review (Northeast Industrial Specific Plan).**
Each development in the Northeast Industrial Specific Plan Zone that requires a building permit is subject to development review under Municipal Code Article 30 (Sections 10.08.3920 and following)."

SECTION 4. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 5. This Ordinance shall be published once in the Tracy Press, a newspaper of general circulation, within fifteen (15) days from and after its final passage and adoption.

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

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 17th day of July, 2012, and finally adopted on the 7th day of August, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 7

REQUEST

**ADOPT THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND THE GENERAL TEAMSTERS LOCAL NO. 439, I.B.T**

EXECUTIVE SUMMARY

The Memorandum of Understanding between the City of Tracy and General Teamsters Local No. 439, I.B.T. expired on June 30, 2011. Representatives from the City and the Teamsters met and conferred in good faith and negotiated a new Memorandum of Understanding. The attached agreement covers a period of 36 months (three years), effective on July 17, 2012 and expires June 30, 2015.

DISCUSSION

The budgeted message presented to Council on June 5, 2012 described the City's implementation of an eight point fiscal strategy over four years in an effort to equal or exceed the revenue coming in from Measure E prior to its sunset period in April 2015. This eight point plan includes: (1) Implementation of technological efficiencies, (2) Improved Economy, (3) Elimination or reduction in non-essential services or duplicated services, (4) Reprioritization of existing expenditures,(5) Continued change to the City's organizational structure, (6) Contracting of services or service redesign, (7) Reduction of number of City Departments, and (8) New labor contracts and Compensation and Benefit plans. Thus far, the City has realized approximately $3 million in savings and generated $1 million in increased revenue due to an improved economy by implementing four of the eight points delineated above in the eight-point plan.

This Teamsters Memorandum of Understanding relates and contributes to one of the City's eight point fiscal strategies: New labor agreements and Compensation and Benefit plans. It is anticipated that the City will save $246,801 during the term of this contract and an ongoing annual savings of $3.4 million after the three year term if employees of all labor groups pay the full employee contribution for CalPERS benefit.

There are three key elements in the Teamsters Memorandum of Understanding that contribute to the overall target as described above. These include the following:

1. Shift from City to Employee Payment of the Employee Share of CalPERS Retirement Benefit:

To date, the City of Tracy has paid the full cost of the employee share of the California Public Employees Retirement System (CalPERS) benefit. The City's goal is to phase in employees paying the full share of the employee portion of the CalPERS benefit, which was previously paid by the City on behalf of the employee as an additional employee benefit. This Teamsters Memorandum of Understanding shifts the share of payment

from the City to the employee increasing each year over the three year term of the agreement. It is anticipated that beginning July 2015, if employees of all labor groups pay the full employee contribution of the CalPERS benefit, an ongoing annual savings of $3.4 million dollars can be realized each subsequent year.[1]

A one-time allocation of Flexible Leave hours is offered to employees during the three year term in exchange for the increased share of employee's contribution to the CalPERS retirement benefit.

The total savings during this three year term by having each of the 133 employees in this Unit contribute to CalPERS is $1,303,512, an average of $9,801 per employee. The total cost of Flexible Leave hours provided back to employees in this unit during this three year term is $1,056,711, an average of $7,945 per employee. The net savings after distribution of Flexible Leave hours is $246,801 at the end of the contract term.

2. Continuation of second tier CalPERS Retirement formula:

On September 7, 2010, the City adopted a second tier retirement formula for employees hired on or after December 17, 2010 and this second tier will continue with this agreement. This second tier retirement formula assists with long term *(i.e.* ten years or more) efforts to reduce benefit costs. The second tier formula is 2% @ 55, and average of three consecutive highest years.

3. No Cost of Living Adjustments (COLAs):

No Cost of Living Adjustments are offered to employees during the term of this Memorandum of Understanding. The last COLA received by Teamsters was July 1, 2009. At the end of this Memorandum of Understanding's term on June 30, 2015 employees in this bargaining unit will have gone six years without a COLA.

In addition to the three key elements of the Plan described above, there are two provisions of this Teamsters Memorandum of Understanding that should be of note: the increase in the employee contribution to future health care premium increases and the discontinuation of unpaid furloughs.

Increase in Employee Contribution to Future Health Care Premium Increases:

Each January of every year, adjustments to health care premiums are made, depending on the increased costs. Increases in health care costs continue to rise year after year. Effective January 2013, the employee contribution of any future premium is 50% and the City's share is 50% of the total premium increases.

Discontinuation of Unpaid Furloughs:

It is estimated that during the past three years, City employees saved the City $1.9 million through the voluntary implementation of unpaid furloughs *(one year at $400,000,*

[1] All things considered, the anticipated $3 million savings assumes no changes to agreement terms during the next round of negotiations.

*two additional years x $600,000 for non-public safety employees, and one year of Fire employee furloughs at $300,000).*

When implementation of unpaid furloughs began three years ago, it was anticipated that this strategy was a short-term solution to address the structural budget deficit. It should be noted, however, that discontinuation of voluntary unpaid furloughs will result in an increase in the budget deficit.

Lastly, there are four items recommended in addition to those listed above. The annual uniform allowance of four classifications *(Crime Scene Technicians, Animal Services Officers, Crime Prevention Specialists, and Community Services Officer)* are recommended to increase by $20 a fiscal year; where applicable, the reimbursable amount allowed for safety boots is recommended to increase by $25 per fiscal year; The meal allowance for employees who perform a minimum of two hours "unanticipated" overtime or callback work that extends through a regular meal time is recommended to increase by three dollars; and employees who complete ten years of service with the City of Tracy, and at each five year anniversary date thereafter, is recommended that 40 hours of vacation be added to their vacation accrual. These 40 hours are not retroactive.

## STRATEGIC PLAN

This Teamsters Memorandum of Understanding directly supports the Organizational Efficiency Strategic Priority whose purpose is to strengthen and stabilize our organizational foundation in the key areas of City Council's fiscal policies, customer value, processes and systems, and workforce viability. Specifically, this agenda item relates to:

Goal 1: Advance City Council's fiscal policies

Objective 1a: To change the City's organizational and fiscal structure by completing labor negotiations.

## FISCAL IMPACT

There are no COLAs in this agreement. The total savings during this three year term by having each of the 133 employees in this Unit contribute to CalPERS is $1,303,512, an average of $9,801 per employee. The total cost of Flexible Leave hours provided back to employees is $1,056,711, an average of $7,945 per employee. The net savings after distribution of Flexible Leave hours is $246,801 at the end of the contract term. It is anticipated that beginning July 2015, if employees of all labor groups pay the full employee contribution of the CalPERS benefit, an ongoing annual savings of $3.4 million can be realized each subsequent year.

It should be noted that the discontinuation of unpaid furloughs from the non-public safety units will result in an increase to the budget deficit of $600,000 per year. This fiscal impact was considered in the FY 12/13 budget.

RECOMMENDATION

That the City Council, by resolution, adopt the Memorandum of Understanding between the City of Tracy and the General Teamsters Local No. 439, I.B.T.

| | |
|---|---|
| Prepared by: | Maria A. Hurtado, Assistant City Manager |
| Reviewed by: | Dan Sodergren, City Attorney |
| | Zane Johnston, Finance and Administrative Services Director |
| Approved by: | R. Leon Churchill Jr., City Manager |

Attachments: Teamsters Memorandum of Understanding

RESOLUTION _____

ADOPT THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF TRACY AND THE GENERAL TEAMSTERS LOCAL NO. 439, I.B.T

WHEREAS, The Memorandum of Understanding (MOU) between the City of Tracy and the General Teamsters Local No. 439, I.B.T. expired on June 30, 2011, and

WHEREAS, Representatives from the City and the Teamsters have met and conferred in good faith to negotiate a new MOU, and

WHEREAS, Agreement has been reached on a new MOU covering the period of July 17, 2012 through June 30, 2015, and

WHEREAS, The Teamsters Memorandum of Understanding directly supports one of the four Council Strategic Priorities: the Organizational Efficiency Strategic Priority, Goal 1: Advance City Council's fiscal policies, Objective 1a: To change the City's organizational and fiscal structure by completing labor negotiations, and

WHEREAS, The Teamsters Memorandum of Understanding contains three key elements that contribute to one of the City's eight point fiscal strategies to address the structural budget deficit which include (1) Shift from City to Employee Payment of the Employee Portion of CalPERS Retirement Benefit, (2) Continuation of second tier CalPERS Retirement formula, and (3) No Cost of Living Adjustments (COLAs), and

WHEREAS, The total savings during this three year term by having each of the 133 employees in this Unit contribute to CalPERS is $1,303,512, an average of $9,801 per employee. The total cost of Flexible Leave hours provided back to employees is $1,056,711, an average of $7,945 per employee. The net savings after distribution of Flexible Leave hours is $246,801 at the end of the contract term. It is anticipated that beginning July 2015, if employees of all labor groups pay the full employee contribution of the CalPERS benefit, an ongoing annual savings of $3.4 million can be realized each subsequent year;

NOW, THEREFORE, BE IT RESOLVED, That the City Council adopt the MOU between the City of Tracy and the General Teamsters Local No. 439, I.B.T.

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

The foregoing Resolution _____ was adopted by the Tracy City Council on the 17th day of July, 2012 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

_____
Mayor

ATTEST:

_____
City Clerk

# MEMORANDUM OF UNDERSTANDING

BETWEEN

## THE CITY OF TRACY

AND

## GENERAL TEAMSTERS LOCAL NO. 439, IBT

July 17, 2012 Through June 30, 2015

Human Resources Department
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6150
www.ci.tracy.ca.us

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**July 17, 2012 through June 30, 2015**
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**CITY OF TRACY**
**GENERAL TEAMSTERS LOCAL NO. 439, IBT**
**MEMORANDUM OF UNDERSTANDING (MOU)**
**EFFECTIVE July 1, 2012 - June 30, 2015**

General Teamsters Local No. 439, affiliated with the International Brotherhood of Teamsters, Chauffeurs, Warehousemen, and Helpers of America and representatives of the City of Tracy have met and conferred in good faith regarding wages, hours and other terms and conditions of employment of employees in the Public Employees Bargaining Unit, have exchanged freely information, opinions and proposals and have endeavored to reach agreement on all matters relating to the employment conditions and employer-employee relations of such employees.

This Memorandum of Understanding (MOU) is entered into pursuant to the Meyers-Milias-Brown Act (Government Code Sections 3500, et. seq.) and has been jointly prepared by the parties.

This MOU shall be presented to the City Council as the joint recommendations of the undersigned for salary and employee benefit adjustments for the period commencing July 17, 2012 and ending June 30, 2015.

## Section 1. Recognition

### 1.1 Union Recognition

The General Teamsters Local No. 439 affiliated with the International Brotherhood of Teamsters, Chauffeurs, Warehousemen, and Helpers of America, hereinafter referred to as the "Union", is recognized as the employee organization as provided in the City's Employer-Employee Relations Resolution for all employees assigned to the classifications listed in Section 5.1 and Exhibit A.

### 1.2 City Recognition

The City Manager, or where the authority has been delegated by the City Manager, the City Manager's representative is the representative of the City of Tracy, hereinafter referred to as the "City."

## Section 2. No Discrimination

The City agrees not to discriminate against any employee because of membership in the Union or because of any activities on behalf of the Union. Union activities shall not interfere with the normal operation of the City. Neither the City nor the Union shall

discriminate for or against any employee or applicant for employment on account of race, color, creed, national origin, age, sex, sexual orientation, physical disability, or mental disability which does not prevent an employee from meeting the minimum standards established.

## Section 3. Union Security

### 3.1 Agency Shop

Except as provided otherwise in this Section, employees shall, as a condition of continuing employment, become and remain members of the Union or shall pay to the Union a service fee in-lieu thereof.

### 3.2 Implementation

Any employee hired by the City, subject to this MOU shall be provided, through the employee's department, with a notice advising that the City has entered into an Agency Shop agreement with the Union. All employees subject to the MOU must either join the Union, pay a service fee to the Union, or execute a written declaration claiming a religious exemption from this requirement. Such notice shall include a form for the employee's signature authorizing payroll deduction of the Union dues or a service fee.

Said employee shall have five (5) working days following the initial date of employment to fully execute the authorization form of his/her choice and return said form to Department Payroll. If the form is not completed properly and returned within five (5) working days, the City shall commence and continue a payroll deduction of service fees from the first pay warrant of the month for such employee

The effective date of Union dues, service fee deductions or charitable contribution for such employees shall be the beginning of the first pay period of employment; except that initiation fees shall be deducted in two installments, in successive pay periods, beginning with the first pay period. The employee's earnings must be sufficient, after other legal and required deductions are made, to cover the amount of the dues or service fees authorized.

When an employee is in a non- pay status for an entire pay period, no withholding will be made to cover the pay period from future earnings.

In the case of an employee who is in a non- pay status during only part of the pay period, and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions, including health care deductions, have priority over Union dues and service fees.

### 3.3 Religious Exemption

Any employee of the City, subject to this MOU who is a member of a bona fide religion, body or sect which has historically held conscientious objections to joining or financially supporting a public employee organization and which is recognized as such by the National Labor Relations Board, shall, be permitted upon presentation of verification of active membership in such religion, body or sect to make a charitable contribution equal to the service fee in-lieu of Union Membership or service fee payment.

Declarations of, or applications for religious exemption, and any supporting documentation, shall be forwarded to the Union within fifteen (15) days of receipt by the City. The Union shall have fifteen days (15) after receipt of a request for religious exemption to challenge any exemption granted by the City Manager or the City Manager's designee. If challenged, the deduction to the charity of the employee's choice shall commence but shall be held in escrow pending resolution of the challenge.

Charitable deduction shall only be by regular payroll deduction. For purposes of this Section, charitable deduction means a contribution to the McHenry House, United Way, or the California Nature Conservancy.

### 3.4 Financial Reports

The Union shall annually submit copies of the financial report, required by the Labor-Management Disclosure Act of 1959, to the City Personnel Officer. Copies of such reports shall be available to employees, subject to the Agency Shop requirements of this Section, at the offices of the Union.

Failure to file such a report within one hundred (100) days of the close of the Union's fiscal year shall result in the termination of all agency fee deductions, without jeopardy to any employee, until said report is filed.

### 3.5 Payroll Deductions

The City shall deduct Union dues or service fees from employee's pay in conformity with State and City regulations. The City shall promptly pay to the designated payee all sums so deducted. The City shall periodically provide a list of all persons making charitable deductions pursuant to a religious exemption as described herein.

### 3.6 Hold Harmless

Unions shall indemnify and hold harmless the City, its officers and employees harmless from any and all claims, demands, suits, or any other action arising from the

Agency Shop provisions herein. In no event shall the City be required to pay from its own funds the Union dues, service fees or charitable contributions, which the employee was obligated to pay, but failed to pay, regardless of the reasons.

**3.7 Suspension of Agency Fees**

For the duration of any strike, sanctioned, called or supported by the Union, the City may suspend collection of Agency service fees without jeopardy to the employee.

**3.8 Waiver of Election for Newly-Represented Employees**

The accretion of classifications and/or employees to the unit set forth in Section 1 of this MOU shall not require an election for the application of this Agency Shop provision to such classifications and/or employees.

**3.9 Use of City Facilities and Bulletin Boards**

The Union may, with the prior approval of the City Manager or the City Manager's designee, use the City facilities during non- work hours for meetings of City employees, provided space is available.

The use of City equipment normally used in the conduct of business meetings, such as desks, chairs and blackboards, will be made available to the Union.

The Union may use portions of City bulletin boards under the following conditions:

Copies of materials must be sent to the department or division head in charge of the department bulletin board.

All materials must be dated and must identify the organization that published them.

The City reserves the right to determine where bulletin boards shall be placed.

**Section 4. Union Representatives**

**4.1 Attendance at Meetings by Employees**

Any bargaining unit member, who is directed to attend a meeting at which one of the issues is the proposed discipline of said employee, shall be entitled to Union representation at such meeting; provided, however, such representation shall include no more than one City employee in addition to the employee being disciplined. The limitation of this Section shall apply to employees on paid release time and not to Union staff or witnesses who may be necessary to the meeting.

## 4.2 Shop Stewards

The Union may appoint a reasonable number of shop stewards. Grievances which may arise and which cannot be adjusted on the job shall be reported to the Union by the steward; provided, however, in no event shall the steward or the Union order any changes, and no changes shall be made except with the consent of the City.

If an aggrieved employee desires the assistance of a steward as provided in the grievance procedure, the City shall afford said steward reasonable time off during work hours without loss of compensation or other benefits to investigate and take up said grievance. The steward shall obtain the approval of the Department Head, or the Department Head's designee, before leaving his/her duties or work assignment for the purpose of investigating and/or processing a grievance. Such approval shall not be unreasonably denied.

## 4.3 Access to Work Locations

Reasonable access to employee work locations shall be granted officers of the Union and officially designated representatives, for the purpose of contacting members of the bargaining unit concerning business within the scope of representation. Such officers or representatives shall not enter any work location without the consent of the Department Director or the Personnel Officer. Such consent shall not be unreasonably denied. Access shall be restricted so as not to interfere with the normal operations of the department or with established or security requirements.

Solicitation of membership and activities concerned with the internal management of an employee organization, such as collecting dues, holding membership meetings, campaigning for office, conducting elections or distributing literature, shall not be conducted during on-duty hours.

The Union shall designate, in writing to Human Resources Director, the names of the representatives listed above.

## 4.4 Access to Personnel Files

An employee or, upon presentation of written authorization from the employee, an employee's representative shall have access to the employee's personnel file upon request. No written reprimand or performance evaluation shall be placed in an employee's personnel file until that employee has seen and had opportunity to review the document.

### 4.5 List of Employees

Twice a year, the City shall furnish the Union with the names, classifications and date of hire of employees assigned to classifications in the bargaining unit; provided, however, the City shall not be required to provide such information in any format other than one already used by the City.

### 4.6 Advance Notice

Except in cases of emergency, Union shall be given reasonable advance written notice of any ordinance, resolution, rule or regulation proposed to be adopted by the City and directly relating to matters within the scope of representation and shall be given the opportunity to meet with management representatives prior to adoption.

## Section 5. Salary Plan

### 5.1 Salary

The rates of pay set forth in this Section represent the standard rate of pay for each classification. Employees occupying a position in a classification covered by this MOU shall be paid at a base salary within the range established for that position's classification. The semi-monthly salary ranges for each classification on July 17, 2012 is detailed in Exhibit A.

#### 5.1.1 Cost of Living Increases

Effective July 17, 2012 through June 30, 2015, there shall be no Cost of Living Increases provided for the duration of this agreement.

#### 5.1.2 Additional Market Pay Increases

Effective July 17, 2012 through June 30, 2015, there shall be no Market Pay Increases provided.

#### 5.1.3 Custodian Pay

The base pay for employees in the Custodian classification shall not increase during the term of this Agreement.

### 5.2 Pay Days

Employees shall be paid twice monthly. Routine paychecks shall be for the purpose of compensating for regular and overtime hours. Other compensation or

reimbursement shall be separately identified and shall not include withholding for tax purposes, except as required by law.

All exceptions to pay, such as overtime, vacation, and sick leave usage, shall be processed and paid or reported on the subsequent paycheck.

During the term of this agreement, the City may change the pay dates to 26 pay periods a year after meeting with the Union regarding the impact of the decision and the implementation dates for such change.

**5.3 Salary for New Employees**

The salary for a new employee entering City employment shall be the minimum salary step for the classification to which the employee is appointed, unless the City determines that appointment to another step is in the best interest of the City.

**5.4 Salary Range**

Each employee shall have a salary range with pre-established advancement steps within the range.

Salary range adjustments for a classification will not set a new salary anniversary date for employees serving in the classification.

If the compensation for a classification is revised, employees shall be placed on the same pay step in the new pay range.

**5.5 Salary Upon Promotion**

When an employee is promoted, s/he shall normally receive the first step in the salary range for the new position. However, if such step results in a salary increase of less than five percent (5%), the employee shall be placed at a salary step that provides a minimum of a five percent (5%) increase, provided that in no event the new salary is above Step E of the promoted class.

**5.6 Salary Upon Demotion**

When an employee is demoted, his/her compensation shall be adjusted to the salary that most closely approximates the employee's salary in the higher classification. In no event shall the new salary be higher than the fifth step of the lower classification.

If a vacancy exists in a position in a lower classification, an employee who has previously held that vacant position may voluntarily choose to demote to fill the vacancy.

## 5.7 Work in a Higher Classification

An employee who is assigned to perform the duties of a higher classification shall receive the pay of the higher classification for all hours so assigned when the employee has worked his/her entire regular shift. After making such assignments, the City shall not reassign for sole purpose of avoiding payments of such higher amounts. Employees temporarily assigned to a higher classification shall be covered by this MOU and shall receive the benefits afforded by it.

Employees who are appointed to a higher classification, in an acting capacity, will receive a minimum six percent (6%) increase but no less than Step A and no more than Step E of the higher classification. If the six percent (6%) increase causes the salary to fall between two steps, the appointment will be made at the higher step. Further details relating to the payment of out-of-class pay are contained in the City's Administrative Procedure on Out-of-Class Pay.

## 5.8 Minimum Wage

All City employees shall receive a salary equal or greater than the minimum wage as specified by State or Federal Law.

## 5.9 Entry Salary

Each new employee shall be paid at the first step of the range for the classification in which s/he is hired. If the employee possesses exceptional training or experience, the employee may, with the approval of the Personnel Officer, start at a step above the first step.

## 5.10 Advancement (Step Increases)

Upon completion of the probationary period of employment, an employee appointed at Step A is eligible for a step increase. Additional step increases will be on an annual basis until the attainment of Step E. All step increases shall be based upon satisfactory performance as shown from the evaluation by the employee's Supervisor. Denial of step increases shall be based upon documented performance evaluations. In the event the employee does not receive a written performance evaluation within thirty (30) days of the employee’s anniversary date, the step increase shall be approved and paid retroactive to the anniversary date.

Increases of more than one step, for superior performance, may be granted upon recommendation by the Department Director and approval by the Personnel Officer.

### 5.11 Bilingual Pay

Employees shall be entitled to receive, in addition to their regular compensation, an additional two percent (2%) of base pay if they meet the following criteria:

a. Certification from the City that the employee possesses the needed language skills; and
b. Certification from the employee's Department Head that a particular assignment involves the need for the required skills on a regular basis.

Qualifying languages are Spanish, American Sign Language, and any other language designated by the City Manager as beneficial to the City.

## Section 6. Hours of Work

### 6.1 Workweek

The workweek shall be from Sunday through the following Saturday, unless otherwise designated by the Department Director. For employees permitted to work on the 9/80 schedule, the workweek shall be mid-way through the Friday the employee works to the following Friday noon. The designated workweek shall remain permanent and may be changed only as a result of major changes in operations, payroll procedures, or as otherwise necessary in order to deliver services as efficiently and economically as possible.

### 6.2 Shift Trades

An employee may be allowed a voluntary shift trade with prior approval of the Department Director. Primary consideration shall be given to the needs of the City, with as much regard as possible for the wishes of the employee.

## Section 7. Overtime, Call-Back

### 7.1 Definition

Overtime is work in excess of the employee's regular work shift and which has the prior approval of the Department Director or designated representative. Overtime shall also be paid for work performed on the employee's scheduled days off. Employees who are called in prior to their normal work schedule but continuous with their normal work schedule shall receive overtime for hours worked before their normal work schedule begins. Employees ordered to work after the work schedule, but continuous with their normal work schedule shall receive overtime for hours worked after their normal work schedule .

Leave time, whether paid or unpaid, is not included in computing the daily work period for overtime purposes. The City shall not change the workweek to avoid paying overtime consistent with FLSA.

### 7.2 Scheduled and Emergency Overtime

Unless excused by the Department Director, an employee, upon request, shall not fail or refuse to perform emergency or scheduled overtime. Scheduled means at least twenty-four (24) hours prior notice. Failure or refusal of the employee to work overtime, in accordance with this provision, shall be grounds for discipline.

When overtime work of a Communication Operator II is needed, the overtime shall be offered first to the Communication Operator II class, provided that the Department has more than two (2) hours' notice of the need for overtime. If less than two (2) hours' notice is given, the Department may assign overtime to best meet operational needs.

### 7.3 Overtime Compensation

Overtime shall be compensated at the rate of one and one-half (1-1/2) times the base rate of pay; except for holiday overtime, which shall be computed at the rate of three (3) times the base rate of pay.

For 24/7 operations, there are four categories of pay:

1. Regular hourly rate of pay: This equals an employee's annual salary divided by 2080 hours;
2. Overtime for regular hourly rate of pay: This equals an employee's base hourly rate multiplied by 1.5.
3. Holiday hourly rate of pay on Holiday worked: This equals an employees' base hourly rate multiplied by 1.5.
4. Overtime for Holiday hourly rate of pay on Holiday worked: This equals an employee's base hourly rate of pay multiplied by 3.

Overtime shall be computed at the following formula: Hourly rate equals monthly salary times twelve (12) months divided by 2080 hours. [Hourly rate multiplied by total number of hours worked equals straight-time pay]. Hourly rate multiplied by number of hours worked in excess of forty (40) hours and times one and one-half (1-1/2) equals overtime pay plus straight hourly pay equals total compensation for a workweek.

### 7.4 Compensatory Time

An employee may request, through the Department Director, compensatory time off or overtime pay for overtime worked. Use and accrual of compensatory time shall be at the discretion of the Department Director to assure assignment of adequate personnel

to provide and maintain the City services. No employee may accrue more than two hundred (200) hours of compensatory time. An employee shall receive paid overtime for all hours worked in excess of the two hundred (200) hours.

Compensatory time shall be paid to an employee only in emergencies as determined and approved by the Department Director, and at termination.

**7.5 Call-Back Pay**

Call Back Pay is paid for when an employee is called for unscheduled or emergency work after the employee has returned home or on the employee's day off. Call Back is not paid when the work is scheduled or when the work is continuous with, regularly scheduled hours. When an employee is called back to work, s/he shall be paid a minimum of two (2) hours at the rate of one and one-half (1-1/2) times the employee's hourly pay rate. The minimum of two (2) hours shall apply to the first call-back and to any subsequent call-back after two (2) hours has expired from the original call. Employees shall be given first refusal of call-back or emergency work consistent with and subservient to Sections 7.2 and 23.

Employees called back on a City holiday shall be paid a minimum of three (3) hours at time and one-half the employee's hourly rate of pay.

All work (other than employee's regularly scheduled work hours) performed under the call-back provision shall be compensated at one and one-half (1 1/2) times the hourly rate of pay. Approved and appropriate leave time taken during the employee's regular work schedule prior to or after call-back shall not preclude payment of overtime during call-back.

**7.6 Court Appearance**

Employees who are required to testify in court in their official capacity as a police department employee and are scheduled to appear within one (1) hour after the regularly scheduled work shift, or conclude the court appearance within one (1) hour before the regularly scheduled work shift, that is, as an extension of his/her work shift, shall be compensated at the overtime rate for actual time worked and up to one (1) hour waiting time.

Employees who are off duty for more than one (1) hour, or on vacation, compensatory time off, or their regularly scheduled shift off, who are called back to testify in court in their official capacity as a police department employee shall be compensated for a minimum of four (4) hours (each call back providing that the call back periods do not overlap) or actual hours worked in excess of four (4) hours, computed at the overtime rate of pay.

## 7.7 Stand-by Pay

The employee who is on stand-by duty shall receive sixteen (16) hours of regular pay for each workweek of standby duty which includes Saturday, Sunday and Holidays. Sixteen (16) hours of regular pay is provided as an incentive for standby and emergency work hours.

All work performed during a standby tour of duty shall be compensated at one and one-half (1-1/2) times the hourly rate of pay. Standby employees shall be entitled to a minimum of two (2) hours at one and one-half (1-1/2) times for their first two call-outs per twenty-four (24) hour period. Subsequent call-outs (more than two) during a twenty-four (24) hour period shall be charged at the actual hours worked and paid at one and one-half (1-1/2) times the hourly rate of pay.

Employees shall not be entitled to additional standby pay for workweeks during which a holiday occurs; however, a standby employee shall be entitled to a minimum of four (4) hours pay at one and one-half (1-1/2) times for their first two call-backs on a holiday. Subsequent call-backs during a twenty-four (24) hour period shall be charged at the actual hours worked and paid at one and one-half (1-1/2) times the hourly rate of pay.

# Section 8. Differentials

## 8.1 Shift Differential

The City shall pay shift differential to employees as follows:

(a) Qualifications

To qualify for shift differential, an employee must have a regularly assigned daily work schedule that requires the employee to work either an evening shift or a night shift. Evening and night shifts are determined by each department as the hours vary.

(b) Shift Premiums

Effective July 1, 2007, shift differential for the evening shift shall be Eighty-five Cents ($.85) per hour worked and shift differential for the night shift shall be One Dollar and Seventy-five Cents ($1.75) per hour worked. Such shift differential shall be paid for the regularly assigned straight-time work schedule; provided however, that the shift differential will be considered in the employee's base rate of pay for the purposes of calculating overtime payments.

(c) Paid Leaves

Whenever an employee who regularly works a shift qualifying for shift differential, is on vacation, sick leave, disability or other paid or unpaid leave, will not have shift differential included in computing the pay for such leave. Such shift differential shall be paid to that employee's replacement.

(d) Shift differential shall not be paid for accrued time paid at the time of termination.

**8.1.1 Education Material and Training**

The City will pay for education material and necessary training courses to obtain and maintain certification(s) and/or to perform duties the City may require.

**8.2 Wastewater Certification Pay**

Senior Wastewater Plant Operators shall receive additional compensation in the amount of two and one-half percent (2 1/2%) above their current salary step for possession of a valid Grade IV Wastewater Treatment Plant Operator Certificate from the State of California Water Resources Control Board.

Senior Water Treatment Plant Operators shall receive additional compensation in the amount of two and one-half percent (2.5%) above their current salary step for possession of a valid Grade IV Water Plant Operator Certificate from the State of California Department of Health Services.

The City shall pay State Department of Public Health certification renewal fees for Water Plant Operators and State Water Resources Control Board certification and renewal fees for Wastewater Plant Operators, as well as certification renewal fees for Laboratory Technicians.

Details regarding the timing and payment of incentives are covered in the administrative Procedure on Education and Incentive Pay.

**8.3 Pesticide Applicator's Certificate Pay**

The City will pay an additional two and one half percent of pay (2.5%) for employees who hold a Qualified Pesticide Applicator's Certificate (QAC) and are assigned pesticide application duties.

**8.4 Training Pay – Police Department**

Individuals within the classifications of Communication Operator, Community Service Officer and Crime Scene Technician who are assigned by the Department to provide in-

house training to employees in their assigned discipline shall receive 5% above their base salary as specified below.

Each discipline will have a minimum of one (1) designated training position; however, the Department may designate as many additional positions as deemed necessary. Persons appointed to these positions will be provided with additional training necessary to qualify as an in-house trainer in their assigned discipline. The five percent (5%) training pay will only be paid to those employees appointed as in-house trainers and only during the time the employee is providing training at the direction of the Department.

**8.5 Building Inspector and Plans Examiners Certifications**

Building Inspector

Effective July 1, 2007, Building Inspectors shall be entitled to receive an additional one and one-half percent (1.5%) above base pay for receiving and maintaining each of the following ICC Certificates:

- Electrical Inspector – California Electrical Code
- Mechanical Inspector – California Mechanical Code OR
  Mechanical Inspector UMC
- Plumbing Inspector – California Plumbing Code OR
  Plumbing Inspector UPC
- Building Inspector – California Building Code OR Commercial Building Inspector

In addition, once a Building Inspector receives the four (4) ICC certificates specified above, he or she shall be entitled to an additional one percent (1 %) above base pay for each additional ICC certificate received and maintained from those approved by the Department, up to an additional three percent (3%) total.

Department approved ICC certificates:

- Accessibility Inspector/Plans Examiner
- Building Plans Examiner OR Building Plans Examiner-California Building Code
- Electrical Plans Examiner
- Plumbing Plans Examiner
- Mechanical Plans Examiner

Plans Examiner

Effective July 1, 2007, Plans Examiners shall be entitled to receive an additional one and one-half percent (1.5%) above base pay for receiving and maintaining each of the following ICC Certificates:

- Electrical Inspector – California Electrical Code
- Mechanical Inspector – California Mechanical Code OR

Mechanical Inspector UMC

- Plumbing Inspector – California Plumbing Code OR
  Plumbing Inspector UPC
- Building Plans Examiner OR Building Plans Examiner-California Building Code

In addition, once a Plans Examiner receives the four (4) ICC certificates specified above, he or she shall be entitled to an additional one percent (1 %) above base pay for each additional ICC certificate received and maintained from those approved by the Department, up to an additional three percent (3%) total.

Department approved ICC certificates:

- Accessibility Inspector/Plans Examiner Building Plans Examiner
- Electrical Plans Examiner
- Plumbing Plans Examiner
- Mechanical Plans Examiner
- Building Inspector – California Building Code OR Commercial Building Inspector

No employee may be entitled to receive more than nine percent (9%) total above base pay.

### 8.6 Crane Assignment Pay

Effective July 1, 2007, employees who are assigned Crane Operations duties and who are required to obtain and maintain the required Crane Operator certification shall receive an additional one and one-half percent (1.5%) above base pay.

## Section 9. Allowances

### 9.1 Uniforms - Parks and Public Works

The City will provide and maintain uniforms for all employees designated to wear mandatory uniforms in the Parks and Recreation and Public Works Departments. Uniforms so provided shall be determined for each designated classification in accordance with the Administrative Procedure on Uniforms and shall remain the property of the City and shall be returned by the employee upon separation or movement to another classification of employment.

Wearing of uniforms is mandatory. Exceptions will not be allowed without a written doctor's excuse. The quality of uniforms should ensure comfort and good fit and should be adequate for weather conditions. Uniforms will be maintained by the City in accordance with the provisions of the Administrative Procedure on Uniforms.

The City will provide the appropriate marine gear for those employees that work on waterways.

**9.2 Uniforms – Crime Scene Technician, Animal Services Officer, Crime Prevention Specialist and Community Service Officer.**

Effective July 17, 2012, Crime Scene Technician, Animal Services Officer, Crime Prevention Specialist and Community Service Officer shall be paid an annual uniform allowance of Five Hundred and Fifty Dollars ($550).

The allowance shall be paid during the pay period that includes June 30 of each year. Therefore, the July 1, 2012 uniform allowance will be paid during the June 30, 2012 payroll.

**9.3 Uniforms - Fire Inspectors**

Fire Inspectors shall be provided uniform shirts. In addition, Fire Inspectors will be provided a uniform jacket as needed.

**9.4 Safety Boots**

The City will reimburse up to $190.00 per employee per fiscal year for those employees required to wear safety boots in accordance with the provisions of the Safety Boot Administrative Procedure.

The City will establish accounts with a sufficient number of local vendors. Eligible employees will be issued a purchase order by their respective departments to purchase safety boots or may choose to be reimbursed upon submittal of a receipt. An employee may utilize these monies to purchase more than one pair of boots within the same fiscal year with the understanding the employee shall be reimbursed no more than $190 total for that fiscal year.

Safety boots that are a hazard due to wear or damage, through no fault of the employee, shall be replaced by the City.

Employees shall be responsible for purchasing boots that meet or exceed the standards and specifications provided by the City.

Any employee, who loses or intentionally damages boots, so the boots are no longer safe, will be responsible for the full cost of replacing the boots.

## 9.5 Tool Replacement

When the Department Director approves the use of personal tools for the performance of City work, the employee shall receive an allowance of Two Hundred Fifty Dollars ($250.00) each calendar year for the replacement of such tools by reason of regular usage. The allowance shall be paid the first payroll in December.

Employee-owned tools that are used to work on City equipment shall be replaced, at no cost to the employee, if they are broken or lost through theft:

(1) The broken tool shall be given to the supervisor and

(2) A police report shall be required as proof of theft.

The City shall continue to provide any required specialty tools and tools greater than 1" in diameter.

## 9.6 Equipment and Clothing Return

All City-furnished equipment and clothing remains in the ownership of the City and must be returned when an employee leaves employment.

## 9.7 Meal Allowance

The City shall pay a meal allowance of Ten Dollars ($10.00) for employees who perform a minimum of two (2) hours "unanticipated" overtime or callback work that extends through a regular meal time. The two (2) hours minimum may be continuous to a regular shift, prior to a regular shift, or a call-back, but must occur during the employee's regular meal time. For the purposes of this section, "unanticipated" means that the affected employee did not receive notice until the same day as the overtime assignment occurred.

A meal allowance shall also be paid for standby employees who are called out to work when such call out lasts four or more hours and extends through a regular meal period.

## 9.8 Mileage Reimbursement

An employee who is required to provide transportation for the performance of his/her job or to attend required training shall be compensated at a rate established by the Internal Revenue Service. It is understood that such reimbursement does not apply to commuting by employees to or from their residences.

### 9.9 Education Reimbursement

Upon Department Director approval, an employee who completes a course of study and receives a grade of C or better may be reimbursed for books, supplies and tuition up to a maximum of $2,500.00 per fiscal year, for courses taken at public colleges or universities in California or for the California tuition equivalent for courses that must be taken at colleges or universities outside of California public education system.

### 9.10 Credit for Training

Participation in and successful completion of special training courses may be considered in making advancements and promotions. Evidence of such activity shall be submitted, by the participating employee, to the Department Director and the Human Resources Director for inclusion in the employee's personnel file.

## Section 10. Holidays

### 10.1 Paid Holidays

Regular full-time employees, except as otherwise provided herein, shall be entitled to observe all authorized holidays at full pay, not to exceed eight (8) hours for any one day.

The following are authorized holidays:

| | |
|---|---|
| New Year's Day | January 1 |
| Martin Luther King, Jr. Day | 3rd Monday in January |
| President's Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4 |
| Labor Day | 1st Monday in September |
| Veteran's Day | November 11 |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving Day | 4th Friday in November |
| Christmas Eve | December 24 |
| Christmas Day | December 25 |
| Floating Holidays (2) | |

Two (2) Floating Holidays (16 hours of leave) will be credited to vacation balances on an annual basis each January. New employees shall be granted two (2) holidays or sixteen (16) hours, if hired between January and June; twelve (12) hours if hired between July and September and eight (8) hours if hired between October and December.

## 10.2 Paid Holidays on 9/80 Work Schedule

The 9/80 work schedule is a work schedule in which an employee works 80 hours in a pay period. Typically, the employee works four nine (9) hour days and one (1) eight hour day in the first week and then work four nine-hour days and have a day off in the other week.

(a) If a holiday falls on a nine hour workday, the number and hours of paid City holidays will not change. A holiday is eight (8) hours. If a holiday occurs during the work period on a normal nine (9) hour day, employees will receive eight (8) hours for the holiday and will need to use one (1) hours of vacation, comp time, or available floating holiday time to make up the additional hour.

## 10.3 Saturday and Sunday Holidays

Except for employees working in a seven (7) day operation, if a holiday falls on a Sunday, the employee shall be granted Monday as a holiday. If a holiday falls on a Saturday, the employee shall be granted Friday as a holiday. However, if a Holiday falls on a Friday City Hall is closed; eight (8) hours of leave shall be credited to vacation for each regular full time employee.

## 10.4 Proclaimed Holidays

All holidays proclaimed by the Governor of the State of California or the President of the United States shall be granted as holidays.

## 10.5 Pay Rate for Holiday Work (Monday-Friday Operations)

Any regular full-time employee who is required to work on any of the holidays specified in subsection 10.1 above, shall be paid one and one-half (1.5) times the employee's hourly rate of pay for all hours actually worked on such holiday in addition to the eight (8) hours of holiday pay received.

## 10.6 Pay Rate for Holiday Work (Seven Day and/or 24/7 Operations)

Any regular full-time employee who is required to work on any of the holidays specified in subsection 10.1 above, shall be paid one and one-half (1.5) times the employee's hourly rate of pay for all hours actually worked on such holiday in addition to the eight (8) hours of holiday pay received.

Employees who do not work on the specified holiday, and whose regular day off falls on that holiday, shall receive eight (8) hours pay, regardless of the normal length of their regular shift.

## Section 11. Vacations

### 11.1 Vacation Benefits

Employees shall be entitled to annual vacation leave based upon length of continuous service.

From date of employment through completion of the 5th continuous year - 96 hours per year.

From beginning of 6th year of continuous employment through completion of the 10th year - 136 hours per year.

11-15 years of continuous employment - 176 hours per year.

16 years or more continuous employment - 192 hours per year.

### 11.2 Vacation Accumulation

Employees shall not be allowed to accrue more than 400 hours of vacation leave without prior approval of the City Manager.

### 11.3 Vacation Scheduling

Annual vacations shall be scheduled by employees with the approval of the division head. Preference in scheduling shall be based upon seniority. Any vacation use other than regular yearly scheduled vacation shall require a minimum of 24 hours' notice and supervisor approval.

### 11.4 Vacation

All employees shall be entitled to vacation leave with pay upon completion of six months of employment. The vacation schedule shall be established with primary consideration for the needs of the City, but with as much regard as possible for the wishes of the employee. Leave may be taken only after it has been accrued and is subject to the above restrictions. No employee may take vacation during the first six months of employment.

### 11.5 Vacation Pay Upon Termination

Upon termination, employees will be paid for all accrued vacation.

### 11.6 Vacation Sell-Back

Employees covered by this agreement are allowed an optional sell-back of accumulated vacation or floating holiday leave. Once per calendar year, an employee may sell back accumulated leave, but not more than the equivalent of 50% of one year's accrual rate for vacation and floating holiday leave. Any vacation sell-back permissible under this section requires that a minimum of 40 hours of accrued vacation leave remain in employee's leave bank.

### 11.7 Employee Retention Incentive

Effective July 17, 2012, all Teamsters employees who have completed 10, 15, 20, etc. years of service with the City of Tracy will have 40 hours of vacation added to their vacation accruals. The 40 hours is not retroactive. For example, all employees who have completed at least 10 years of service with the City will receive 40 hours in their vacation accruals. Subsequent 40 hours will be added on the next closest five (5) year anniversary date (15$^{th}$, 20$^{th}$, 25$^{th}$, etc.) to come.

## Section 12. Sick Leave

### 12.1 Accrual

All regular employees shall be eligible to accrue sick leave at the following rates: Four (4) hours for each pay period.

For purposes of this Section, month of service shall mean 30 consecutive days.

### 12.2 Approval

Sick leave may be requested and used as approved by the Department Director or the Personnel Officer. Pay for approved sick leave shall be authorized until the employee's accumulated total of sick leave hours has been exhausted. At that time the employee shall receive no further pay for sick leave. An employee requesting sick leave should exercise reasonable diligence in notifying his/her supervisor or the Police Department prior to the time set for reporting to work.

### 12.3 Use

Sick leave should be requested only in cases of actual personal sickness or disability, medical or dental treatments, or for absences due to serious illness or injury of a member of the employee's immediate family.

Employees may be granted leave with pay when the absence is required because of illness or injury of a member of the immediate family where attendance at the

employee's residence is required or for emergency medical care. Each day used for this leave shall be subtracted from the accrued sick leave balance.

The City may require a justification for the need for this leave before approving the leave. Employees may use a maximum of six (6) days per year of sick leave accrual for the purpose of family sick leave. In unusual instances, the Department Director may extend family sick leave provisions beyond six (6) days per year. For the purpose of this subsection, "immediate family" shall mean the employee's parent, spouse or domestic partner and dependent children.

Sick leave shall not be granted for disability arising from any sickness or injury purposely self-inflicted or caused by the employee's willfully shown misconduct.

**12.4 Doctor's Certificate**

It is understood that the City has a legitimate concern in preventing abuse of sick leave claims. If the City has a reason to believe that sick leave is being abused, it may request that any absence be verified. The City's right to verify an absence includes the right to require a doctor's excuse at any time. The City may prescribe forms to be used for this verification.

The Department Director or City Manager may require a written statement from an attending physician or dentist that an employee is capable and released to return to the performance of all duties of his/her position.

**12.5 Sick Leave at Death/Termination**

Upon death, the employee's estate shall receive straight-time pay for all accrued sick leave in excess of 120 days (nine hundred sixty hours).

If an employee terminates or is terminated for any reason, all accumulated sick leave shall be canceled.

However, accumulated sick leave up to 120 days shall be credited, to an employee if the employee returns to City employment within two (2) years of termination.

**12.6 Sick Leave Conversion at Retirement**

Employees who retire with at least 10 years of service may elect to convert all accrued sick leave to a medical insurance bank. The value of the medical insurance bank shall be determined by multiplying the number of accrued sick leave hours by the employee's hourly rate of pay as defined in Subsection 7.3.

The retired employee and the employee's dependents shall be entitled to continued group health insurance coverage currently in effect. The premium for such coverage will be deducted from the medical insurance bank until the bank is exhausted. At that time, the coverage may be converted to an individual policy at the discretion of the employee pursuant to the terms and conditions set by the Teamsters Managed Trust.

Subject to approval by the City and Teamsters Managed Trust, retirees may elect to utilize funds in their medical insurance bank to purchase alternate medical coverage.

**12.7 Catastrophic Sick Leave Program**

An employee may be eligible to receive donations of paid leave to be included in the employee's sick leave balance if she/he has suffered a catastrophic illness or injury which prevents the employee from being able to work. Catastrophic illness or injury is defined as a critical medical condition considered to be terminal, a long-term major physical impairment or disability.

ELIGIBILITY:

1. The recipient employee or any other employee may submit a written request to the Human Resources Division to initiate the process.

2. The recipient employee is not eligible so long as she/he has paid leaves available; however, the request may be initiated prior to the anticipated date leave balances will be exhausted.

3. A medical verification must be provided by the recipient employee.

4. A recipient employee is eligible to receive 90 working days of donated time per employment.

5. Donations of vacation and/or compensatory time shall be made in increments of full hours. Donations are irrevocable. Unused hours remaining when the recipient returns to work or terminates employment with the City shall be retained by the recipient.

6. The donor's hourly value will be converted to the recipient's hourly value, and then added to the recipient's sick leave balance on a dollar-for-dollar basis.

7. The donor employee may donate vacation, compensatory time, or in lieu of holiday time, which shall be converted to recipient employee's sick leave balance and all sick leave provisions will apply. Time donated in any pay period may be used in the following pay periods. No retroactive donations will be permitted.

8. The recipient employee's entitlement to personal disability leave will be reduced by the number of hours added to the recipient's sick leave balance.

9. In the event of the death of the recipient while still employed by the City, any donated unused leave time remaining at the time of death will be paid to the recipient's estate at 100% of the value at the employee's final hourly rate.

10. The determination of the employee's eligibility for Catastrophic Sick Leave donation shall be at the City's sole discretion, and shall be final and non-grievable.

**Section 13. Workers' Compensation**

An employee receiving disability payments under Workers' Compensation Laws shall be entitled to industrial accident leave in accordance with state laws and employment status.

Three (3) consecutive calendar days following the last day worked constitutes a waiting period before Workers' Compensation starts. The time the employee is scheduled to work during this waiting period will not be charged to the employee's sick leave and/or vacation accruals. In order to qualify for Workers' Compensation, the employee must be under the care of a physician. Temporary compensation is payable on the first three (3) days of disability when the injury necessitates hospitalization, or when the disability exceeds 21 days.

Temporary disability payments under Workers' Compensation laws will be integrated with the employee's accumulated sick leave and vacation leave. In such circumstances, the employee shall be paid the difference between the disability payments and his/her full salary. Payments from the insurance carrier for disability arising out of and in the course of employment shall be paid to the employee and forwarded to the City. The amount of such payment or payments shall be deducted from the monies which the employee would otherwise receive from the City.

Payments from the insurance carrier plus the monies paid to the employee by the City shall be equivalent to the employee's regular full pay.

In no case may an employee receive more income than the amount of his/her normal pay.

Employees must turn in checks received from insurance carrier to the City.

## Section 14. State Disability and Paid Family Leave

State Disability Insurance payments are available to employees who cannot work because of sickness or injury not job related. SDI payments shall be integrated with accumulated sick and vacation leave balances unless the employee elects in writing, at the time of disability, to retain payments from SDI and receive no supplemental income (paid leave) from the City.

To the extent accumulated sick leave or vacation leave is available; the employee will continue to receive normal paychecks. Payments received from the state shall be turned in to the City. When such checks are received by the City, a portion of the employee's next paycheck, equal to the amount turned in, shall be recorded as nontaxable pay and sick leave shall be charged only for the amount of the City's share of the paycheck.

In no case may an employee receive more income than the amount of his/her normal pay. Employees must turn in checks received from the insurance carrier for the City, unless the employee elected in writing, at the time of disability, of the employee's choice not to receive paid leave.

Additionally, employees may be eligible to receive Paid Family Leave in accordance with State Law and City Policy. In such cases, the PFL will be integrated with pay in the same fashion as State Disability Insurance.

## Section 15. Leaves of Absence

### 15.1 Approved Absence Without Pay

Upon written request, the City Manager may grant an employee a leave of absence without pay for a definite period, not to exceed one (1) year. Failure on the part of the employee, absent without pay, to return to duty within 24 hours after the last date of the approved leave shall be cause for discharge.

For leaves of absence without pay for reasons which qualify as leave under the Family and Medical Leave Act, the City will pay health benefits in accordance with the provisions of the Family and Medical Leave Act.

### 15.2 Bereavement Leave

(a) In the event of a death in the immediate family, employees shall be granted leave up to a maximum of five (5) working days. The employee may, with the Department Director's permission, use vacation, sick leave, or compensatory time, if additional leave is required. Such permission shall not be unreasonably refused. In the event of the death of a relative, not a member of the immediate

family, absence from duty shall be allowed not to exceed one (1) day. Such absences shall not be charged to sick leave. Upon request, the employee shall provide appropriate verification of attendance and/or relationship.

The immediate family of an employee is defined as: parents, step-parents, parents in-law, spouse, domestic partner, child, step-child, brother, sister, grandparents, grandchildren, brother/sister in-law, son/daughter in-law, or legal guardian or a person who is at least 50% dependent on an employee.

(b) In special cases, with the approval of the Department Director, and the Personnel Officer may grant a death leave in other circumstances.

**15.3 Military Leave**

(a) Military leave shall be granted in accordance with provisions of state and federal laws. An employee entitled to military leave shall give the Department Director an opportunity, within the limits of military regulations, to determine when such leave shall be granted. An employee on military leave of absence who has been an employee of the City for not less than one year shall be entitled to receive City salary for the first 30 calendar days of such absence. Pay for such purposes shall not exceed 30 days in any one fiscal year.

(b) An employee returning from military duty shall be entitled to appointment to the same or a corresponding position with full salary and benefits, including within-class-pay step increases as would have been received had the employee remained for that period of time in active service with the City. Application must be made within six months of discharge. An employee returning to employment following military leave shall not be discharged without cause within one year after restoration.

(c) A person employed by the City to fill a position made vacant by an employee on military leave of absence shall hold such position subject to being laid off upon any of the said employees being restored to their former positions. An employee promoted to fill a position made vacant by an employee on military leave shall hold that position subject to being restored to his/her former position upon return of the employee.

**15.4 Maternity Leave**

Maternity leave shall be granted in accordance with City Policy and applicable state and federal laws.

## 15.5 Family and Medical Leave Act

The parties acknowledge the applicability of the Family and Medical Leave Act and intend to apply and implement this M.O.U. so as to comply with the Act.

## 15.6 Jury Duty

An employee shall be entitled to a leave of absence, for a reasonable time necessary, to appear as a witness in court, other than as a litigant, pursuant to a lawful subpoena, to serve on a jury, or to respond to an official order from another governmental jurisdiction for reasons not brought about through the connivance or misconduct of the employee. Such a leave of absence shall be granted, with pay, up to the amount of the difference between the employee's regular earnings and any amount received for jury or witness fees, with the exception of any mileage allowance, which shall be retained by the employee.

Such a leave of absence shall not be charged against the employee's sick leave or vacation leave. Any employee released from jury duty prior to the end of their regular shift shall then report to work; provided, however, that this combination of jury duty and work time shall not exceed, within a 24 hour time period, the total number of hours of the employee's regular schedule.

An employee who is seated as a juror or alternate juror shall inform the supervisor on or before the day the trial begins of the estimated length of the trial. If an employee is required to serve on jury duty on a regularly scheduled day(s) off, the City will endeavor to reschedule the day(s) off beginning with the sixth day of a combination jury duty and work duty, provided that such rescheduling does not require the payment of overtime.

An employee who is assigned to a night or evening shift will be reassigned to a day shift for the scheduled work week, and night or evening shift premium pay shall not be discontinued during the period of assignment.

## 15.7 Voting Leave

Employees shall be granted sufficient time to vote during municipal, primary and general elections.

## 15.8 Attendance and Leave Reports

Absence of all employees on vacation leave, sick leave, compensatory leave and leaves without pay granted by Department Director, shall be reported to the Department Director. Such reports shall indicate the hour and date of employment and regular days off included within the period of absence.

### 15.9 Attendance

Effective upon adoption of this Agreement, any employee who fails to call or show for work shall receive a written reprimand on the first occasion; a three (3) day suspension on the second occasion and shall be terminated on the third (3rd) occasion. A failure to call or show for work is defined as no contact with employee's supervisor or department management within the first hour of an employee's scheduled shift. The City shall require verification when an employee submits any justification for the failure to call or show for work. The City shall consider any justification and verification submitted by an employee before exercising its right to impose discipline under this section.

## Section 16. Insurance

### 16.1 Health and Welfare

The City will contribute fifty percent (50%) of the increase~~d~~ in monthly premiums of its healthcare contribution or $75.00 per month, whichever is less. The City currently contributes $1289.75 and each employee contributes $200.20 monthly towards healthcare costs for medical, dental and vision care. The plan selected through the Teamsters Managed Trust (TMT) shall continue to be Warehouse Plan Option II (Kaiser and Pacificare).

Employees shall pay the difference, through payroll deduction, between the City's monthly contribution and the actual cost of the plan. In the event the monies necessary to fully pay the monthly cost of the plan selected in future years is less than the monies specified above, the City will only pay the actual cost of the plan. The City agrees that employees covered by this Agreement shall not have to pay more than fifteen percent (15%) of the total cost of the monthly composite rate of Warehouse Plan Option II.

In the event that modifications or amendments to the existing terms and conditions of participation in the Teamsters Managed Trust Plan which would increase the City's liability and/or cost other than the maximum contribution per month per employee, are enacted by the Trust, the City may, at its sole option, terminate participation in the Trust upon 30 days' notice to the Union and the Trust. If the City exercises this option during the term of the MOU, the City will meet and confer with the Union regarding substitute health provisions which are substantially equivalent to health and welfare benefits then being provided to other City bargaining units.

### 16.2 Life Insurance

The City agrees to maintain the life insurance component of the Trust at Thirty Thousand Dollars ($30,000) total, including the amount covered as part of the standard Health and Welfare Plan. The City agrees to pay the entire premium for the additional

life insurance which shall be paid separately from the monies the City allocates for health and welfare, dental and vision.

### 16.3 Federal or State Health Plan

If, pursuant to any federal or state law which may become effective subsequent to the effective date of this Agreement, the City is required to provide health and dental through an alternate plan than is otherwise provided in this Agreement, then the parties shall immediately meet and confer regarding the impact of such requirements under the law. In addition, it is the City's intent to maintain and limit its financial commitment to providing health and dental care to the dollar amounts specified in Section 16.1.

## Section 17. Probationary Period

### 17.1 Purpose

All new and promoted employees shall serve a probationary period. The probationary period shall be considered the last portion of the selection process. Its purpose is to allow the Personnel Officer or, under the Personnel Officer's direction, the Department Director, to observe and appraise the conduct, performance, attitude, adaptability and job knowledge of a new or promoted employee and to determine whether the employee is fully qualified for the position.

### 17.2 Duration

The probationary period for new and promoted City employees shall be six (6) months. Employees in the classifications of Communication Operator and Fresh Water and Wastewater Treatment Plant Operator shall have a probationary period of 12 months.

An employee who is in a probationary status may be rejected without cause, without right of appeal and without recourse to the Grievance Procedure as provided in Section 22 hereof.

### 17.3 Promotion

An employee, who has gained permanent status and thereafter accepts a promotion, may be rejected during the probationary period without cause. Said employee shall retain all other rights of a permanent employee in the classification held prior to promotion. Those rights can only be affected for cause.

The Department Director may extend the probationary period in three month increments, not to exceed one (1) year, if the Department Director feels additional time is necessary to adequately evaluate the employee.

### 17.4 Probationary Reports

A performance report of each probationary employee shall be made by the Department Director at regular intervals during the probationary period according to rules established by the Personnel Officer.

### 17.5 Effect of Probationary Period

The Personnel Officer may terminate, without cause, an employee at any time during the probationary period. Said employee shall have no recourse to any provisions for appeal set forth in the rules and regulations, except where there is an allegation of discriminatory bias, in which case, the formal appeal process may be used. In the case of a promoted employee, the City shall attempt to return said employee to his/her pre-promotional position when feasible. Probationary promotional employees are exempt from this section in cases of dismissal for cause.

## Section 18. Miscellaneous Personnel Actions

### 18.1 Vacancies in the Classified Service

All vacancies in higher positions in the classified service shall be filled by promotion from within if the following conditions are met:

a) The City Manager determines that there is an internal applicant pool and that the best interests of the City will be served by promoting from within.

b) The person selected shall be the most qualified applicant for the job; and

c) Any promotional examination shall comply with the City, state and federal rules and regulations governing competitive examinations.

d) If the City Manager decides not to utilize a promotional only exam, the action of the City Manager shall be grievable under the grievance procedure of Section 22.2 of this MOU.

### 18.2 Vacancies in City Service

Prior to a vacancy being filled through the process outlined in this section, the lateral process shall first be reviewed for internal employees wishing to transfer to a new work assignment.

All vacancies in the City's service shall be filled by re-employment, promotion, transfer, demotion, reinstatement, or by appointment from an employment list. When employment lists are used to fill vacancies, they shall be used in the following order:

a) By appointment of eligibles from re-employment lists;

b) By consideration of eligibles from promotional lists;

c) By consideration of eligibles from an open eligibility list.

The City shall determine the number of applicants from a promotional list to interview for any position. The most qualified applicants who are current City employees shall be interviewed prior to the consideration of any equally qualified applicant from an open list.

Promotional examinations scheduled by the City during an employee's regular working hours may be taken without loss of compensation.

**18.3 Transfer**

An employee may be transferred from one position to another position in the same or comparable classification upon approval of the affected Department Directors. Transfer may be made at any time by the Personnel Officer. Transfer shall not be used to effect promotion, demotion, advancement or reduction. No person shall be transferred to a position for which s/he does not possess the minimum qualifications. Upon notice to the Personnel Officer, an employee may be transferred by the appointing power at any time from one position to another position at a comparative class. For transfer purposes, a comparable class is one with the same maximum salary, involving the performance of similar duties and requiring substantially the same qualifications.

**18.4 Demotion**

The Personnel Officer may demote an employee who so requests it, or whose ability to perform the required duties falls below standard, or for disciplinary purposes. No employee shall be demoted to a class for which the employee does not possess the minimum qualifications.

## 18.5 Suspension

The Personnel Officer may suspend an employee without pay from his/her position in accordance with disciplinary procedures indicated in Section 21.5. Suspension without pay shall not exceed 30 calendar days.

A Department Director may suspend an employee after affording due process rights for not more than three (3) working days for any one offense.

## 18.6 Provisional

The Personnel Officer may appoint an employee to an allocated full-time position subject to certain conditions identified by the Personnel Officer or may appoint an employee who does not meet the minimum qualifications for the position to which that employee is appointed. The employee must satisfy the minimum qualifications or specified conditions prior to completion of the applicable probationary period.

## 18.7 Reclassification

The Personnel Officer may reclassify an incumbent to a new job classification with the same or higher maximum rate of pay based upon an analysis of job responsibilities and duties where a preponderance of the work performed is outside of the originating class. For purposes of the probationary period, a reclassification is the same as a promotion if it results in the employee's salary increasing by five percent (5%) or more. The probationary period for reclassified employees may be waived at the discretion of the Personnel Officer.

## 18.8 Flex Staffing

The City may choose to Flex Staff (promote) classes within the same job family that contain entry or journey positions to entry/journey or advance/journey level positions. Flex Staffing gives the flexibility to hire employees at the less experienced level or at the more experienced level depending upon applicant qualifications and City staffing needs. All positions in the following classifications are designated for flexible staffing.

| From | To |
|---|---|
| Building Inspector I | Building Inspector II |
| Communications Operator I | Communications Operator II |
| Wastewater Treatment Plant Operator | Sr. Wastewater Treatment Plant Operator |
| Water Treatment Plant Operator | Sr. Water Treatment Plant Operator |
| Engineer Tech II | Junior Engineer |

## Section 19. Layoff and Recall

A permanent employee may be laid off, without prejudice, due to lack of funds or curtailment of work. No permanent employee, however, may be separated while there are temporary employees serving in the same or allied class or position in the City service, unless that employee has been offered the temporary work.

When a Department Director is instructed by the City Manager to reduce the number of employees, layoff shall be made in accordance with the following rules below, (a) through (e) inclusive:

a) Layoffs shall be by job classification according to reverse order of seniority as defined by total City service.

b) The employee to be laid off may displace the least senior employee in the lateral or next lower classification in which the employee previously held permanent status, provided the displaced employee has less total City service. Total City service means as a full-time employee.

c) An employee may demote or transfer to a vacant position in a classification for which the employee possesses the necessary skills as determined by the minimum qualifications and job specifications for position.

d) The name of each laid off employee shall be entered, in order of seniority, on a Re-employment List for two (2) years.

e) A former employee appointed from a re-employment eligibility list shall be restored all rights accrued prior to being laid off, such as sick leave, vacation credits, and credit for years of service. However, a re-employed employee shall not be eligible for benefits for which s/he received compensation at the time of, or subsequent to the date the employee was laid off.

## Section 20. Separation from Service

### 20.1 Resignation

An employee wishing to resign from employment shall file with the Department Director a notice of intention to leave at least two (2) weeks in advance. In the event the employee provides two (2) weeks' notice, the employee shall receive his/her final pay check on the last day's work.

### 20.2 Reinstatement

A permanent employee who has resigned in good standing may request reinstatement to a position in his/her former classification. The City Personnel Officer (the City Manager) may reinstate such employee to a vacant position pursuant to City Policy.

The City Manager may request such employee to submit to a physical examination and may require the employee to serve a new probationary period.

### 20.3 Termination Interview

An employee terminating City employment, for whatever reason, shall be interviewed by his/her immediate supervisor, who shall advise the employee of both the employee's and the City's rights under the terms of resignation and shall ascertain the reasons for termination of employment.

### 20.4 Discharge

An employee may be discharged at any time by the Personnel Officer for just cause. Whenever it is the intention of the Department Director to discharge an employee in the competitive service, the Personnel Officer shall be notified and Personnel Officer's prior approval obtained. The City agrees to give any employee who is being discharged at leave five (5) working days' notice of such disciplinary action.

## Section 21. Employee Conduct and Discipline

### 21.1 Personal Conduct

Employees are required at all times to conduct themselves in such a manner as to reflect no discredit upon the City of Tracy.

### 21.2 Financial Affairs

Employees shall so arrange their personal financial affairs that creditors and collection agencies will not have to make use of the offices of the Personnel Officer, the Department Directors, nor the Finance Manager, for the purpose of making collections.

### 21.3 Outside Employment

An employee may not carry on, concurrently with his/her public service, any private business, public office, employment or undertaking, attention to which affects the time or quality of his/her work, or which creates a conflict of interest with his/her employment.

## 21.4 Private Use of City Equipment

No City facility or equipment shall be put to any private use without the permission of the Department Director or designee.

## 21.5 Disciplinary Action

This section shall apply to the following disciplinary actions:

Oral Reprimand
Written Reprimand
Suspension
Demotion
Discharge

## 21.6 Causes for Disciplinary Action

Disciplinary actions may be imposed upon any permanent employee for just cause. The following shall constitute just cause for disciplinary action:

a) Fraud in securing employment
b) Incompetence
c) Inefficiency
d) Inexcusable neglect of duty
e) Insubordination
f) Dishonesty
g) Being under the influence of alcohol or controlled substance while on duty
h) Inexcusable absence without leave
i) Conviction of a felony or conviction of a misdemeanor involving moral turpitude. A plea or verdict of guilty, or conviction following a plea of nolo contendere, to a charge of a felony or any offense involving moral turpitude is deemed to be a conviction within the meaning of this section
j) Discourteous treatment of the public or other employees
k) Misuse of City property
l) Violation of any established City/Department rule, regulation, policy and/or manual
m) Unlawful discrimination, including harassment, on the basis of race, religious creed, color, national origin, ancestry, physical handicap, marital status, sex, or age, against the public or other employees while acting in the capacity of a City employee.

## 21.7 Manner of Reprimand

If the City has reason to reprimand an employee, it shall be done in a manner that will not embarrass the employee before other employees or the public. Any such oral

reprimand shall be considered final, subject only to protest in writing to the employee's personnel file.

**21.8 Skelly Notice**

The City agrees to give an employee, who is being suspended for five (5) days or more, demoted, reduced in pay or discharged, at least five (5) working days' notice of such disciplinary action.

A copy of the Skelly Notice will be sent to the Union office.

**21.9 Disciplinary Investigations**

The City agrees that it is appropriate for any disciplinary investigation to be instigated and completed in a timely manner and upon request of the Union will meet to discuss any delays in such investigations.

**21.10 Personnel Files**

An employee shall be notified of any adverse material placed in his/her official personnel file, and may file with the Personnel Officer, for inclusion in his/her file, a written reply to any such adverse material contained in their official personnel file.

After a period of two (2) years, an employee may file a request for removal of disciplinary materials provided there has been no repetition of the behavior giving rise to the disciplinary action, no additional reprimand or disciplinary actions for any other cause have been filed during the intervening two (2) years, and there is no legal impediment to complying with the request. Such requests shall be reviewed by the Personnel Officer.

**Section 22. Grievance Procedures**

**22.1 Definition**

A grievance is any dispute which involves the interpretation or application of any provision of this MOU excluding, however, those provisions of this MOU which specifically provide that the decision of any City official shall be final, since the interpretation or application of those provisions is not subject to the grievance procedure.

**22.2 Procedure**

A grievance shall be processed in the following manner:

1) An employee who believes he/she has a grievance is encouraged to discuss the complaint with such management official in the Department in which the employee works as the Department Director may designate. Grievances shall be presented within 30 calendar days of the incident giving rise to the grievance. If the issue is not resolved within the Department, or if the employee elects to submit the grievance directly to the Union, the procedures hereinafter specified may be invoked.

2) A grievance that has not been resolved within 30 calendar days by the procedure above may be referred to the City Manager by the complainant or by the Department Director. Such referral shall be in writing on a Union grievance form to ensure clear communication and assist in resolving the grievance. This grievance form shall contain (a) a clear statement of the problem, (b) the alleged facts upon which the grievance is based, (c) the section of the MOU claimed to have been violated and the specific violation claimed, and (d) the remedy requested by the grievant.

   The City Manager shall designate a personal representative, who is not the Department Director, to investigate the merits of the complaint, to meet with the complainant and, if the complainant is not in the Union, to meet also with the officials of the Union, and to settle the grievance or to make recommendations to the City Manager. The City Manager shall respond within 30 days. This is the final step for appeals of oral or written reprimands.

3) If the parties are unable to reach an accord on any grievance which arises and is presented during the term of this MOU, the grievant shall have 30 calendar days from the receipt of the decision of the City Manager, pursuant to (2) above, in which to request that the grievance be submitted to an Adjustment Board.

   The Board shall be comprised of two (2) Union representatives, no more than one (1) of whom shall be either an employee of the City or an elected or appointed official of the Union; and two (2) representatives of the City, no more than one (1) of whom shall be either an employee of the City or a member of the staff of any organization employed to represent the City in the meet and confer process. Such Adjustment Board shall be convened within 60 calendar days from the receipt of the request from the grievant.

4) If an Adjustment Board is unable to arrive at a majority decision, either the Union or the City may require that the grievance be referred to an impartial arbitrator who shall be designated by mutual agreement between the Union and the City Manager.

In the event the parties are unable to mutually agree on the selection of an arbitrator, the arbitrator will be chosen by each party alternately striking one name at a time from the following list until only one name remains:

| | |
|---|---|
| William Eaton | John Kagel |
| Joe Henderson | Barbara Chaney |
| Frank Silver | |

The fees and expenses of the arbitrator and of a Court Reporter shall be shared equally by the Union and the City. Each party, however, shall bear the cost of its own presentation, including preparation and post hearing briefs, if any.

Within 90 days of the adoption of this Agreement, the parties will meet to review and modify the list of arbitrators provided above. Any change shall be by mutual agreement.

5) Decisions of Adjustment Boards and arbitrators on matters properly before them shall be final and binding on the parties hereto, to the extent permitted by the laws governing General Law cities in the State of California.

No Adjustment Board and no arbitrator shall entertain, hear, decide or make recommendations on any dispute unless such dispute involves a position in a unit represented by the Union and unless such dispute falls within the definition of a grievance as set forth in Section 22.1.

6) Any of time limits contained in any subsection of this Section 22.2 may be waived by the mutual agreement of the parties.

**22.3 Demotion, Suspension and Discharge Grievances**

No grievance involving demotion, suspension or discharge of an employee will be entertained unless it is filed in writing with the City Manager within five (5) working days not including Saturdays, Sundays or Holidays, of the time the affected employee was notified of such action.

When the City Manager and Union, in pursuit of Section 22.2 (2) above, settle a grievance, that involves suspension or discharge, they may agree to payment for lost time or to reinstatement with or without payment for lost time. In the event the dispute is referred to arbitration and the employee is found to have been properly discharged, under the provisions of Section 22.2, such employee may not be ordered reinstated and no penalty may be assessed upon the employer. There shall be no cessation of work pending decision.

### 22.4 No Change to MOU

Proposals to add to or change this MOU, or written agreements or addenda supplementary hereto, shall not be arbitrable and no proposal to modify, amend or terminate this MOU, nor any matter or subject arising out of or in connection with such proposal, may be referred to arbitration under this Section. Neither any Adjustment Board nor any arbitrator shall have the power to amend or modify this MOU or written agreements or addenda supplementary hereto or to establish any new terms or conditions of employment.

### 22.5 Compensation Complaints

All complaints involving or concerning the payment of compensation shall be initially filed in writing with the City Manager. Only complaints that allege employees are not compensated in accordance with the provisions of this MOU shall be considered as grievances. Any other matters of compensation are to be resolved in the meet and confer process, and if not detailed in the MOU that results from such a meet and confer process, shall be deemed withdrawn until the meet and confer process is next opened for such discussion. No adjustment shall be retroactive for more than 30 days from the date upon which the complaint was filed.

### 22.6 Mutual Agreement on Changes

No changes or interpretations of the MOU (except interpretations resulting from Adjustment Board or arbitration proceedings hereunder) will be recognized unless agreed to by the City Manager and the Union.

### 22.7 No Strike

The Union, its members and representatives, agree that during the term of this MOU, it and they will not engage in, authorize, sanction, or support any strike, slow down, stoppage of work, curtailment of production, concerted refusal of overtime work, refusal to operate designated equipment (provided such equipment is safe and sound) or fail to perform customary duties. Neither the Union nor any of its representatives shall engage in job action for the purpose of effecting changes in the directives or decisions of management of the City, nor to effect change of personnel or operations of management or of employees not covered by this MOU.

## Section 23. City Rights

The City retains the exclusive rights, among others, in accordance with and subject to applicable laws, civil service and other regulations, and the provisions of this MOU, including, but not limited to the following:

1) To direct employees.

2) To hire, promote, transfer and assign employees in positions not inconsistent with applicable classifications and/or job specifications.

3) To dismiss employees because of lack of work or for other just cause.

4) To reprimand, demote, suspend, discharge or otherwise to discipline employees for proper cause or for violation of the City's Rules and Regulations.

5) To determine the mission of such employees, the budget, the organization, the number of employees and the methods and technology of performing their work.

6) To take whatever additional action may be necessary in order to carry out and direct the employees' mission in situations of emergency.

7) To review, revise and/or establish job duties, workloads and workload standards as necessary during the term of this MOU.

8) The City agrees, to the extent required by Government Code Sections 3500, et. seq., to meet and confer, upon request, with unit representatives concerning the practical consequences or impact upon the bargaining unit or bargaining unit members of any management decisions modifying or changing wages, hours and working conditions. The City's duty to meet and confer requires it to delay implementation of such management decisions for no more than 30 days from the date it notifies Union, in writing, of its proposed action (measured from date of mailing by certified mail). Nothing above shall allow the City to violate any provision of this MOU, and Union shall have the right to grieve any such violation as provided in Section 22.

The Bargaining Unit acknowledges it is the City's right to administer and in conjunction with the Union to interpret application of this MOU.

## Section 24. General Provisions

### 24.1 Safety

The City shall provide and maintain safe working conditions and the Union will cooperate to that end. Employees shall work in a safe manner.

No employee shall be required to work in an area where conditions exist that are unsafe or detrimental to health without adequate and proper protective clothing and/or equipment.

During inclement weather, the employer will arrange space indoors for lunch and breaks in order that employees may eat or rest in comfort.

The City shall continue to supply employees with all safety equipment required by the City and/or Cal-OSHA. All employees furnished such equipment shall use the equipment and their use shall only be for the purposes and uses specified under applicable safety rules and regulations.

**24.2 Americans with Disabilities Act (ADA)**

The City and the Union recognize that the City has an obligation under law to meet with individual employees who allege a need for reasonable accommodation in the workplace because of a disability. If the City contemplates actions to provide reasonable accommodation for an individual employee, in compliance with the ADA, but the actions are in potential conflict with any provision of this MOU, the Union will be advised of any such proposed accommodation prior to implementation by the City.

**24.3 Modification in Certification Requirements**

In the event the certifications requirements for the State of California for employees in the Water or Wastewater classifications are modified or the certification agency is changed, the City and the Union will meet and confer regarding the impact of such modifications.

**Section 25. New Work**

In the event the City introduces new work which the Union believes does not fall within any of the existing classifications, the City and the Union shall, upon written request, meet and confer with respect to the salary or other terms and conditions of such work.

**Section 26. Sub-Contracting**

The City shall send copies of all cover sheets of agendas of City Council meetings, minutes of City Council meetings, and copies of proposed ordinances, resolutions, rules, and regulations that are in any way related to labor relations in the City proposed to be adopted by the City Council, to the Union office.

The City shall give advance written notice with respect to any written intentions and proposals, plans, to contact out, and/or put out for bid, work performed by workers represented by the Union.

Consistent with Section 23(8) of this agreement the City shall meet and confer concerning any bargaining issue raised in the notices described above.

There shall be no additional outsourcing/contracting Out of bargaining unit work for the duration of the Agreement.

**Section 27. Waste Water and Water Treatment Operators Cross Training Pay and Program**

1) Operators who have obtained dual certification, have been trained at both plants according to the guidelines developed by the City and are willing and able to competently work at either plant shall be reclassified to Utilities Operator. Participation in cross training is on a voluntary basis.

2) The City and Union agree to meet at least once a year or more often upon request of the Union to review the training and incentives program that encourage cross certification among water treatment plant operators and wastewater treatment plant operators.

3) The City agrees to provide cross training time and costs of training materials for water treatment plant operators and wastewater treatment plant operators. The City will continue to provide paid training opportunities for future employees.

**Section 28. Retirement**

**28.1 PERS Contribution**

The City agrees to pay the employer contribution for the City's PERS retirement benefit during the term of this agreement.

**For employees hired on or before December 16, 2010**, the City and employees shall share payment of the 8% of salary employee contribution during the term of this Agreement as follows:

Fiscal 2012-2013 – Effective the pay period including July 17, 2012, each employee shall pay 2.66% of salary and the City shall pay 5.34% of salary to fund the employee contribution for the PERS retirement benefit.

Fiscal 2013-2014 – Effective the pay period including July 1, 2013, each employee shall pay 5.33% of salary and the City shall pay 2.67% of salary to fund the employee contribution for the PERS retirement benefit.

Fiscal 2014-2015 – Effective the pay period including July 1, 2014, each employee shall pay 8% of salary to fund the employee contribution for the PERS benefit.

Employee payments of the employee share of the PERS retirement benefit cost shall be made as a payroll deduction on a pre-tax basis to the extent allowed by law.

**For employees hired after December 16, 2010** under the 2nd tire PERS retirement formula (2% @ 55), the City and employees shall share payment of the 7% of salary employee contribution during the term of this agreement as follows:

Fiscal 2012-2013 – Effective the pay period including July 17, 2012, each employee shall pay 2.66% of salary and the City shall pay 4.34% of salary to fund the employee contribution for the PERS retirement benefit.

Fiscal 2013-2014 – Effective the pay period including July 1, 2013, each employee shall pay 5.33% of salary and the City shall pay 1.67% of salary to fund the employee contribution for the PERS retirement benefit.

Fiscal 2014-2015 – Effective the pay period including July 1, 2014, each employee shall pay 7% of salary to fund the employee contribution for the PERS benefit.

Employee payments of the employee share of the PERS retirement benefit cost shall be made as a payroll deduction on a pre-tax basis to the extent allowed by law.

The parties may reopen negotiations to discuss the impact of any changes to the Public Employment Retirement Law which occur during the term of this Agreement.

**28.1.1. Flexible Leave Hours**

The City shall credit each employee with a block of paid leave hours each fiscal year of this Agreement. These hours shall be labeled Flexible Leave. Each employee may use these leave hours subject to the conditions for use of vacation or sell-back the Flexible Leave hours during the fiscal year. Each employee will receive the Flexible Leave hours for that fiscal year on July 1st of each year. Each employee has the option of using such hours as leave in the same manner as vacation leave, or periodically selling the hours. A code will be set up for each option and employees can note the use of or selling of such hours on each time card throughout the fiscal year. Employees must use the current fiscal year hours by June 15th of each year and cannot be carried over to a new fiscal year. If an employee terminates before June 30th of any fiscal year, the employee is only eligible for a proration of hours for the period of July 1st to the date of termination and hours used in excess of the prorated amount will be deducted accordingly from the employee's final pay.

Amount: During fiscal year 2012-2013, each employee hired on or before December 16, 2010 shall receive 44 hours of flexible leave during the pay period beginning July 17, 2012. During fiscal year 2013-2014, each employee shall receive 88 hours of flexible leave during the pay period beginning July 1, 2013. During fiscal year 2014-2015, each employee shall receive 132 hours of flexible leave during the pay period beginning July 1, 2014.

For employees hired after December 16, 2010 under the 2nd tier PERS retirement formula (2%@55), the City shall credit each employee with a block of paid leave hours each fiscal year of this agreement. These hours shall be labeled Flexible Leave. Each employee may use these leave hours subject to the conditions for use of vacation or sell-back the Flexible Leave hours during the fiscal year.

Amount: During fiscal year 2012-2013, each employee hired after December 16, 2010 shall receive 44 hours of flexible leave during the pay period beginning July 17, 2012. During fiscal year 2013-2014, each employee shall receive 88 hours of flexible leave during the pay period beginning July 1, 2013. During fiscal year 2014-2015, each employee shall receive 122 hours of flexible leave during the pay period beginning July 1, 2014.

The parties acknowledge that the block of paid leave hours labeled Flexible Leave that is credited to each full-time, regular employee at the beginning of each fiscal year of this Agreement ends when this Agreement expires: June 30, 2015. The City and/or Union may propose to extend, cancel, enhance, reduce or otherwise change this provision during any such future negotiation.

Sell-Back: An employee may sell-back some or all of the employee's accrued Flexible Leave balance anytime during the fiscal year in which it was provided. Flexible Leave sell-back is independent of and not subject to the limitations described on Vacation sell-back in Section 11.6. Should an employee not utilize Flexible Leave as time off during a fiscal year, or should an employee not sell-back his/her Flexible Leave during the fiscal year, the City shall cash-out each employee's Flexible Leave balance at the end of each fiscal year. There shall be no carry-over of Flexible Leave hours from one fiscal year to the next, and no Flexible Leave balance shall be allowed to remain after the expiration of this Agreement: June 30, 2015.

**28.2 PERS Formula**

Miscellaneous employees hired on or before December 16, 2010 shall receive the single highest year and 2.5% at 55 benefit formula provided through the Public Employees' Retirement System (PERS).

Miscellaneous employees hired on or after December 17, 2010 shall receive average of three (3) consecutive highest years and 2% at 55 benefit formula provided through the Public Employees' Retirement System (PERS).

**Section 29. Total Agreement**

This MOU constitutes a full and complete agreement by the parties and contains all of the matters upon which the parties reached agreement. Any matter not contained in this MOU has not been agreed upon and, if raised in negotiations, was dropped by the party raising it as part of a good faith attempt to reach agreement.

**Section 30. Separability of Provisions**

Should any section, clause or provision of this MOU be declared illegal by final judgment of a court of competent jurisdiction, such invalidation of such section, clause or provision shall not invalidate the remaining portions hereof, and such remaining portions shall remain in full force and effect for the duration of this MOU. In the event of such invalidation, the parties agree to meet and confer concerning substitute provisions for provisions rendered or declared illegal.

**Section 31. Past Practices and Existing MOU**

This MOU shall supersede any prior MOU rules or regulations or past practices in direct conflict with the provisions hereof.

Made and entered into this _____day of_____, 2012.

**GENERAL TEAMSTERS LOCAL NO. 439, IBT**

By:_____
Edward Speckman, Business Rep.

By_____
Sam Rosas, Secretary/Treasurer

**CITY OF TRACY**

By:_____
R. Leon Churchill, City Manager

Attachments:

**Letters of Understanding:**
Utility Operator Classification and Compensation Review
Shift Bidding Water and Waste Water Plants
Retiree Health
Communications Officers POST Certification
Sick Leave Accrual

Union Management Meetings
Flexible Staffing for Wastewater and Water Treatment Plant Facilities (2003)
Pest Control Advisors (2003)
Certification Expense Reimbursement Procedure (2003)
Inspector Certification Pay & Operator in Training Salary Survey

Exhibit A – Benchmarks
Exhibit B – Teamsters Salary Schedules

# LETTER OF UNDERSTANDING

**REGARDING THE EXPANSION OF THE UTILITY OPERATOR SERIES**

**BETWEEN CITY OF TRACY &**
**GENERAL TEAMSTERS LOCAL NO. 439, IBT**

**JUNE 19, 2012**

## CLASSIFICATION AND COMPENSATION REVIEW

As a result of recent negotiations between the City of Tracy and the General Teamsters Local No. 439, IBT, the City agrees to the following within the next six (6) months of signing this Letter of Understanding:

1. Propose, develop and implement a Utility Operator classification series at the Water and Wastewater Treatment Plants that addresses the following:
   - staffing requirements related to regulatory permits;
   - flexible staffing and staffing needs;
   - job skill diversity;
   - pathway(s) to promotional opportunities; and,
   - training provisions for employees in the proposed classification series
2. Conduct a salary survey and compensation analysis of the proposed classifications.
3. Identify process for current Water and Wastewater Treatment employees who elect to remain in their current classification; i.e.: Grandfather Clause.

The City reserves the right to determine appropriate levels of flexible staffing at the Water and Wastewater Treatment Plants, based on operational needs and fiscal considerations.

**APPROVED AND ACCEPTED:**

**GENERAL TEAMSTERS LOCAL No. 439, IBT**

By:_____

Ed Speckman, Business Representative
General Teamsters Local No. 439, IBT

Dated: _____

**CITY OF TRACY**

By: _____

R. Leon Churchill, Jr., City Manager

Dated: _____

**BETWEEN**

**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL NO. 439**

## Shift and Leave Selection Rules
## Water and Wastewater Treatment Plants

The Utilities Division shall establish one seniority list inclusive of both the John Jones Water Treatment Plant and Wastewater Treatment Plant operators. All operators shall be placed on this seniority list in order of their hire date in full-time, continuous City employment Recognition of seniority shall govern and serve as a basis for determining leave selection, and other issues pertaining to seniority within the water plant and wastewater plant operator job class series. For annual plant shift assignments and cross-training assignments seniority shall be based on hire date in a classification assigned to the Water or Waste-Water Treatment Plants.

It is the intent of the Utilities Division to ultimately staff both the water and wastewater treatment plants with certified operators at the senior level who will perform the job duties as required by the City, under law by the State of California and other applicable governing agencies. It is the intent of the Utilities Division that employees hired at less than the senior level will be provided opportunities for career advancement in the operator job class series.

The Utilities Division and Union agree that each January all operators shall be allowed to select, by seniority as specified above, a shift assignment at the water plant or the wastewater plant for the that subject year. Those operators who are not cross-trained shall remain employed at the plant for which they were originally hired. An equal number of shifts will be reserved at each plant for those operators who possess certification to operate only one plant. The shift assignment shall commence approximately February 1st. The cross-trained operator shall remain stationed at the selected plant unless further cross-training is required in accordance with established practices and/or requirements to retain their certification. It is not the intent of this agreement to require cross-trained operators to work at a facility which they have not selected for extended periods, except in the event of unforeseen emergencies.

After the yearly plant selection, the Utilities Division will meet and confer with the Union and Flex-Staff Committee to determine cross-training selection for the subject year. The Utilities Division will prepare annual schedules for each plant and all cross-trained operators will be allowed to select, by seniority, the time period required of them to maintain their certification and skill level. The Utilities Division reserves the right to review and approve selections, and make changes if necessary.

After shift selection and cross-training selection, operators shall select, by seniority, their leave requests for the subject year.

The Utilities Division reserves the right to propose changes due to operational needs but the City and Union will continue to meet and confer in the event of future changes and develop additional options on an as needed basis.

APPROVED AND ACCEPTED

Dated: ___9/6/07_____

**TEAMSTERS LOCAL 439 ASSOCIATION**

By __/s/ Phil Rushing_____

Phil Rushing, Business Representative

**CITY OF TRACY**

By __/s/ Maria Olvera_____

Maria Olvera, Human Resource Director

**SIDE LETTER OF AGREEMENT**
**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL NO. 439**

**Retiree Health**

**June 27, 2006**

The City and the Union agree to meet within six months following adoption of this Agreement to consider establishing a tax deferred vehicle for employees to contribute towards a Retiree Health Savings Account (RHSA) through payroll deduction or contribution of paid leaves.

Both a RHSA account (as established through ICMA) and a 414 Trust shall be explored and discussed.

It is understood that the provisions of such a plan shall comply with applicable IRS provisions and may include:

- Employees may donate vacation (pursuant to the MOU provision) or accrued compensatory time annually;
- Employees may not contribute sick leave; and
- Employees may contribute through payroll deduction.

No plan shall be adopted without approval of both the City and the Union.

Additionally, the Union may elect to assign a portion of a future pay increase to the Retiree Health Savings Account selected by the parties. In such case, Local 439 shall notify the City in writing, sixty (60) days prior to July 1st of any successive year of this Agreement.

APPROVED AND ACCEPTED

Dated: ___9/6/07_____

| | |
|---|---|
| **TEAMSTERS LOCAL 439 ASSOCIATION** | **CITY OF TRACY** |
| By _/s/ Phil Rushing_____ | By _/s/ Maria Olvera_____ |
| Phil Rushing, Business Representative | Maria Olvera, Human Resource Director |

**SIDE LETTER OF AGREEMENT**
**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL NO. 439**

Communications Officer POST Certificate

In the event that POST develops a POST certificate program for Communications Officer, the City and Union will meet to discuss participation of City employees, operational value to the Department and pay.

APPROVED AND ACCEPTED

Dated: __9/6/07_____

| | |
|---|---|
| **TEAMSTERS LOCAL 439 ASSOCIATION** | **CITY OF TRACY** |
| By _/s/ Phil Rushing_____ | By __/s/ Maria Olvera_____ |
| Phil Rushing, Business Representative | Maria Olvera, Human Resource Director |

**SIDE LETTER**
**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL NO. 439**

**Side Letter of Agreement**
**Sick Leave Accrual**

Employees hired on or before January 1, 1983 shall receive sixteen (16) hours of sick leave with full pay for each month of service during the twenty-first (21st) year of employment and thereafter.

For purposes of this Section, month of service shall mean thirty (30) consecutive days.

**Date_8/31/07_____**

**_/s/ Phil Rushing_____**
**for the Union**

**_/s/ Maria Olvera_____**
**for the City**

**SIDE LETTER OF AGREEMENT**
**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL NO. 439**

**Side Letter of Agreement**
**Quarterly Union Management Meeting**

The City proposes to meet at regular intervals at least quarterly with representatives of the Union to improve communications, review and discuss City initiatives such as new management hires, location changes, upcoming training opportunities, department reorganizations and to hear budget overviews as may be appropriate.

At such meetings, the City agrees to provide information and to review the usage of any temporary or contract agency employees who may be performing bargaining unit work.

Union representatives shall be released from regularly scheduled work shift that may fall during the Union Management meeting times. The parties shall meet within ninety days of the adoption of this Memorandum of Understanding to discuss the specifics of such meetings, to develop operating rules and procedures and to set a calendar of meeting dates.

**Date___8/31/07_____**

**/s/ Phil Rushing_____**
**for the Union**

**/s/ Maria Olvera_____**
**for the City**

January 22, 2003

Mr. Phil Rushing
Business Representative
General Teamsters Local No. 439
PO Box 1611
Stockton, CA 95201

**Re: Flexible Staffing for Wastewater and Water Treatment Plant Facilities**

Dear Phil:

This side letter will confirm the continuation of the understanding reached between the City of Tracy and the General Teamsters regarding flexible staffing for the Wastewater and Water Treatment Plant facilities in accordance with the cross-training program. The original side letter was dated January 1, 2000.

1) OBJECTIVE: The city has established a flexible staffing program between the Water Treatment Plant and the Wastewater Treatment Plant. The benefit of the program has been to provide job skill diversity to the employees and a monetary incentive. The benefit to the City has been the ability to better meet the staffing needs of both plants.

2) CRITERIA FOR ELIGIBILITY TO RECEIVE IN-PLANT TRAINING: Preference will be given to Senior Water Treatment Operators or Senior Wastewater Treatment Operators. The employee must not be in any type of probationary status, and must not be undergoing any sort of disciplinary action.

Senior Water Treatment Plant Operators must have completed the appropriate Ken Kerri course(s) and passed the State Water Resources Control Board (SWRCB) Grade 2 or Grade 3 Wastewater Operator certification exam. The Operator must be in possession of a valid certificate or a valid Operator-In-Training (OIT) certificate issued in either grade.

Senior Wastewater Treatment Plant Operators must have completed the appropriate Ken Kerri course(s) and obtained a State of California, Department of Health Services (DOHS) Grade 2 Water Treatment Operator certificate.

3) CRITERIA FOR RECEIVING INCENTIVE PAY: The employee must have completed the appropriate in-plant training and be willing and able to competently work and operate either plant as scheduled.

The Senior Water Treatment Plant Operators shall receive five percent (5%) incentive pay when they have obtained the SWRCB Grade 3 OIT certification, successfully completed six (6) months of in-plant training enabling them to competently operate the wastewater treatment plant on an assigned shift and agree to be flexibly staffed.

An additional five percent (5%) incentive pay will be received when operators have obtained the SWRCB Grade 3 certification, successfully completed in-plant training enabling them to operate the wastewater treatment plant on an assigned shift and agree to be flexibly staffed.

Senior Wastewater Treatment Plant Operators shall receive five percent (5%) incentive pay when they have obtained the DOHS Grade 2 Water Treatment Plant Operator certificate, and successfully completed sic (6) months of in-plant training and agree to operate the water plant as regulations permit.

An additional five percent (5%) incentive pay will be received when an Operator has obtained the DOHS Grade 3 Water Treatment Plant Operator certificate, successfully completed in-plant training enabling them to operate the water treatment plant on an assigned shift and agree to be flexibly staffed. The Grade 3 certification is required in order to perform the full duties of the position at any time of the year.

Each operator receiving in-plant training shall be evaluated at three (3) months and at six (6) months. A satisfactory six (6) month evaluation will make the operator eligible for five percent (5%) incentive pay.

| FOR THE CITY | FOR GENERAL TEAMSTERS |
|---|---|
| /s/ Julie Yuan-Miu | /s/ Phil Rushing |
| Date: 3/11/03 | Date: 3/5/03 |

**SIDE LETTER**

**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL No. 439**

January 01, 2003

Mr. Phil Rushing
Business Representative
General Teamsters Local No. 439
PO Box 1611
Stockton, CA 95201

**Re: Pest Control Advisors**

Dear Phil:

Pest control advisors shall receive an additional 2.5% differential in addition to the base salary for performing the certified pesticide operations.

The position of pest control advisor is part of the bargaining unit. The City recognizes the fact that if the position is vacated and the bargaining until has a qualified person(s) who has met guidelines for pest control advisor, they will continue to have the work performed by the bargaining unit and the employee will receive an additional 2/5% differential.

Any employee receiving compensation for holding Pest Control Advisor Certificate (PCA) shall not receive additional compensation for holding a Qualified Applicator's Certificate.

| FOR THE CITY | FOR GENERAL TEAMSTERS |
|---|---|
| /s/ Julie Yuan-Miu | /s/ Phil Rushing |
| Date: 3/11/03 | Date: 3/5/03 |

**SIDE LETTER**
**BETWEEN**
**THE CITY OF TRACY**
**AND**
**GENERAL TEAMSTERS LOCAL No. 439**

January 01, 2003

Mr. Phil Rushing
Business Representative
General Teamsters Local No. 439
PO Box 1611
Stockton, CA 95201

**Re: Certification Expense Reimbursement Procedure**

Dear Phil:

This agreement covers employees who are required by State Law or City of Tracy to become or remain certified by an approved board or agency as a condition of employment.

The City of Tracy agrees to assist said employees in the following manner:

1) Tracking certification requirements and completion dates for each employee;
2) Reimbursing the employee for the cost of the certificate application;
3) Reimbursing the employee for the cost of tuition, approved books and materials and mileage to attend required classes or seminars;
4) Providing an appropriate number of paid leave hours to obtain or maintain such required certificates; and
5) Upon successful completion of the test, the cost of the test.

The responsibilities of the employee include:

1) Obtaining prior approval for each specific course or seminar, time, location and cost;
2) Providing receipts for expense reimbursement, and
3) Returning books to city for other employee usage.

| FOR THE CITY | FOR GENERAL TEAMSTERS |
|---|---|
| /s/ Julie Yuan-Miu | /s/ Phil Rushing |
| Date: 3/11/03 | Date: 3/5/03 |

**SIDE LETTER**
**BETWEEN THE CITY OF TRACY**
**AND TEAMSTERS LOCAL NO. 439**

The City of Tracy and Teamsters Local No. 439 agree to the following effective July 1, 2010 through June 30, 2011:

1. Work Schedule for Operators in Training (OITs):

    - OITs will be permitted to work a 9/80 work schedule with specific work days/hours to be determined by management based on business necessity.

2. Salary Survey:

    - The City agrees to conduct a salary survey and compensation analysis of classification in the Wastewater and Water Plant Operator series.

3. Inspector Certification Pay:

    - The City agrees to continue to meet and Confer with Union regarding additional certifications the City may require of building inspection, fire inspection, or other inspection personnel assigned to perform inspections beyond the scope of duties designated by their classification. City agrees that receipt of specified certifications shall entitle employee to receive additional pay above base pay as determined and agreed to by both the City and Union.

APPROVED AND ACCEPTED

Dated: _____

CITY OF TRACY

By: _____
Maria Olvera
Human Resources Director

TEAMSTERS LOCAL NO. 439, I.B.T.

By: _____
Ed Speckman
Business Agent

**EXHIBIT A: BENCHMARKS**

**Animal Control Officer**
Animal Control Assistant
Animal Shelter Aide
Community Services Officer

**Building Inspector II**
Building Inspector I
Housing Program Inspector I & II
Assistant Planner
Code Enforcement Officer
Fire Inspector
Plan Check Examiner
Senior Code Enforcement Officer

**Public Safety Dispatcher II**
Public Safety Dispatcher I
Public Safety Dispatcher Trainee
Lead Public Safety Dispatcher

**Crime Scene Technician**

**Construction Inspector I**

**Construction Inspector II**

**Custodian**
Senior Custodian
**Electrician**
Plant Mechanic I & II
Senior Electrician
Instrument Technician

**Engineering Technician II**
Engineering Technician I
Junior Civil Engineer

**Equipment Mechanic II**
Equipment Mechanic I
Senior Equipment Mechanic

**Laboratory Technician II**
Environmental Control Inspector
Laboratory Technician I

**Maintenance Worker II**
Maintenance Worker I
Building Maintenance Worker
Building Maintenance Assistant
Senior Maintenance Worker
District Grounds Technician

**Senior Wastewater Treatment Plant Operator**
Principal Wastewater Treatment Plant Operator
Water Treatment Plant Operator
Senior Water Treatment Plant Operator
Wastewater Treatment Plant Operator
Utility Operator

**EXHIBIT B – TEAMSTERS SALARY SCHEDULE**

| Class Code | Position Title... | | Semi-Mon Salary | Monthly Salary | Annual Salary | Hourly Rate |
|---|---|---|---|---|---|---|
| 50201 | Building/Plans Technician | | NOT ACTIVE | | | |
| 50202 | Code Enforcement Officer | A | 2,241.57 | 4,483.14 | 53,797.68 | 25.8643 |
| | | B | 2,353.65 | 4,707.30 | 56,487.60 | 27.1575 |
| | | C | 2,471.33 | 4,942.66 | 59,311.92 | 28.5153 |
| | | D | 2,594.90 | 5,189.80 | 62,277.60 | 29.9412 |
| | | E | 2,724.65 | 5,449.30 | 65,391.60 | 31.4383 |
| 50211 | Building Inspector I | A | 2,362.54 | 4,725.08 | 56,700.96 | 27.2601 |
| | | B | 2,480.67 | 4,961.34 | 59,536.08 | 28.6231 |
| | | C | 2,604.70 | 5,209.40 | 62,512.80 | 30.0542 |
| | | D | 2,734.94 | 5,469.88 | 65,638.56 | 31.5570 |
| | | E | 2,871.69 | 5,743.38 | 68,920.56 | 33.1349 |
| 50212 | Building Inspector II | A | 2,639.48 | 5,278.96 | 63,347.52 | 30.4555 |
| | | B | 2,771.45 | 5,542.90 | 66,514.80 | 31.9783 |
| | | C | 2,910.02 | 5,820.04 | 69,840.48 | 33.5772 |
| | | D | 3,055.52 | 6,111.04 | 73,332.48 | 35.2560 |
| | | E | 3,208.30 | 6,416.60 | 76,999.20 | 37.0188 |
| 50213 | Fire Inspector | A | 2,639.48 | 5,278.96 | 63,347.52 | 30.4555 |
| | | B | 2,771.45 | 5,542.90 | 66,514.80 | 31.9783 |
| | | C | 2,910.02 | 5,820.04 | 69,840.48 | 33.5772 |
| | | D | 3,055.52 | 6,111.04 | 73,332.48 | 35.2560 |
| | | E | 3,208.30 | 6,416.60 | 76,999.20 | 37.0188 |
| 50215 | Plans Check Examiner | A | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | 2,847.32 | 5,694.64 | 68,335.68 | 32.8537 |
| | | **B** | 2,989.69 | 5,979.38 | 71,752.56 | 34.4964 |
| | | **C** | 3,139.17 | 6,278.34 | 75,340.08 | 36.2212 |
| | | **D** | 3,296.13 | 6,592.26 | 79,107.12 | 38.0323 |
| | | **E** | 3,460.94 | 6,921.88 | 83,062.56 | 39.9339 |
| 50216 | Housing Program Inspector I | **A** | 2,362.54 | 4,725.08 | 56,700.96 | 27.2601 |
| | VACANT | **B** | 2,480.67 | 4,961.34 | 59,536.08 | 28.6231 |
| | | **C** | 2,604.70 | 5,209.40 | 62,512.80 | 30.0542 |
| | | **D** | 2,734.94 | 5,469.88 | 65,638.56 | 31.5570 |
| | | **E** | 2,871.69 | 5,743.38 | 68,920.56 | 33.1349 |
| 50217 | Housing Program Inspector II | **A** | 2,639.48 | 5,278.96 | 63,347.52 | 30.4555 |
| | | **B** | 2,771.45 | 5,542.90 | 66,514.80 | 31.9783 |
| | | **C** | 2,910.02 | 5,820.04 | 69,840.48 | 33.5772 |
| | | **D** | 3,055.52 | 6,111.04 | 73,332.48 | 35.2560 |
| | | **E** | 3,208.30 | 6,416.60 | 76,999.20 | 37.0188 |
| 50221 | Engineering Technician I | **A** | 2,214.33 | 4,428.66 | 53,143.92 | 25.5500 |
| | | **B** | 2,325.05 | 4,650.10 | 55,801.20 | 26.8275 |
| | | **C** | 2,441.30 | 4,882.60 | 58,591.20 | 28.1688 |
| | | **D** | 2,563.36 | 5,126.72 | 61,520.64 | 29.5772 |
| | | **E** | 2,691.53 | 5,383.06 | 64,596.72 | 31.0561 |
| 50225 | Engineering Technician II | **A** | 2,325.06 | 4,650.12 | 55,801.44 | 26.8276 |
| | | **B** | 2,441.31 | 4,882.62 | 58,591.44 | 28.1690 |
| | | **C** | 2,563.38 | 5,126.76 | 61,521.12 | 29.5775 |
| | | **D** | 2,691.55 | 5,383.10 | 64,597.20 | 31.0563 |
| | | **E** | 2,826.13 | 5,652.26 | 67,827.12 | 32.6092 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 50222 | Construction Inspector I | **A** | 2,515.45 | 5,030.90 | 60,370.80 | 29.0244 |
| | | **B** | 2,641.22 | 5,282.44 | 63,389.28 | 30.4756 |
| | | **C** | 2,773.28 | 5,546.56 | 66,558.72 | 31.9994 |
| | | **D** | 2,911.94 | 5,823.88 | 69,886.56 | 33.5993 |
| | | **E** | 3,057.54 | 6,115.08 | 73,380.96 | 35.2793 |
| 50223 | Construction Inspector II | **A** | 2,641.08 | 5,282.16 | 63,385.92 | 30.4740 |
| | | **B** | 2,773.13 | 5,546.26 | 66,555.12 | 31.9977 |
| | | **C** | 2,911.79 | 5,823.58 | 69,882.96 | 33.5976 |
| | | **D** | 3,057.38 | 6,114.76 | 73,377.12 | 35.2775 |
| | | **E** | 3,210.25 | 6,420.50 | 77,046.00 | 37.0413 |
| 50224 | Junior Engineer | | NOT ACTIVE | | | |
| 50231 | Junior Planner | | NOT ACTIVE | | | |
| 50232 | Assistant Planner | **A** | 2,418.10 | 4,836.20 | 58,034.40 | 27.9012 |
| | | **B** | 2,539.01 | 5,078.02 | 60,936.24 | 29.2963 |
| | | **C** | 2,665.96 | 5,331.92 | 63,983.04 | 30.7611 |
| | | **D** | 2,799.26 | 5,598.52 | 67,182.24 | 32.2992 |
| | | **E** | 2,939.22 | 5,878.44 | 70,541.28 | 33.9141 |
| 50301 | Maintenance Worker I | **A** | 1,497.85 | 2,995.70 | 35,948.40 | 17.2829 |
| | | **B** | 1,572.74 | 3,145.48 | 37,745.76 | 18.1470 |
| | | **C** | 1,651.38 | 3,302.76 | 39,633.12 | 19.0544 |
| | | **D** | 1,733.95 | 3,467.90 | 41,614.80 | 20.0071 |
| | | **E** | 1,820.65 | 3,641.30 | 43,695.60 | 21.0075 |
| 50303 | Maintenance Worker II | **A** | 1,902.55 | 3,805.10 | 45,661.20 | 21.9525 |
| | | **B** | 1,997.68 | 3,995.36 | 47,944.32 | 23.0502 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | **C** | 2,097.56 | 4,195.12 | 50,341.44 | 24.2026 |
| | | **D** | 2,202.44 | 4,404.88 | 52,858.56 | 25.4128 |
| | | **E** | 2,312.56 | 4,625.12 | 55,501.44 | 26.6834 |
| | *7/16/09 - DeRoche Y Rated* | **F** | *2,545.87* | *5,091.74* | *61,100.88* | *29.3754* |
| 50305 | Sr Maintenance Worker | **A** | 2,094.50 | 4,189.00 | 50,268.00 | 24.1673 |
| | | **B** | 2,199.22 | 4,398.44 | 52,781.28 | 25.3756 |
| | | **C** | 2,309.18 | 4,618.36 | 55,420.32 | 26.6444 |
| | | **D** | 2,424.64 | 4,849.28 | 58,191.36 | 27.9766 |
| | | **E** | 2,545.87 | 5,091.74 | 61,100.88 | 29.3754 |
| 50307 | Dist Grounds Technician | | NOT ACTIVE | | | |
| 50313 | Equipment Mechanic I | **A** | 2,035.02 | 4,070.04 | 48,840.48 | 23.4810 |
| | | **B** | 2,136.77 | 4,273.54 | 51,282.48 | 24.6550 |
| | | **C** | 2,243.61 | 4,487.22 | 53,846.64 | 25.8878 |
| | | **D** | 2,355.79 | 4,711.58 | 56,538.96 | 27.1822 |
| | | **E** | 2,473.58 | 4,947.16 | 59,365.92 | 28.5413 |
| 50314 | Equipment Mechanic II | **A** | 2,136.77 | 4,273.54 | 51,282.48 | 24.6550 |
| | | **B** | 2,243.61 | 4,487.22 | 53,846.64 | 25.8878 |
| | | **C** | 2,355.79 | 4,711.58 | 56,538.96 | 27.1822 |
| | | **D** | 2,473.58 | 4,947.16 | 59,365.92 | 28.5413 |
| | | **E** | 2,597.26 | 5,194.52 | 62,334.24 | 29.9684 |
| 50315 | Sr Equipment Mechanic | **A** | 2,243.62 | 4,487.24 | 53,846.88 | 25.8879 |
| | | **B** | 2,355.80 | 4,711.60 | 56,539.20 | 27.1823 |
| | | **C** | 2,473.59 | 4,947.18 | 59,366.16 | 28.5414 |
| | | **D** | 2,597.27 | 5,194.54 | 62,334.48 | 29.9685 |
| | | **E** | 2,727.13 | 5,454.26 | 65,451.12 | 31.4669 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 50321 | Building Maintenance Worker | **A** | 1,938.72 | 3,877.44 | 46,529.28 | 22.3698 |
| | | **B** | 2,035.66 | 4,071.32 | 48,855.84 | 23.4884 |
| | | **C** | 2,137.44 | 4,274.88 | 51,298.56 | 24.6628 |
| | | **D** | 2,244.31 | 4,488.62 | 53,863.44 | 25.8959 |
| | | **E** | 2,356.53 | 4,713.06 | 56,556.72 | 27.1907 |
| 50322 | Building Maintenance Worker | **A** | 1,902.55 | 3,805.10 | 45,661.20 | 21.9525 |
| | Assistant | **B** | 1,997.68 | 3,995.36 | 47,944.32 | 23.0502 |
| | | **C** | 2,097.56 | 4,195.12 | 50,341.44 | 24.2026 |
| | | **D** | 2,202.44 | 4,404.88 | 52,858.56 | 25.4128 |
| | | **E** | 2,312.56 | 4,625.12 | 55,501.44 | 26.6834 |
| 50323 | Sr Building Maintenance Worker | **A** | 2,132.60 | 4,265.20 | 51,182.40 | 24.6069 |
| | | **B** | 2,239.23 | 4,478.46 | 53,741.52 | 25.8373 |
| | | **C** | 2,351.19 | 4,702.38 | 56,428.56 | 27.1291 |
| | | **D** | 2,468.75 | 4,937.50 | 59,250.00 | 28.4856 |
| | | **E** | 2,592.19 | 5,184.38 | 62,212.56 | 29.9099 |
| 50324 | Electrician | **A** | 2,181.90 | 4,363.80 | 52,365.60 | 25.1758 |
| | | **B** | 2,290.99 | 4,581.98 | 54,983.76 | 26.4345 |
| | | **C** | 2,405.54 | 4,811.08 | 57,732.96 | 27.7562 |
| | | **D** | 2,525.82 | 5,051.64 | 60,619.68 | 29.1441 |
| | | **E** | 2,652.11 | 5,304.22 | 63,650.64 | 30.6013 |
| 50325 | Sr Electrician | **A** | 2,400.10 | 4,800.20 | 57,602.40 | 27.6935 |
| | | **B** | 2,520.10 | 5,040.20 | 60,482.40 | 29.0781 |
| | | **C** | 2,646.10 | 5,292.20 | 63,506.40 | 30.5319 |
| | | **D** | 2,778.40 | 5,556.80 | 66,681.60 | 32.0585 |
| | | **E** | 2,917.32 | 5,834.64 | 70,015.68 | 33.6614 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 50331 | Custodian | **A** | 1,022.59 | 2,045.18 | 24,542.16 | 11.7991 |
| | Add'l $164.98 per pay period | **B** | 1,073.72 | 2,147.44 | 25,769.28 | 12.3891 |
| | | **C** | 1,127.41 | 2,254.82 | 27,057.84 | 13.0086 |
| | | **D** | 1,183.78 | 2,367.56 | 28,410.72 | 13.6590 |
| | | **E** | 1,242.97 | 2,485.94 | 29,831.28 | 14.3420 |
| | | **F** | 1,305.12 | 2,610.24 | 31,322.88 | 15.0591 |
| | | **G** | 1,370.38 | 2,740.76 | 32,889.12 | 15.8121 |
| | | **H** | 1,438.90 | 2,877.80 | 34,533.60 | 16.6027 |
| | | **I** | 1,510.84 | 3,021.68 | 36,260.16 | 17.4328 |
| | | **J** | 1,586.38 | 3,172.76 | 38,073.12 | 18.3044 |
| 50333 | Sr Custodian | **A** | 1,436.29 | 2,872.58 | 34,470.96 | 16.5726 |
| | Add'l $181.56 per pay period | **B** | 1,508.10 | 3,016.20 | 36,194.40 | 17.4012 |
| | VACANT | **C** | 1,583.50 | 3,167.00 | 38,004.00 | 18.2712 |
| | | **D** | 1,662.68 | 3,325.36 | 39,904.32 | 19.1848 |
| | | **E** | 1,745.81 | 3,491.62 | 41,899.44 | 20.1440 |
| 50401 | Water Plant Operator | **A** | 2,401.10 | 4,802.20 | 57,626.40 | 27.7050 |
| | | **B** | 2,521.16 | 5,042.32 | 60,507.84 | 29.0903 |
| | | **C** | 2,647.22 | 5,294.44 | 63,533.28 | 30.5448 |
| | | **D** | 2,779.58 | 5,559.16 | 66,709.92 | 32.0721 |
| | | **E** | 2,918.56 | 5,837.12 | 70,045.44 | 33.6757 |
| 50402 | Sr Water Plant Operator | **A** | 2,632.50 | 5,265.00 | 63,180.00 | 30.3750 |
| | | **B** | 2,764.13 | 5,528.26 | 66,339.12 | 31.8938 |
| | | **C** | 2,902.34 | 5,804.68 | 69,656.16 | 33.4885 |
| | | **D** | 3,047.46 | 6,094.92 | 73,139.04 | 35.1630 |
| | | **E** | 3,199.83 | 6,399.66 | 76,795.92 | 36.9211 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 50403 | Water Plant Operator-In-Training | **A** | 1,992.92 | 3,985.84 | 47,830.08 | 22.9952 |
| | | **B** | 2,092.57 | 4,185.14 | 50,221.68 | 24.1450 |
| | | **C** | 2,197.20 | 4,394.40 | 52,732.80 | 25.3523 |
| | | **D** | 2,307.06 | 4,614.12 | 55,369.44 | 26.6199 |
| | | **E** | 2,422.41 | 4,844.82 | 58,137.84 | 27.9509 |
| 50404 | Utility Operator | **A** | 2,819.69 | 5,639.38 | 67,672.56 | 32.5349 |
| | | **B** | 2,960.67 | 5,921.34 | 71,056.08 | 34.1616 |
| | | **C** | 3,108.70 | 6,217.40 | 74,608.80 | 35.8696 |
| | | **D** | 3,264.13 | 6,528.26 | 78,339.12 | 37.6630 |
| | | **E** | 3,427.34 | 6,854.68 | 82,256.16 | 39.5462 |
| 50405 | WW Plant Operator-In-Training | **A** | 1,870.56 | 3,741.12 | 44,893.44 | 21.5834 |
| | | **B** | 1,964.09 | 3,928.18 | 47,138.16 | 22.6626 |
| | | **C** | 2,062.29 | 4,124.58 | 49,494.96 | 23.7957 |
| | | **D** | 2,165.40 | 4,330.80 | 51,969.60 | 24.9854 |
| | | **E** | 2,273.67 | 4,547.34 | 54,568.08 | 26.2347 |
| 50406 | WW Plant Operator | **A** | 2,253.68 | 4,507.36 | 54,088.32 | 26.0040 |
| | | **B** | 2,366.36 | 4,732.72 | 56,792.64 | 27.3042 |
| | | **C** | 2,484.68 | 4,969.36 | 59,632.32 | 28.6694 |
| | | **D** | 2,608.91 | 5,217.82 | 62,613.84 | 30.1028 |
| | | **E** | 2,739.36 | 5,478.72 | 65,744.64 | 31.6080 |
| 50407 | Sr WW Plant Operator | **A** | 2,470.85 | 4,941.70 | 59,300.40 | 28.5098 |
| | | **B** | 2,594.39 | 5,188.78 | 62,265.36 | 29.9353 |
| | | **C** | 2,724.11 | 5,448.22 | 65,378.64 | 31.4320 |
| | | **D** | 2,860.32 | 5,720.64 | 68,647.68 | 33.0037 |
| | | **E** | 3,003.34 | 6,006.68 | 72,080.16 | 34.6539 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 50408 | Principal WWTP Operator | **A** | 3,023.30 | 6,046.60 | 72,559.20 | 34.8842 |
| | | **B** | 3,174.47 | 6,348.94 | 76,187.28 | 36.6285 |
| | | **C** | 3,333.19 | 6,666.38 | 79,996.56 | 38.4599 |
| | | **D** | 3,499.85 | 6,999.70 | 83,996.40 | 40.3829 |
| | | **E** | 3,674.84 | 7,349.68 | 88,196.16 | 42.4020 |
| 50411 | Plant Mechanic I | **A** | 2,186.18 | 4,372.36 | 52,468.32 | 25.2252 |
| | | **B** | 2,295.49 | 4,590.98 | 55,091.76 | 26.4864 |
| | | **C** | 2,410.26 | 4,820.52 | 57,846.24 | 27.8107 |
| | | **D** | 2,530.77 | 5,061.54 | 60,738.48 | 29.2012 |
| | | **E** | 2,657.31 | 5,314.62 | 63,775.44 | 30.6613 |
| 50412 | Plant Mechanic II | **A** | 2,240.83 | 4,481.66 | 53,779.92 | 25.8557 |
| | | **B** | 2,352.87 | 4,705.74 | 56,468.88 | 27.1485 |
| | | **C** | 2,470.51 | 4,941.02 | 59,292.24 | 28.5059 |
| | | **D** | 2,594.04 | 5,188.08 | 62,256.96 | 29.9312 |
| | | **E** | 2,723.74 | 5,447.48 | 65,369.76 | 31.4278 |
| 50413 | Instrumentation Technician | **A** | 2,400.10 | 4,800.20 | 57,602.40 | 27.6935 |
| | | **B** | 2,520.10 | 5,040.20 | 60,482.40 | 29.0781 |
| | | **C** | 2,646.10 | 5,292.20 | 63,506.40 | 30.5319 |
| | | **D** | 2,778.40 | 5,556.80 | 66,681.60 | 32.0585 |
| | | **E** | 2,917.32 | 5,834.64 | 70,015.68 | 33.6614 |
| 50421 | Laboratory Technician I | **A** | 2,009.42 | 4,018.84 | 48,226.08 | 23.1856 |
| | | **B** | 2,109.89 | 4,219.78 | 50,637.36 | 24.3449 |
| | | **C** | 2,215.38 | 4,430.76 | 53,169.12 | 25.5621 |
| | | **D** | 2,326.15 | 4,652.30 | 55,827.60 | 26.8402 |
| | | **E** | 2,442.46 | 4,884.92 | 58,619.04 | 28.1822 |
| 50422 | Laboratory Technician II | **A** | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | 2,100.05 | 4,200.10 | 50,401.20 | 24.2313 |
| | | **B** | 2,205.05 | 4,410.10 | 52,921.20 | 25.4429 |
| | | **C** | 2,315.30 | 4,630.60 | 55,567.20 | 26.7150 |
| | | **D** | 2,431.06 | 4,862.12 | 58,345.44 | 28.0507 |
| | | **E** | 2,552.61 | 5,105.22 | 61,262.64 | 29.4532 |
| 50425 | Environmental Compliance Officer | **A** | 2,260.10 | 4,520.20 | 54,242.40 | 26.0781 |
| | *Reso 2011-169* | **B** | 2,373.10 | 4,746.20 | 56,954.40 | 27.3819 |
| | *Eff: 9/6/11* | **C** | 2,491.75 | 4,983.50 | 59,802.00 | 28.7510 |
| | *Revised, Re-Titled* | **D** | 2,616.34 | 5,232.68 | 62,792.16 | 30.1885 |
| | | **E** | 2,747.16 | 5,494.32 | 65,931.84 | 31.6980 |
| 50501 | Communications Operator Trainee | | NOT ACTIVE | | | |
| 50502 | ~~Communications Operator I~~ | **A** | 2,133.31 | 4,266.62 | 51,199.44 | 24.6151 |
| | Public Safety Dispatcher I | **B** | 2,239.98 | 4,479.96 | 53,759.52 | 25.8459 |
| Re-titled per Reso 2012-080 | | **C** | 2,351.98 | 4,703.96 | 56,447.52 | 27.1382 |
| | | **D** | 2,469.58 | 4,939.16 | 59,269.92 | 28.4952 |
| | | **E** | 2,593.06 | 5,186.12 | 62,233.44 | 29.9199 |
| 50503 | ~~Communications Operator II~~ | **A** | 2,340.43 | 4,680.86 | 56,170.32 | 27.0050 |
| | Public Safety Dispatcher II | **B** | 2,457.45 | 4,914.90 | 58,978.80 | 28.3552 |
| Re-titled per Reso 2012-080 | | **C** | 2,580.32 | 5,160.64 | 61,927.68 | 29.7729 |
| | | **D** | 2,709.34 | 5,418.68 | 65,024.16 | 31.2616 |
| | | **E** | 2,844.81 | 5,689.62 | 68,275.44 | 32.8247 |
| 50504 | Lead Communications Operator | | NOT ACTIVE | | | |
| 50513 | Communications Services Officer | **A** | 1,843.17 | 3,686.34 | 44,236.08 | 21.2673 |
| | | **B** | 1,935.33 | 3,870.66 | 46,447.92 | 22.3307 |
| | | **C** | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | 2,032.10 | 4,064.20 | 48,770.40 | 23.4473 |
| | | **D** | 2,133.71 | 4,267.42 | 51,209.04 | 24.6197 |
| | | **E** | 2,240.40 | 4,480.80 | 53,769.60 | 25.8508 |
| 50514 | Crime Prevention Specialist | **A** | 2,027.50 | 4,055.00 | 48,660.00 | 23.3942 |
| | | **B** | 2,128.88 | 4,257.76 | 51,093.12 | 24.5640 |
| | | **C** | 2,235.32 | 4,470.64 | 53,647.68 | 25.7922 |
| | | **D** | 2,347.09 | 4,694.18 | 56,330.16 | 27.0818 |
| | | **E** | 2,464.44 | 4,928.88 | 59,146.56 | 28.4358 |
| 50517 | Crime Scene Technician | **A** | 2,083.60 | 4,167.20 | 50,006.40 | 24.0415 |
| | | **B** | 2,187.78 | 4,375.56 | 52,506.72 | 25.2436 |
| | | **C** | 2,297.17 | 4,594.34 | 55,132.08 | 26.5058 |
| | | **D** | 2,412.03 | 4,824.06 | 57,888.72 | 27.8311 |
| | | **E** | 2,532.63 | 5,065.26 | 60,783.12 | 29.2227 |
| 50521 | Animal Services Officer I | **Trn** | 1,530.25 | 3,060.50 | 36,726.00 | 17.6567 |
| 50521 | Animal Services Officer I | **A** | 1,683.27 | 3,366.54 | 40,398.48 | 19.4223 |
| | | **B** | 1,767.43 | 3,534.86 | 42,418.32 | 20.3934 |
| | | **C** | 1,855.80 | 3,711.60 | 44,539.20 | 21.4131 |
| | | **D** | 1,948.59 | 3,897.18 | 46,766.16 | 22.4837 |
| | | **E** | 2,046.02 | 4,092.04 | 49,104.48 | 23.6079 |
| 50522 | Animal Services Aide | **A** | 1,209.43 | 2,418.86 | 29,026.32 | 13.9550 |
| | | **B** | 1,269.90 | 2,539.80 | 30,477.60 | 14.6527 |
| | | **C** | 1,333.40 | 2,666.80 | 32,001.60 | 15.3854 |
| | | **D** | 1,400.07 | 2,800.14 | 33,601.68 | 16.1547 |
| | | **E** | 1,470.07 | 2,940.14 | 35,281.68 | 16.9623 |
| 50523 | Animal Services Officer II | **A** | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | 1,848.10 | 3,696.20 | 44,354.40 | 21.3242 |
| | | **B** | 1,940.51 | 3,881.02 | 46,572.24 | 22.3905 |
| | | **C** | 2,037.54 | 4,075.08 | 48,900.96 | 23.5101 |
| | | **D** | 2,139.42 | 4,278.84 | 51,346.08 | 24.6856 |
| | | **E** | 2,246.39 | 4,492.78 | 53,913.36 | 25.9199 |
| 50531 | Meter Reader | **A** | 1,297.86 | 2,595.72 | 31,148.64 | 14.9753 |
| | | **B** | 1,362.75 | 2,725.50 | 32,706.00 | 15.7240 |
| | | **C** | 1,430.89 | 2,861.78 | 34,341.36 | 16.5103 |
| | | **D** | 1,502.43 | 3,004.86 | 36,058.32 | 17.3357 |
| | | **E** | 1,577.55 | 3,155.10 | 37,861.20 | 18.2025 |

July 17, 2012

AGENDA ITEM 8

REQUEST

**COUNCIL DISCUSSION REGARDING ECONOMIC DEVELOPMENT AND ZONING ALONG THE I-205 CORRIDOR THROUGH THE CITY OF TRACY**

EXECUTIVE SUMMARY

This agenda item is a discussion item requested by Council Member Rickman related to zoning districts along the I-205 corridor through the City of Tracy. Capitalizing on regional economic development opportunities along transportation corridors has long been a part of Tracy's growth patterns. This is evident by the amount of retail / commercial development along Eleventh Street, which developed at a time when Eleventh Street was the main Highway or gateway to the Central Valley from the Bay Area. We also see evidence of this retail commercial trend occurring when the I-205 was first constructed in the early 1970's. In fact, the I-205 Specific Plan, adopted in 1990, was a strategic and successful response to capturing regional sales tax for the City of Tracy. In order to assist the City to develop and implement these growth strategies, the City hired nationally recognized economists Claude and Nina Gruen, principals of Gruen Gruen and Associates. The Gruen Gruen and Associates report has been instrumental at evaluating and forecasting market conditions to help the City provide an overall balanced growth pattern responsive to market conditions and public / private investment from within the City's infill areas and along the I-205 corridor.

BACKGROUND

Summary of Land Use and Zoning History

Tracy's inception occurred at the confluence of two Central Pacific railroad lines and grew with the expansion of the railroad servicing headquarters in the late 19th Century. Tracy's geographic center and economic focus, regarding employment and commerce, were located in the area we now call the Bowtie and Downtown.

Major employment through the first half of the 20th Century remained focused on service to the railroads and agriculture, such as the opening of the Holly Sugar plant north of Tracy in 1917. By the middle 20th Century, larger employers had been added in and around Tracy such as Laura Scudders on Valpico Road, Heinz on Eleventh Street, Owens Illinois on Schulte Road, and the military Defense Depot on Chrisman Road. Some residential enclaves, away from town were also established, such as the Larch-Clover neighborhood, now on the Tracy's northern border between Tracy Boulevard and Corral Hollow Road.

While residential neighborhoods and some retail businesses were developed south of the Bowtie, Tracy's primary growth occurred north of the railroad tracks.

During the housing boom following the Second World War, expansion to the north continued, with residential neighborhoods replacing orchards and other farms as far north as Grant Line Road by the 1950's.

When the I-205 Freeway was constructed in the early 1970's, some dairy farms and alfalfa fields still existed between Grant Line Road and I-205 in what is now City limits. As recently as 1990, an agriculture products trucking yard operated on what is now the Mi Pueblo shopping center at Tracy Boulevard and Clover Road.

With construction of I-205, the City gained an immediate and relatively easy connection to the San Francisco Bay Area to the west and Central Valley cities to the north and south. Like the railroads a century earlier, the freeway would later play a pivotal role in the City's growth.

Part of the City's initial land use response to the new freeway was to capture business from travelers heading in and out of the Bay Area by zoning land to focus on highway services, such as gas stations, restaurants, and motels at the three new freeway interchanges (Grant Line Road, Tracy Boulevard, and MacArthur Drive).

Construction of I-205 also began a transition of Eleventh Street (formerly Highway 50) from its former focus on travelers through town (with gas stations, auto services, restaurants, and motels) to more local-serving retail and commercial services.

In the 15 years following the freeway's construction, restaurants, gas stations, and motels had become well established near the Grant Line Road and Tracy Boulevard interchanges with I-205.

In the middle 1980's, as the City continued its northward expansion, the City Council sought professional input regarding Tracy's potential economic development opportunities from the highly regarded, private economists, Gruen Gruen and Associates (see Attachment A, Principal Profiles). Gruen Gruen and Associates summarized their research and published their findings in a report to the City, "Forecast of the Demand for Land Uses in Tracy: 1987 to 2010". The research was a comprehensive effort to forecast long-term, potential demand for residential and commercial growth in Tracy and helped inform the City's land use and zoning conclusions for the 1987 Residential Areas Specific Plan and the 1988 Industrial Areas Specific Plan.

During this same time period, the City initiated a concerted effort to evaluate opportunities for a significant commercial presence along the I-205 corridor. Economic forecasts, at the time, suggested the market could support one regional mall in the vicinity of Patterson, Manteca, Lathrop, Discovery Bay, Livermore, and Tracy. Tracy set its sights on capturing a regional mall and, in the late 1980's, undertook negotiations with General Growth to locate a mall in Tracy.

Those negotiations with General Growth and a broad based effort with property owners resulted in the City-Council adoption of the I-205 Corridor Specific Plan in 1990. The I-205 Specific Plan includes approximately 600 acres in the Grant Line Road vicinity and

approximately 100 acres at the MacArthur Drive interchange. The most recent addition to the I-205 Specific Plan is the 43-acre, Filios/Dobler Annexation from earlier this year.

The recession of the early 1990's delayed initial construction, but in 1993, Walmart and the Outlet Center became the first projects of the I-205 Specific Plan to be constructed and in late 1995, the first phase of the West Valley Mall opened. Development of Tracy's regional commercial centerpiece, now featuring approximately 400 acres of commercial development was underway.

In 1996, the City annexed the 870-acre Northeast Industrial (NEI) property adjacent to and south of I-205. The NEI area creates an eastward extension along I-205 of the 300-acre MacArthur Drive industrial corridor of the Industrial Areas Specific Plan, adopted a decade earlier.

Characteristics of the City's location, surrounding natural resources, and development policies dating back to at least the 1982 General Plan dictate that the City's future, long-term, urban growth will be directed toward the west and southwest – away from the San Joaquin River flood plain to the north, the prime agricultural land to the east, and the airport and aggregate mining operations to the south.

## DISCUSSION

The City of Tracy has a history of long-range master planning relative to future retail, residential, office and light industrial development. From the regional focused I-205 Specific Plan and West Valley Mall development, to the future office / medical uses in the Gateway project, to the Cordes Ranch and Tracy Hills projects with a mix of retail, business park and light industrial uses, to the Downtown Specific Plan area, the City has prepared for a variety uses with regard to future development.

What sets Tracy's approach to future development apart from other jurisdictions is that it has included an economic analysis which has greatly assisted in the implementation of the various development areas. In 2007 the City again enlisted the professional services of Gruen Gruen and Associates to provide an updated economic analysis as it related to the future growth of the City. The report provides a forecast for the demand of retail, office, and industrial space as well as strategic policy actions to enhance Tracy's retail and economic base (see Attachment B, 2007 Council Presentation). Additionally, the City's adopted General Plan contains a Land Use Element and an Economic Development Element which specify goals, objectives, policies and actions related to future growth and economic development on a macro level (see Attachment C, Land Use and Economic Development Policies). In other words, this is not a "build it and they will come" approach to development, but rather a strategic and balanced approach with an understanding of public / private investment interest, and market conditions.

### Changing Market Conditions and Economic Development Opportunities

*Retail*

While it is important to provide an economic forecast as part of the City's General Plan process / implementation, it is equally important to recognize changes in the market and

to adjust to meet those new demands. For example, the retail environment has changed dramatically over the past 5+ years particularly as it relates to the ever increasing market share of online shopping, among other factors. Many shoppers today have smart phone applications ("apps") providing price comparisons among competing retailers. Additionally, there has been a shift in consumer behavior as it relates to spending. The effects of the economic downturn and slow recovery has forced consumers to become increasingly cost conscious, so much so that retailers have had to respond with lower-price alternative products in order to maintain market share. Couple these competitive factors with a protracted global recession and it is easy to understand why some seemingly strong national retailers simply no longer exist. Those that do exist today have had to close underperforming stores (i.e. Best Buy closures throughout the region) and or negotiate for smaller space/cheaper rents. Retailers are now rethinking the way they do business, specifically as it relates to their expansion plans and product offerings.

In order to respond to the dramatic change in the retail environment, staff has had to focus considerable attention on business retention efforts (Grow Tracy Fund and Enterprise Zone), while filling vacant space. As identified in the State of the City address presented earlier this year, the City and developer partners have been successful in filling many of the retail vacancies in the community. Staff expects to see continued success in filling vacant retail space as the City strengthens relationships with local retail developers, such as Rouse Properties (the new owners of the West Valley Mall), Tracy Outlet Centers and others.

The retail challenge moving forward will be to strike a balance between the needs and success of the existing retail areas and those of new development. More specifically, the 89 acres of new retail construction / demand by 2020 recommended by Gruen Gruen & Associates in 2007 will likely need to be scaled back to better reflect current market realities.

*Office*

The office market in Tracy continues to remain soft. The City is currently working with a few office projects spread between the South ISP area and some speculative medical office projects in the Gateway area. Much of the decline in demand for office space is correlated to the collapse of the residential real estate market as part of the global recession. The Finance, Insurance, Real Estate (FIRE) industry sector that once fueled new local office demand has consolidated and continues to see little growth. There are a few medical office clients that City staff is interacting with but this too remains relatively a soft market.

There are signs that the residential market may be improving locally, which could provide an opportunity to capture additional office demand for the Finance, Insurance and Real Estate sector in the near future. There may also be additional office demand as the Cordes Ranch project comes on-line with larger employers, which may drive demand for additional retail, office and residential development. It's important to understand that all of these different types of developments influence each other.

*Light Industrial*

Tracy's light industrial market continues to show signs of improvement. There are a number of new tenants now open in our Northeast Industrial Area and staff is currently working with a few new prospects. Over the last year, the mix of new light industrial tenants range from distribution or fulfillment centers, to food processing facilities to manufacturers. Tracy's proximity to the Port of Oakland, our location near transportation networks and proximity to the very large population centers of the Bay Area continue to drive demand in the light industrial sector. In addition, San Joaquin County's available workforce and low labor costs have been key in attracting and retaining businesses in Tracy.

As consumer retail shopping patterns continue to shift to online, Tracy finds itself in a unique position to attract certain Distribution / Fulfillment centers. We see this trend already taking effect as Restoration Hardware expands in Tracy as well as Best Buy and Crate and Barrel's recent openings. The unique benefit for Tracy in fostering this segment of the economy is that there may be sales tax proceeds being generated by these light industrial uses, which will help grow Tracy sales tax base.

It is important to note that diversifying and developing Tracy Office, Residential, and Light Industrial markets will ultimately help to expand and upgrade the retail offerings in the community. All of these market niches influence one another, particularly retail as it relates to creating new households, and more importantly increasing the population and daytime employment in Tracy.

Economic Development – Site Selection Criteria

Market conditions in Tracy will change in the future and a good portion of the City's Economic Development efforts include educating prospective tenants and companies on those changing market conditions. For example, during a restaurant recruitment of a national tenant in the I-205 area, City staff was challenged by the tenant because the location did not fit their typical corporate site location criteria. In this particular case, the tenant was looking for a daytime population of over 40,000 within a two mile radius of the site. Since our I-205 shopping area is located near County agriculture land with the flood plain to the north, the site did not rank very high relative to their corporate criteria. Staff, with assistance from the Mall developers, was able to convince the tenant that the area drew customers from a much wider trade area and the restaurant eventually located in Tracy.

While the City and local developer partners have been successful in attracting certain retailers to the community, there are some retailers that require much more stringent site location criteria. According to the International Council of Shopping Centers (ICSC) article, "Inside Site Selection: Retailers search for strategic business locations", there are two fundamental site selection indicators: 1) Median household income, and 2) Number of households and / or people within a given market area. The article also indicates that specialized retailers may rely on additional indicators such as number of college graduates, ethnic composition of the market, housing prices etc. There is also selection criteria related to how successful the existing market is performing in terms of sales per square foot. In fact, in many cases, this is the starting point for retailers to determine whether or not to proceed with due diligence on a particular location. This is

why it is critical to make sure our existing retail areas are as successful as possible in order to expand, and upgrade our future retail offerings.

*Here are a few examples of preliminary site selection criteria for certain retail tenants:*

| | |
|---|---|
| ***Cheesecake Factory:***<br>- *250,000 population w/in 5-mile radius*<br>- *Average Household Income $50 – 75k*<br>- *Restaurant Sales of $8 – 10M annually* | ***City of Tracy:***<br>- *94,000 population w/in 5-mile radius*<br>- *Average Household Income $86,000*<br>- *I-205 Avg. Restaurant Sales $3.6M* |
| ***Dave and Busters:***<br>- *100,000 daytime population w/in 3-mile radius*<br>- *500,000 total population w/in 10-mile radius* | ***City of Tracy:***<br>- *<25,000 daytime population w/in 3-mile radius*<br>- *112,000 total population w/in 10-mile radius* |
| ***Trader Joe's:***<br>- *40,000 households w/in 3-mile radius*<br>- *55% of residents w/some college education*<br>- *Average Household Size 2.5* | ***City of Tracy:***<br>- *<20,000 households w/in 3-mile radius*<br>- *<30% of residents w/some college education*<br>- *Average Household Size 3.34* |

*Incentives*

The discussion of retail site selection would not be complete without some mention of incentives. To begin, it should be noted that while most people equate incentives with financial or monetary payments back to a prospective tenant, there are non-monetary incentives equally important to prospective tenants. Many of these incentives the City of Tracy is already working on or has completed, such as: 1) permit streamlining, 2) zoning and entitling sites for development, and 3) partnering with the development community to solve infrastructure and other development constraints, etc. Work on these non-monetary incentive areas continues to be developed; however, feedback from developers and tenants has generally been positive.

Monetary or financial incentives, on the other hand, continue to be part of the retail attraction equation; however, its use and ultimate effect have yielded mixed results. The most typical governmental financial incentive has been rebating sales tax back to a prospective tenant or developer. The theory behind this strategy is that by attracting a particular tenant, the jurisdiction would realize additional sales tax from the success of surrounding retailers and thus come out ahead. In other words, the incentive would be applied to certain catalyst projects. Again, the success of this approach has yielded mixed results depending on individual negotiations and specific market conditions related to the type of tenant and location being pursued.

The use of monetary / financial incentives can be an effective way to influence a site selection decision of certain types of tenants; however, the underlying economics ensuring the success of the tenant should not be overlooked. In other words, using incentives to get a prospective tenant to open in the community is important, but may not ensure the success of that particular tenant. Additionally, there may be financial consequences associated with the incentive package negotiated if the tenant closes, i.e. commitments on future City sales tax. Most jurisdictions use these types of financial incentives very sparingly and they are typically targeted for catalyst or specialty type tenants. The City of Tracy has used this type of incentive in the past; most recently for the attraction of Macy's to the Mall. In this particular case, Macy's has been successful at generating enough sales tax to cover the City's incentive and provide a boost to the areas other retailers. The City also has an incentive program in place to target catalyst or unique tenants (retail, office and industrial) not currently found in the region. Again, the City's retail incentive program is targeted to regional catalyst projects.

*Current Economic Development Efforts and Metrics*

As mentioned previously, staff spends a considerable amount of time on business retention activities. Research shows that existing businesses create 60 – 90% of all new jobs in a community - therefore much attention is put into assisting companies already established in Tracy. Staff conducts business retention visits on a regular basis to meet with business owners and learn about their operations as well as hear about any impediments to growth they may be experiencing. In addition, staff takes the opportunity to educate business owners on the benefits of the Enterprise Zone program, Grow Tracy Fund and other resources available to them. Business representatives are invited to participate in a variety of educational workshops and business forums offered by the City on a regular basis. Most recently manufacturing and distribution companies were invited to attend an Employment Training Panel Workshop to learn about obtaining training funds available through the State of California. These workshops are generally well attended and well-received by the business community.

Business attraction is also an important part of the Economic Development Strategy. City staff participates in tradeshows throughout the year in an effort to market Tracy to companies from a variety of industries. Tradeshows are a powerful marketing tool because they bring together thousands of prospective businesses and developers into one location. City representatives typically attend industrial and office industry tradeshows in conjunction with the San Joaquin Partnership, the countywide Economic Development Corporation. This provides a discounted cost for attendance while still gaining exposure for Tracy. The International Council of Shopping Centers retail tradeshow in Monterey has proven to be a successful event in regards to retail recruitment. Staff has a booth at the one-day event each year and continues to collect viable retail leads. This event is also a great way for staff to connect with local commercial brokers representing Tracy shopping centers.

Although tradeshows are an effective means of attracting new businesses, they are not the only focus. Recently the City enlisted the services of the The Natelson Dale Group to complete an industry cluster analysis. This study helped narrow the list of target industries that best match the skill sets of Tracy's employed residents. With this type of information we have developed a marketing and outreach program tailored to specific

target industries. Using traditional marketing avenues as well as various social media outlets, staff is able to connect with specific companies that match our targeted industry criteria.

As economic development staff makes contact with prospective businesses, the communication is tracked in a 'prospect database'. Currently staff is working with approximately 31 prospects: 11 Light Industrial / Manufacturing, 4 Office, and 16 Retail. The locations being reviewed range from infill to new development areas. As the market has started to improve there has been a definite increase in the number of retail prospects. This is evidenced by the several new retailers soon to be opening in Tracy, including Buffalo Wild Wings, BevMo, The Children's Place, etc. Each of these additional retailers has an impact on the City's overall sales tax base. Tracy's sales tax collections have increased nearly 15% over the most recent four quarters, compared to surrounding cities such as Stockton 9.6%, Manteca 6.4%, and Northern California as a whole with a 9.8% increase.

Each of these economic development focused efforts, whether it be business attraction, retention, revitalizing downtown, or increasing the tax base – are detailed in the Economic Development Strategy which was adopted by City Council in September of 2011 (see Attachment D, Economic Development Strategic Plan).

## STRATEGIC PLAN

This agenda specifically relates to the Economic Development Strategic Plan adopted by City Council.

## FISCAL IMPACT

This is an information item. There is no fiscal impact to the General Fund with this item. If in the future there are certain incentives approved for prospective tenants, there may be impacts to the General Fund, which would be identified and discussed as part of the City's Incentive Program.

## RECOMMENDATION

This is an information item. Staff recommends that Council discuss and accept the I-205 zoning and economic development report.

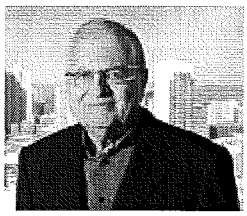
Prepared by: Andrew Malik, Development Services Director
Alan Bell, Senior Planner
Amie Mendes, Economic Development Management Analyst

Approved by: Leon Churchill Jr., City Manager

Attachment A: Gruen Gruen & Associates Principal Profiles
Attachment B: Gruen Gruen & Associates 2007 Council Presentation
Attachment C: General Plan Land Use & Economic Development Policies
Attachment D: Economic Development Strategic Plan

GRUEN GRUEN + ASSOCIATES

# Principals' Profiles



**Claude Gruen, Ph.D.**
Principal Economist

Dr. Claude Gruen is an urban economist who specializes in the evaluation and implementation of real estate development and public policy opportunities and trade offs.

Since the early 1970's, Dr. Gruen's work has provided the economic foundation and real estate development programs for successful shopping, entertainment, housing, industrial and mixed-use projects sponsored by public and private entities. Projects completed by Dr. Gruen's clients include major office buildings, industrial parks, housing projects, shopping centers and mixed-use projects in California, Ohio, Illinois, Washington, Oregon, Arizona, Colorado, New Mexico and Nevada. Examples of projects include Settlers' Landing in Cleveland, OH, the San Francisco Centre (Westfield Mall on Market Street), Santa Maria Town Center in Santa Maria, CA, the consolidation and expansion of Fashion Square Shopping Center in Downtown Scottsdale, AZ, and Hacienda Business Park in Pleasanton, CA. Two of the properties developed and sold for the State of California include an 87-acre former developmental center in San Jose that was redeveloped as the headquarters of Cisco Systems, and the 360-acre former Agnews Developmental Center in Santa Clara that consists of the award-winning mixed use Rivermark residential community, Rivermark Village Shopping Center, the Oracle R&D buildings (originally developed as headquarters of Sun Microsystems) and a 16-acre Citation Homes project. The State of California has received approximately $500 million for the sale of these lands to builders and users.

Working as Special Master for the United States District Court since 1999, Dr. Gruen and Nina J. Gruen remediated the 84.5-acre former Pacific States Steel Corporation property in Union City, California, redeveloping the land for 545 residences, a business park and public infrastructure. Remediation costing $20 million was accomplished with no public subsidies. Real estate developed on the now cleaned land is on the tax roles for in excess of $245 million, and all first tier creditors have been paid to date. Over $84 million has been obtained to date from the sale of land on the remediated property.

Fiscal policies, policy assessments and strategic development programs formulated by Dr. Gruen have been implemented by local governments, including Scottsdale, AZ, Lawrence, KS, and the California communities of Hawthorne, Mountain View, Palo Alto, Tracy, Stockton, Daly City, Oakland, Brentwood, Antioch, Lodi, and many school districts and other institutions. Land use marketability and implementation assessments prepared by GG+A teams working under Dr. Gruen's direction have identified programs for many successful projects and, of equal or greater importance, eliminated from consideration proposed projects unlikely to be profitable or sustainable.

Dr. Gruen has served as a founding director of RREEF America I and RREEF America III, real estate investment trusts managed by RREEF, a subsidiary of Deutsche Bank.

Dr. Gruen has conducted a wide variety of real estate valuation, highest and best use, and feasibility studies on matters that were under litigation, and then testified in support of his findings in California, Nevada, and

Illinois courts. He holds a Ph.D. in Economics from the University of Cincinnati and has served on the faculties of Xavier University in Cincinnati and the University of California at Berkeley. He is a member of the Western Regional Science Association, Lambda Alpha Honorary Land Economics Society and the American Economic Association, Since 1990, he has written a "Trends" column for the Institutional Real Estate Letter, a publication that serves the country's pension fund real estate investors. He is the author of New Urban Development: Looking Back to See Forward, published by Rutgers University Press in 2010. In 1972, Dr. Gruen and Nina J. Gruen co-authored Low and Moderate Income Housing in the Suburbs, published by Praeger.

**GRUEN GRUEN + ASSOCIATES**

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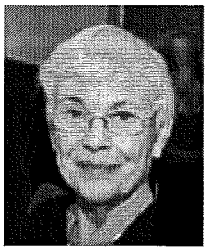
GRUEN GRUEN + ASSOCIATES

# Principals' Profiles



**Nina J. Gruen**
Executive Vice President
Principal Sociologist

Nina J. Gruen has been the Principal Sociologist in charge of market research and analysis at Gruen Gruen + Associates (GG+A) since co-founding the firm in 1970. Ms. Gruen applies the analytical techniques of the social sciences to estimating the demand for real estate and to understanding the behavior of the groups who determine the success of development, planning, and public policy decisions. She is a pioneer in synthesizing the results of behavioral research with quantitative time-series data to forecast market reactions. Market evaluations and programming studies led by Nina Gruen have resulted in the development and redevelopment of many retail, office, industrial, visitor, and residential projects, varying in scale from a single building to large single- and mixed-use projects.

Her work has led municipal clients to adopt public policies and infrastructure programs that revitalized areas of California, Arizona, Oregon, Washington, Colorado, New Mexico, Florida, Illinois, and Ohio. She has worked with private groups to successfully develop home-grown projects like The Flats - transforming a once-abandoned industrial area into a crowded arts, entertainment, and retail district on Cleveland's waterfront. Large development entities, like The Irvine Company, Catellus, UPland Industries, PG&E, and The Prudential Insurance Company of America, as well as many public entities have often used her market studies to decide between alternative product, scale, and timing options for the development of large land holdings. Since 1993, Ms. Gruen has worked with the Asset Planning and Enhancement Brand of the State of California Department of General Services to provide marketing and strategic action planning that has resulted in the disposal of major State properties in Silicon Valley. Since 1999, she has served as Special Master with her husband, Dr. Claude Gruen, for the United States District Court, Northern District of California, for the remediation, enhancement and redevelopment of a major Superfund site in Union City.

Ms. Gruen has lectured at major universities and published over 60 articles. Her seminal works include "Sociological and Cultural Variables in Housing Theory," published in the July 1984 issue of The Annals of Regional Science. Her publications on real estate market conditions and the use of demographic analysis to make profitable development and location decisions include: "Store Location and Customer Behavior" (co-author); "Demographic Changes and Their Effects on Real Estate Markets in the 1980s" (co-author); "What is Special About Specialty Shopping Centers?," and "Public/Private Projects: A Better Way For Downtowns," all published by the Urban Land Institute. She is the co-author with Dr. Claude Gruen, of a highly-respected book, Low- and Moderate-Income Housing in the Suburbs. In March of 2001, "Urban Divide" was published in Urban Land. This article discusses how the U.S. will be divided into gateway and non-gateway communities based on America's changing demographic paradigm. "Born to Shop ... Elsewhere" (February 2004) and "The Wal-Mart Effect: Déjà vu All Over Again" (April 2005) were both published by The Institutional Real Estate Letter. "Consumer Preferences (October 2007) and "Replanning Small-City Downtowns", co-authored with son Aaron Gruen, were both published by Urban Land. In May of 2011, she co-authored "Boomers, Echo's and X's: Generational and other Structural Shifts and Their Impacts on Future Demand for Real Estate in the Coming Decade" with Alan Billingsley, Director, Head Americas Research, RREEF/DB Real Estate.

In 1982, Ms. Gruen became the first woman elected to the Urban Land Institute's Board of Trustees. She served on the Board of Trustees until 1997. In 1997, Ms. Gruen was designated an honorary member of ULI. For five years, she was co-chairman of the ULI's Low- and Moderate-Income Housing Task Force. In addition to influencing national and local policy, the Task Force sponsored research on the impact of growth management and organized community panels to help resolve local housing, economic development, and neighborhood revitalization issues.

Ms. Gruen was Chair of the State of California Transportation Commission Airspace Advisory Committee from January, 2002 through May, 2005. The AAC made recommendations to the California Transportation Commission concerning the use of Caltrans property not required for transportation or other departmental needs. During her 15-year tenure on this Committee, she was instrumental in encouraging the Division of Right-of-Way to prepare a 5-year Airspace Business Plan with built-in criteria to measure success. This was a first for the State of California Department of Transportation. In September, 2005 she was appointed to the CTC Real Estate Advisory Panel for a four-year term.

Ms. Gruen served on the Policy Advisory Board of the Roy P. Drachman Institute for Land and Regional Development Studies at the University of Arizona, Tucson. Ms. Gruen has served on the faculties of the University of Cincinnati and the University of Kentucky at Covington. She has lectured on retail demand analysis, the use of survey research for real estate market analysis, and the development entitlement process at the University of California at Berkeley Graduate School of Business and School of Architecture. Ms. Gruen is a member of and past president (1984) of the Western Regional Science Association.

Ms. Gruen is past president (1995-1996) of Womens' Forum West, the Bay Region affiliate of the International Womens' Forum. The forum fosters association among preeminent women leaders throughout the world. She is also a member of Lambda Alpha, an honorary land economics society, and Commercial Real Estate Women (CREW). Ms. Gruen is a frequent speaker at real estate groups and is cited in the January 1993 cover story of the national real estate publication Forum as one of the country's 30 leading women in commercial real estate.

Ms. Gruen received her B.A. with high honors at the University of Cincinnati, where she was elected to Phi Beta Kappa. She also earned an M.A. degree, awarded jointly by the Departments of Psychology and Sociology at the University of Cincinnati, and has attended the University of California at Berkeley for post-graduate studies.

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# FORECAST OF DEMAND FOR RETAIL, OFFICE, AND INDUSTRIAL SPACE IN THE CITY OF TRACY AND STRATEGIC POLICY ACTION RECOMMENDATIONS

A Presentation to

The City of Tracy

November 20, 2007

GRUEN GRUEN + ASSOCIATES

# PURPOSE

- Forecast the demand for retail, office and industrial space
- Forecast the demand for land by type of land use
- Identify conclusions and recommendations to enhance Tracy's retail base, Downtown, and economic base

# GG+A's 1988 REPORT

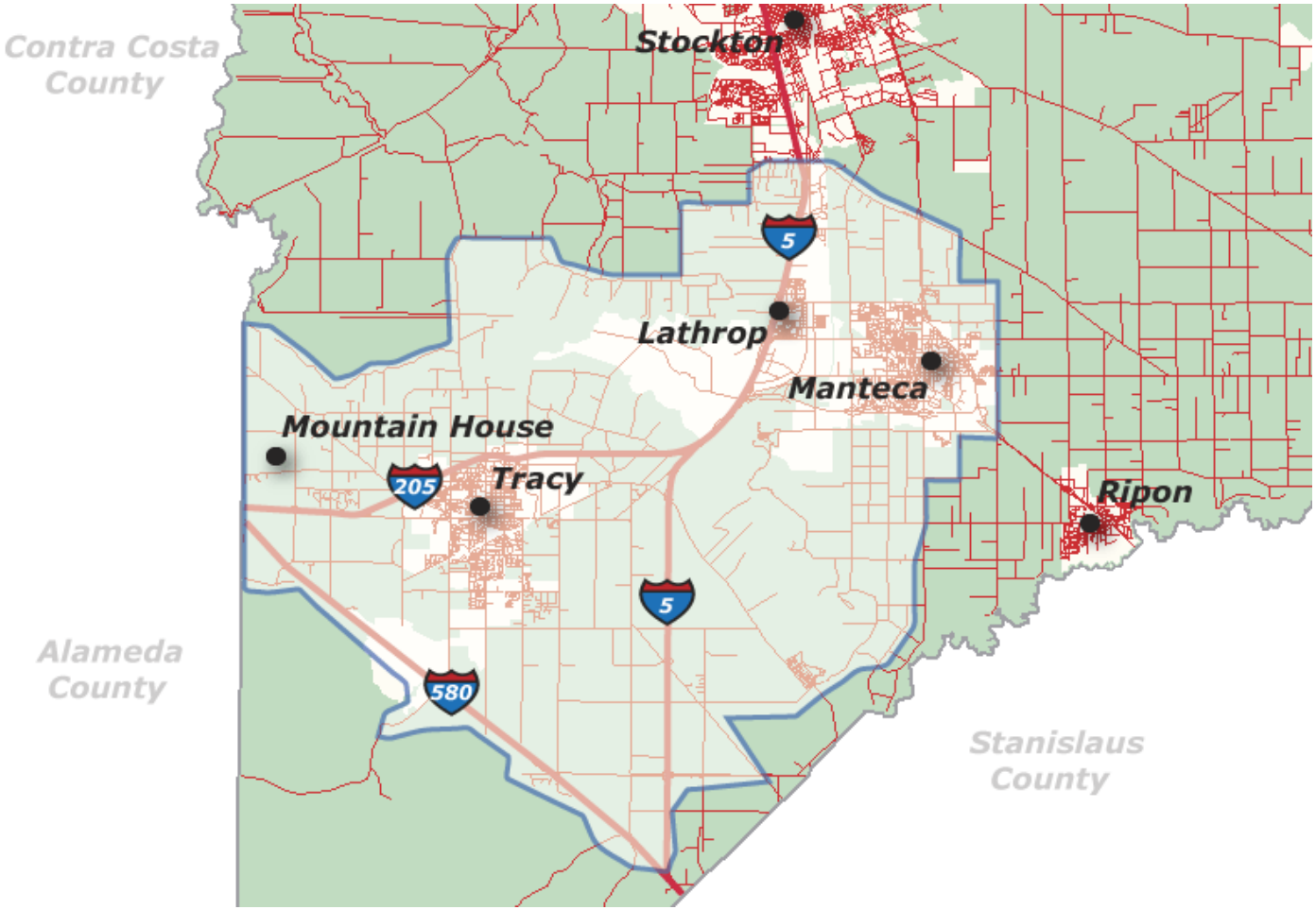
| | *Forecast 2010* | *Actual 2007* |
|---|---|---|
| Population | 87,000 | 80,500 |
| Population | Forecast 2000<br>56,000 | Actual 2000<br>56,929 |
| Additional Retail Space<br>(# Square Feet) | 3.05 million | 2.4 million +<br>500,000 in pipeline |
| | *Forecast 2005* | *Actual 2005* |
| Private Employment | 27,300 | 15,000 |

# ESTIMATED RETAIL SALES SURPLUS

| Estimated Relationship Between Retail Demand and Retail Sales Within the City of Tracy (Real Dollars) | | |
|---|---|---|
| | 2000 | 2006 |
| Total Retail Sales (including automotive) | $542,714,000 | $1,116,947,000 |
| | | |
| Total Households | 18,087 | 24,976 |
| Average Household Income | $70,000 | $84,600 |
| Total Household Purchasing Power | $1,266,090,000 | $2,112,967,000 |
| Estimated Retail Expenditures @ 36% of Household Income (including automotive) | $455,792,000 | $760,688,000 |
| | | |
| **Retail Sales Surplus** | **$86,922,000** | **$356,279,000** |

Sources: California Board of Equalization; Bureau of Labor Statistics; Claritas; City of Tracy; Gruen Gruen + Associates.

# PRIMARY RETAIL TRADE AREA



# PRIMARY RETAIL TRADE AREA FORECAST POPULATION

| City of Tracy's Share of Forecast Population Growth Within Primary Retail Trade Area | | | | | | |
|---|---|---|---|---|---|---|
| | *2007* | | *2012* | | *2022* | |
| | # | % | # | % | # | % |
| Tracy | 82,000 | 43.4 | 83,607 | 36.5 | 102,788 | 31.4 |
| Lathrop | 16,479 | 8.7 | 30,727 | 13.4 | 59,223 | 18.1 |
| Manteca | 65,076 | 34.4 | 78,440 | 34.2 | 106,653 | 32.6 |
| Mountain House | 6,050 | 3.2 | 17,050 | 7.4 | 39,050 | 11.9 |
| Unincorporated | 19,340 | 10.2 | 19,340 | 8.4 | 19,340 | 5.9 |
| TOTAL | 188,945 | 100.0 | 229,165 | 100.0 | 327,054 | 100.0 |

Sources: City of Tracy; City of Manteca; City of Lathrop; California Department of Finance; United States Census Bureau; San Joaquin County Community Development Department; Gruen Gruen + Associates.

# ESTIMATE OF RETAIL DEMAND AND SUPPORTABLE AMOUNT OF RETAIL SPACE WITHIN THE PRIMARY TRADE AREA

| | 2007 | 2012 | 2022 |
|---|---|---|---|
| Retail Expenditure Potential | $1,103,100,000 | $1,417,800,000 | $2,257,000,000 |
| Supportable Square Feet of Retail Space @ Sales of $350 Per Square Foot | 3,152,000 | 4,051,000 | 6,449,000 |

Source: Gruen Gruen + Associates

# RELATIONSHIP BETWEEN ESTIMATED RETAIL SUPPLY AND DEMAND WITHIN THE PRIMARY TRADE AREA

| | 2007<br># Square Feet | 2012<br># Square Feet | 2022<br># Square Feet |
|---|---|---|---|
| Estimated Retail Demand | 3,151,736 | 4,050,891 | 6,448,918 |
| Estimated Retail Supply[1] | 2,861,000 | 5,313,500 | 5,313,500 |
| **Excess Demand / (Space Surplus)** | **291,000** | **(1,262,500)** | **1,135,500** |

Source: Gruen Gruen + Associates

# FORECAST OBTAINABLE RETAIL SPACE DEMAND

- Tracy can capture an additional 977,000 square feet of retail space by 2022, or 30 percent of the forecast increase in demand for retail space between 2007 and 2022

# FORECAST OF RETAIL LAND NEEDED

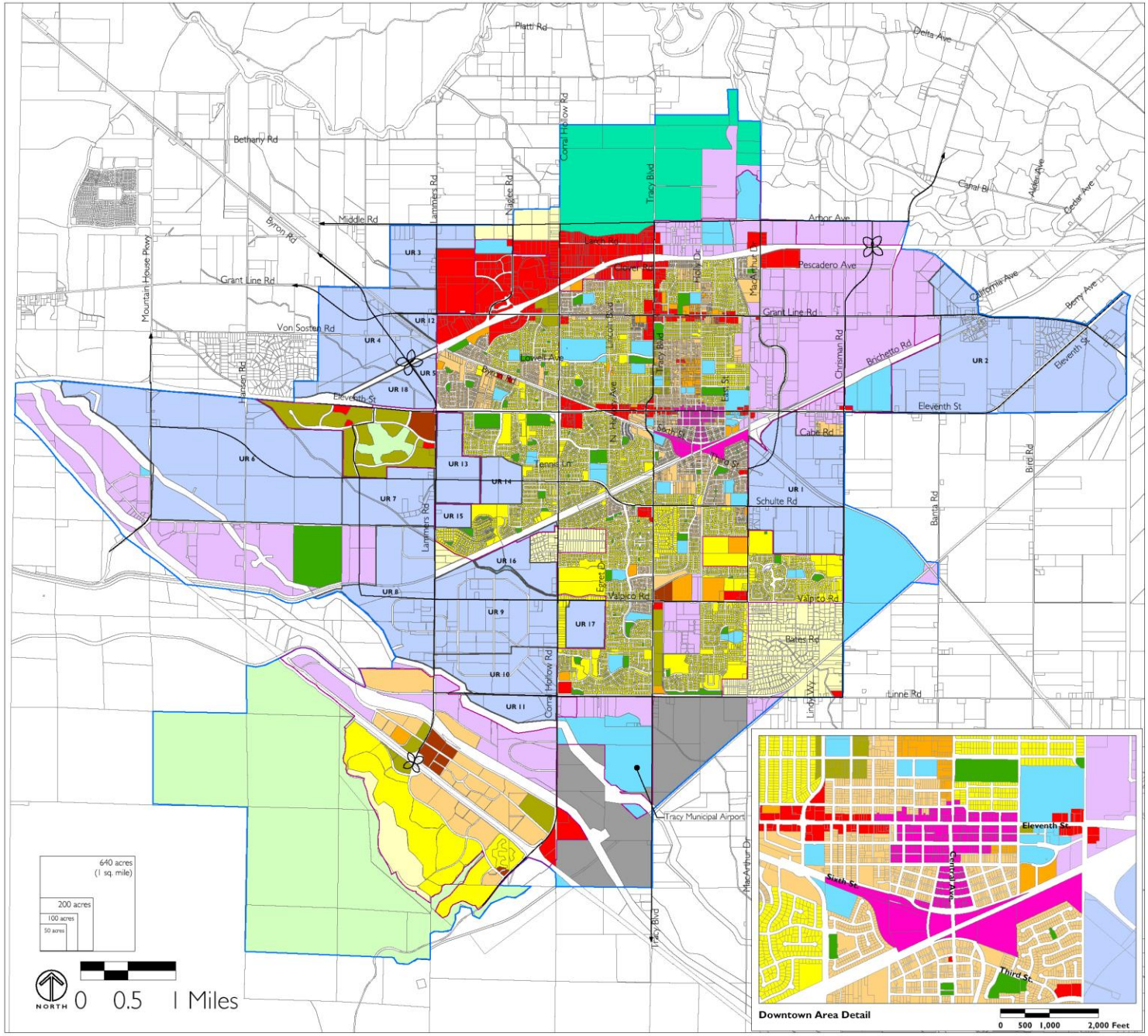
| | 2007 - 2022 |
|---|---|
| Estimated Amount of Land Required to Site Future Retail Space Demand @ FAR of 0.25 | 89 acres |
| Estimated Amount of Land Potentially Available for Potential Retail Development | 793 acres |
| Proportion of Available Land Necessary to Accommodate 977,000 Square Feet of Space | 11% |

Sources: City of Tracy; Gruen Gruen + Associates.

# RETAIL LAND DEVELOPMENT OPPORTUNITY SITES

| Name / Location | Available Land # Acres | Potential Retail Space Accommodated Assuming FAR of 0.25 to 0.35 # Square Feet |
|---|---|---|
| Toste Property /Grant Line & Joe Pombo Pkwy | 20.24 | 220,414 – 308,579 |
| Tracy Outlets Phase II /MacArthur & I-205[1] | 18.03 | 196,347 – 274,885 |
| General Growth /West Valley Mall Property 1 | 8.79 | 95,723 – 134,012 |
| General Growth /West Valley Mall Property 2 | 5.93 | 64,577 – 90,409 |
| Corral Hollow and Linne Rd. | 10.97 | 119,463 – 167,249 |
| Gateway Property /11th & Lammers | 59 | 642,510 – 899,514 |
| Tracy Hills / Lammer & I-580 | 90 | 980,100 – 1,372,140 |
| **Within City Limits** | **212.96** | **2,319,134 – 3,246,788** |
| Urban Reserve 2 | 75 | 816,750 – 1,143,450 |
| Urban Reserve 3 | 75 | 816,750 – 1,143,450 |
| Urban Reserve 4 | 80 | 871,200 – 1,219,680 |
| Urban Reserve 5 | 44 | 479,160 – 670,824 |
| Urban Reserve 6 (Cordes Ranch) | 100 | 1,089,000 – 1,524,600 |
| Urban Reserve 12 (Filios/AKF Development ) | 33 | 359,370 – 503,118 |
| Chatel Property / Grant Line & Lammers | 172.83 | 1,882,119 – 2,634,966 |
| **Within Sphere of Influence** | **579.83** | **6,314,348 – 8,840,088** |
| **Total** | **792.79** | **8,633,483 – 12,086,876** |
| Sources: City of Tracy; Gruen Gruen + Associates. | | |

# GENERAL PLAN
# LAND USE DESIGNATIONS




- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve
- City Limits
- Sphere of Influence
- Major Arterial/Expressway/Boulevard

CITY OF TRACY

GENERAL PLAN LAND USE ELEMENT

7/20/06

# RETAIL CONCLUSIONS &RECOMMENDATIONS

- Do not attempt to impose theoretical balance of supply and demand by eliminating land options
- Encourage development of the 468,700 square feet of future planned supply of community- and regional-serving retail space (Tracy Oulets expansion, Wal-Mart expansion, Red Maple Village, Winco Food expansion)
- Tracy will need to attract approximately 200,000 square feet of unique tenancies not located elsewhere within the trade area
- West Valley Mall should enhance its magnetism, especially with high-end fashion forward stores unavailable elsewhere in the Central Valley
- Target retailers such as Kohl's Lowe's and Trader Joe's to expand the selection and tenant mix within Tracy
- Encourage additional restaurants with visibility and accessibility to I-205 and the West Valley Mall area

# DOWNTOWN

- Population shifts toward Western Tracy and development of alternative retail and commercial centers have contributed to declining share of retail and office demand Downtown can capture
- Lacks a high level of accessibility
- Lacks a concentration of office space and market rate housing units
- Lacks a critical mass of attractions to induce multi-purpose trips/frequent visitation
- Presence of social services act as disamenities
- Limitation on housing development constrains potential to create sufficient housing to change image of Downtown and create demand for commercial activities

# MARKET NICHE

- More restaurant/entertainment venues
- Attract younger adults from within the region and capture more dollars Tracy residents spend on eating, drinking and entertainment establishments
- Build upon Great Plate and Bar and Grand Theatre with complementary uses such as a jazz brew pub or comedy club

# CONCLUSIONS & RECOMMENDATIONS FOR DOWNTOWN

- Stream-line the review and approval process for restaurant and entertainment oriented uses
- Reduce fees imposed on the redevelopment or remodeling of building space and occupancy or use of the space by eating and drinking places and entertainment activities
- Increase Downtown event programming
- Improve way-finding signage for those unfamiliar with where Downtown Tracy is located
- Encourage similar uses such as restaurants, music and comedy clubs and other eating drinking and entertainment establishments to locate close to each other
- Discourage negative externalities like social service agencies locating (or expanding) in prime Downtown locations
- Exempt market rate housing in or near the Downtown from the current housing cap

# EMPLOYMENT FORECAST FOR THE CITY OF TRACY

| Industry Sector | Actual 2005 # | Forecast 2012 # | Forecast 2017 # | Forecast 2022 # | Forecast Annual Growth Rate 2005- 2022 % | Total Change in Number of Jobs # |
|---|---|---|---|---|---|---|
| Construction | 1,098 | 1,227 | 1,328 | 1,438 | 1.6 | 340 |
| Manufacturing | 1,818 | 1,855 | 1,882 | 1,910 | 0.3 | 92 |
| Wholesale Trade | 767 | 1,231 | 1,727 | 2,423 | 7.0 | 1,656 |
| Retail Trade | 2,629 | 3,293 | 3,649 | 4,183 | 2.8 | 1,554 |
| Transportation, Warehousing, & Utilities | 3,053 | 4,296 | 5,483 | 6,998 | 5.0 | 3,945 |
| Information | 107 | 236 | 381 | 647 | 11.2 | 540 |
| Finance, Insurance and Real Estate | 630 | 1,079 | 1,586 | 2,331 | 8.0 | 1,701 |
| Professional/Business Services | 1,382 | 2,927 | 4,587 | 7,562 | 10.5 | 6,180 |
| Educational & Health Services | 1,504 | 2,221 | 3,249 | 4,478 | 6.6 | 2,974 |
| Leisure & Hospitality | 1,646 | 2,179 | 2,572 | 3,098 | 3.8 | 1,452 |
| Other/Personal Services | 350 | 287 | 250 | 217 | -2.8 | -133 |
| **Total Private Non-Farm Employment** | **14,984** | **20,831** | **26,694** | **35,285** | **5.2** | **20,301** |

Sources: California Department of Employment Development; California Department of Transportation; Gruen Gruen + Associates.

# THE MARKET FOR OFFICE SPACE

- The primary geographic market area within which Tracy typically competes for office space users includes Tracy, Lathrop, Mountain House, and to a lesser extent Livermore and Stockton

- Most office space users will originate from within San Joaquin County

- In long run, some engineering, technical service and other firms will be attracted from the Tri-Valley

- Types of office space users attracted to Tracy are local serving and tend to be concentrated in:
  - finance, insurance and real estate
  - medical/healthcare
  - sales
  - Business, professional, technical, and other service sectors

## Advantages

- Excellent accessibility to I-205, I-5 and I-580
- Closest location in Central Valley to Bay Area via Altamont Pass

## Disadvantages

- Tracy has not yet established an image or critical mass of buildings and amenities geared to the large-scale corporate, high technology or professional service users that export their services
- Until constrained by the adoption of Measure A restricting additions to the housing supply, a rapidly growing base of households (comprising sources of demand for service and retail firms as well as a labor pool for office space using businesses) represented a comparative advantage.

# THE MARKET FOR OFFICE SPACE

| Multi-Tenant Office Space Inventory in Tracy | | | | | |
|---|---|---|---|---|---|
| Location | Year Built | Total Space # Square Feet | Vacant Space # Square Feet | Vacant Space % | Net Rent Rates $ Per Square Foot |
| Klemm Building<br>2180 West Grant Line Road[1] | 2001 | 16,000 | 16,000 | 100 | 2.50 |
| West Park Professional Center,<br>652 W. 11th Street | Phase I 2002<br>Phase II<br>Under<br>Construction | 35,000 | 4,978 | 14.2 | 2.10 |
| Edgewood Corporate Center<br>4600 South Tracy Blvd. | 2002 -2007 | 80,200 | 11,000 | 13.8 | 1.75 |
| Orchard Pkwy. Executive Plaza<br>2316 Orchard Parkway | 2005 | 14,000 | 1,607 | 11.5 | 2.30 |
| Triad Professional Building<br>2169 West Grant Line Road | 2006 | 40,000 | 4,000 | 10.0 | 2.35 |
| Lowell Professional Plaza<br>Lowell and Tracy Blvd. | 2007 | 6,000 | 6,000 | 100 | 3.00 |
| **Total** | | **191,200** | **43,585** | **22.8** | **1.75 - 3.00** |

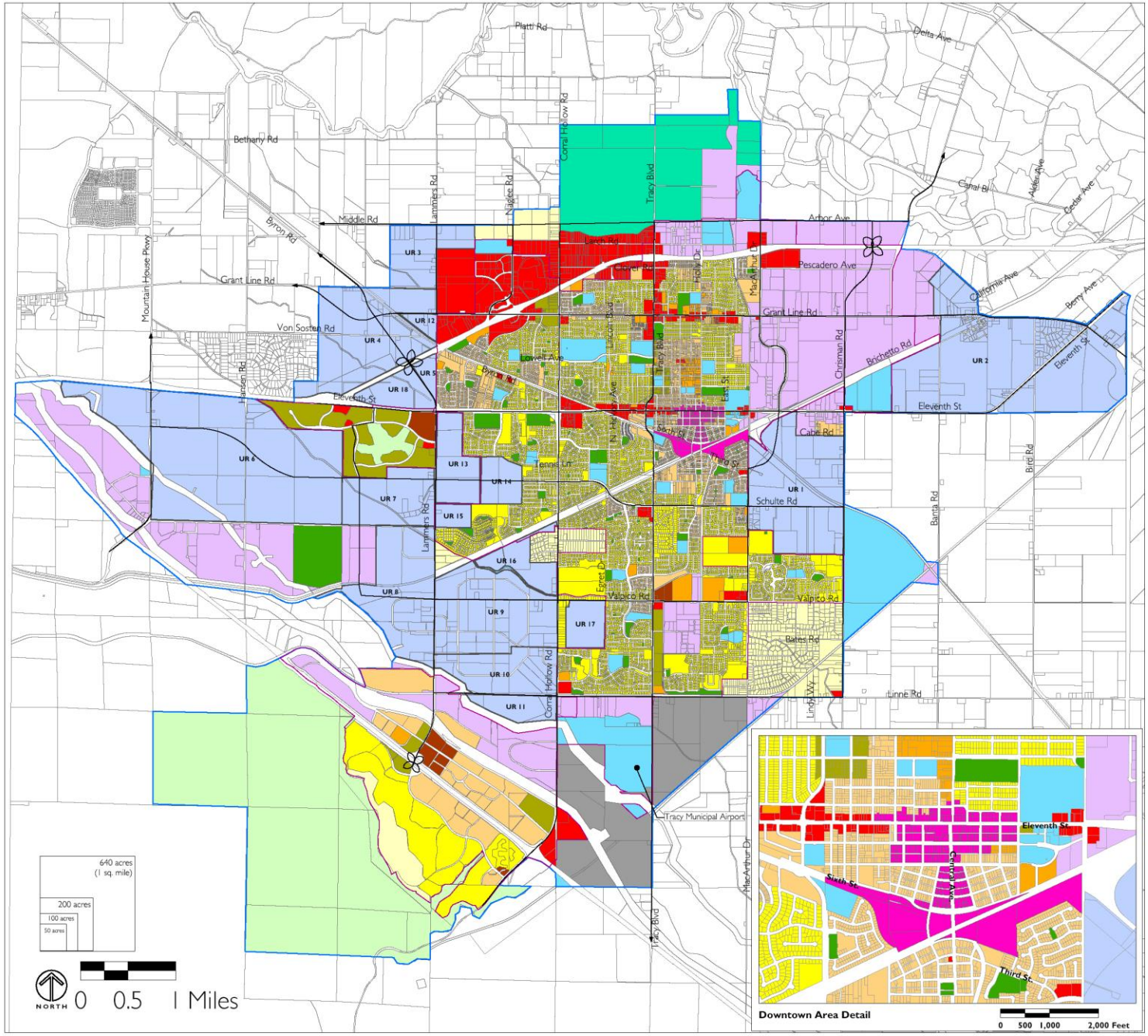
[1] The firm occupying the space is closing the office so that all of the space is available for lease.

Sources: CB Richard Ellis; Colliers International; Faith Realty Development; Souza Realty & Development; City of Tracy; Gruen Gruen + Associates.

# THE MARKET FOR OFFICE SPACE

| Estimated Land and Building Space Capacity for Office Uses in Tracy | | |
|---|---|---|
| Location | Land Area<br># Acres | Office Building Space<br># Square Feet |
| Triad Professional Building<br>West Grant Line Road | 5.3 | 100,000 |
| Corral Hollow Professional Plaza<br>Grant Line and Corral Hollow Road | 2.1 | 42,800 |
| Nylen Properties<br>South Tracy Blvd. and Whispering Wind Drive | 11.81 | 121,000 |
| Fowzer (I-205 area) | 2.5 | 43,047 |
| Schack (I-205 area) | 1.5 | 21,339 |
| **Subtotal Land in Entitlement Process** | **23.21** | **328,186** |
| **Office Opportunity Sites[1] Within City Limits** | **394.34**<br>**(Gateway = 263)** | **7,802,410**<br>**(Gateway = 5,800,000)** |
| **Office Opportunity Sites[1] Within Sphere of Influence** | **575**<br>**(Urb. Reserve 6 = 400)** | **8,766,450**<br>**(Urb. Res. 6 = 6,100,000)** |
| **Total** | **992.55** | **16,917,046** |
| [1] The estimate of building space reflects an assumption of a floor area ratio of 0.35. | | |
| Sources: City of Tracy; Gruen Gruen + Associates. | | |

# GENERAL PLAN
# LAND USE DESIGNATIONS




- Residential Very Low
- Residential Low
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- Major Arterial/Expressway/Boulevard

CITY OF TRACY

GENERAL PLAN LAND USE ELEMENT

7/20/06

# Projected Net Additional Workforce and Office Space Demand for Tracy: 2005-2022[1]

| | 2005-2012 | 2012-2017 | 2017-2022 | 2005-2022 |
|---|---|---|---|---|
| Total Added Office Workers | 892 | 940 | 1,321 | 3,153 |
| Total Space Demand[2] (# Square Feet) | 187,000 | 197,500 | 277,500 | 662,000 |
| Annual Space Demand (# Square Feet) | 27,000 | 39,500 | 55,500 | 38,900 |

[1] Space demanded has been increased by five percent to reflect frictional vacancy in the market. Figures are rounded.
[2] Office Employment Density = 200 square feet per employee.

Source: Gruen Gruen + Associates

# Forecast of Land Needed and Capacity to Accommodate Office Space Demand

| | 2007 - 2022 |
|---|---|
| Land Demand for Office Uses | 43 acres |
| Land Supply for Office Uses | 993 acres |
| Estimate of Amount of Land in Excess of Land Demanded | 950 acres |

Sources: City of Tracy; Gruen Gruen + Associates.

# OFFICE CONCLUSIONS & POLICY RECOMMENDATIONS

- Four times the amount of land forecast to be demanded, or 172 acres, should be made available for potential development of office uses

# OFFICE CONCLUSIONS & POLICY RECOMMENDATIONS

- Include land in west side of Tracy with appropriate design and use covenants with built-in flexibility to permit market responsiveness and ability to serve variety of potential users

- The long-term potential for attracting businesses from the Tri-Valley would increase if restrictions on housing development were removed – larger labor force, lower-cost housing/salary requirements, shorter commutes

- Limited demand exists for multi-story, large floor plate space. Encourage smaller-scale office product.

# THE MARKET FOR INDUSTRIAL SPACE

- Primary market area for industrial space
  - San Joaquin Valley
  - Manteca
  - Lathrop
  - Stockton

  Lesser Extent:
  - Modesto/Patterson
  - Sacramento
  - Woodland
  - Livermore

- Geographic origins of industrial users
  - Internal expansion (e.g., Costco, Crate and Barrel)
  - San Joaquin Valley
  - East Bay / 880 Corridor

# THE MARKET FOR INDUSTRIAL SPACE

- Types of industrial space users attracted to Tracy include:
  - Retail and food-related processors/distributors
  - Consumer product companies
  - Makers/distributors of building materials/components
  - Logistics users
  - Manufacturers

## Advantages

- Proximity to Port of Oakland
- Closest access point to Bay Area via Altamont Pass
- Central location from which to serve San Joaquin Valley and Bay Area with wide commute shed for skilled labor
- More abundant supply of land and lower space costs than many Bay Area locations

Disadvantages

- Shortage of "ready to go" land, therefore increasing land prices
- Infrastructure capacity constraints
- High fees
- Development process and sign policies not business friendly

# THE MARKET FOR INDUSTRIAL SPACE

| Estimated Amount of Currently Developed Industrial Space and Land in Tracy's Major Business Parks | | | | | | | |
|---|---|---|---|---|---|---|---|
| Business Park | Year(s) Built | Total Acres | Undeveloped Acres[1] | Estimated Amount of Built Space # Square Feet | Available Space # Square Ft. | Vacancy Rate % | Average Monthly Rent $ Per Sq. Foot |
| Patterson Pass | 1988 – 2007 | 660 | 0 | 4,300,000 | 479,000 | 11 | 0.33 - 0.40 |
| Stonebridge Park | 1997 – 2007 | 205 | 16 | 5,000,000 | 511,000 | 10 | 0.29-0.70 |
| Northeast Industrial Area (phase 1) | 2005 – 2007 | 250 | 152 | 1,882,000 | 286,000 | 15 | 0.35 |
| Eastgate Business Park | 1999 – 2007 | 62 | 16 | 690,000 | 95,000 | 14 | 0.35 - 0.55 |
| South Tracy Business Park | 2003 – 2007 | 40 | 36 | 85,000 | 0 | 0 | |
| **Total** | | **1,217** | **220** | **11,957,000 +** | | | |

[1] Includes land that has already received entitlements or is planned for future development/under construction.

Sources: City of Tracy; San Joaquin Assessor; San Joaquin Partnership; Loopnet; Colliers Parrish; Lee & Associates; Mark III Development; Prologis; Gruen Gruen + Associates.

# THE MARKET FOR INDUSTRIAL SPACE

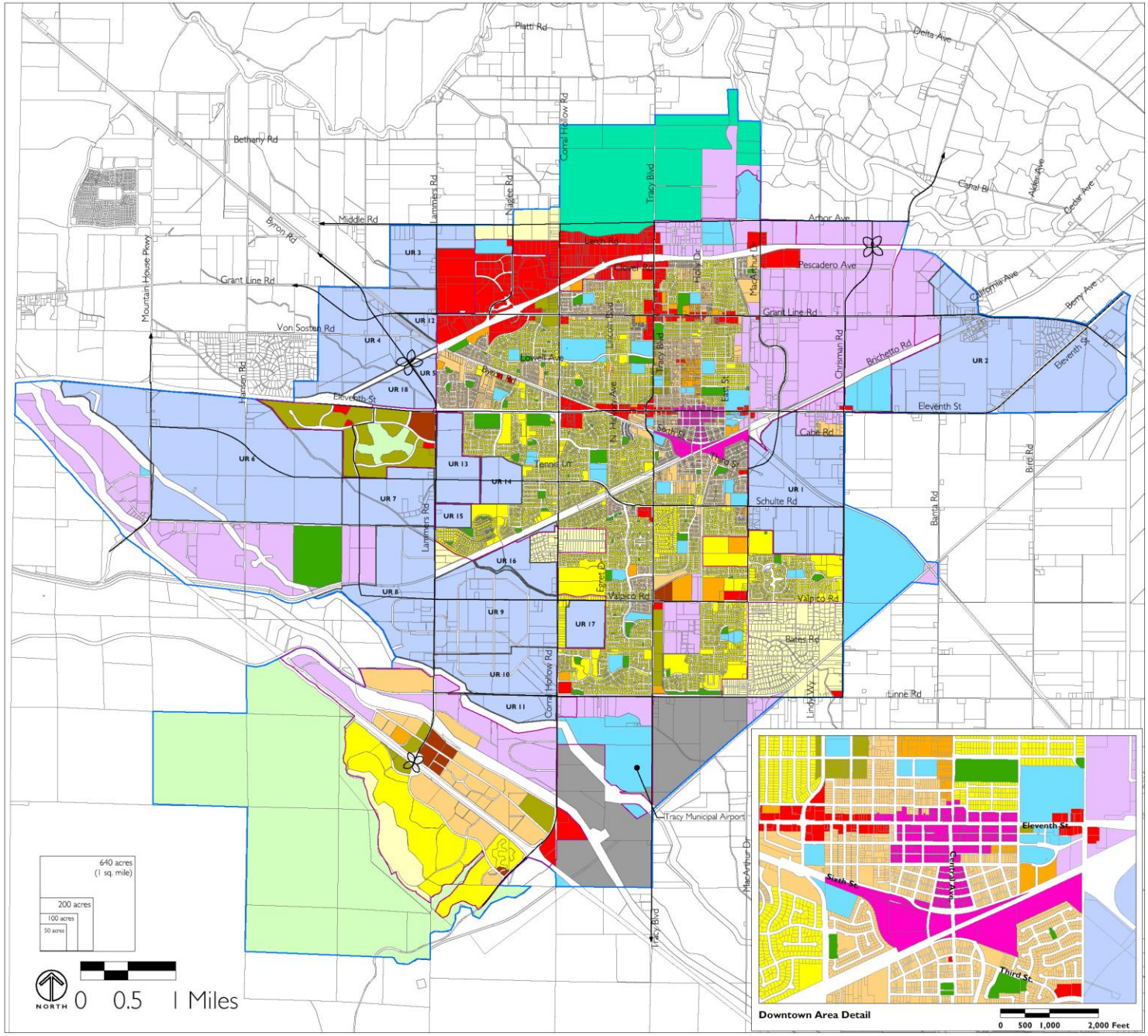
| Industrial Land Currently Under Development or Entitlement | | | |
|---|---|---|---|
| Name | Amount of Land # of Acres | Planned Building Space # Square Feet | Status/Notes |
| Northeast Industrial Phase I | 30 | 533,000 | Under Construction |
| Northeast Industrial Phase I | 74 | 1,357,000 | Approved |
| Northeast Industrial Phase II | 168 | 3,300,000 | Approved |
| South Tracy Business Park | N/A | 110,000 | Approved |
| Eastgate Business Park | 13 | 180,000 | Planned |
| **Total** | **285** | **5,480,000** | |

Sources: City of Tracy; ProLogis; Colliers International; Gruen Gruen + Associates.

# THE MARKET FOR INDUSTRIAL SPACE

| Industrial Opportunity Sites (Land Available For Future Development) | | |
|---|---|---|
| Name / Location | Available Land # of Acres | Potential Industrial Space Accommodated Assuming FAR of 0.45 # Square Feet |
| Gandy Dancer SISP (Tracy Blvd. & Valpico) | 36.30 | 711,553 |
| Northeast Industrial Area Phase I (Grant Line & Chrisman) | 47.83 | 937,564 |
| Northeast Industrial Area Phase II (Grant Line & Chrisman) | 88.48 | 1,734,385 |
| Northeast Industrial Area Phase III (Grant Line & Chrisman) | 273.56 | 5,362,323 |
| Stonebridge Industrial (Grant Line & MacArthur) | 15.66 | 306,967 |
| North of I-205 & MacArthur | 94.72 | 1,856,701 |
| Tracy Hills | 380 | 7,448,760 |
| **Within City Limits** | **936.55** | **18,358,253** |
| Urban Reserve 2 – Banta | 100 | 1,960,200 |
| Urban Reserve 4 | 415 | 8,134,830 |
| Urban Reserve 6- Cordes Ranch | 1,200 | 23,522,400 |
| Urban Reserve 8 | 150 | 2,940,300 |
| Urban Reserve 11 | 120 | 2,352,240 |
| **Within Sphere of Influence** | **1,985** | **38,909,970** |
| **TOTAL** | **2,921.55** | **57,268,223** |
| Sources: City of Tracy; Gruen Gruen + Associates. | | |

# GENERAL PLAN
# LAND USE DESIGNATIONS




- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve
- City Limits
- Sphere of Influence
- Major Arterial/Expressway/Boulevard

CITY OF TRACY

GENERAL PLAN LAND USE ELEMENT

7/20/06

# FORECAST INDUSTRIAL SPACE DEMAND

## Estimate of Total Industrial Space Demand in Tracy

| | 2005-2022<br># Square Feet |
|---|---|
| Average Annual Manufacturing Space Demand | 105,200 |
| Average Annual Distribution Space Demand[1] | 382,250 |
| **Subtotal** | **487,450** |
| Demand from Other Sources of Goods Movement and Replacement Demand @ 40 Percent of Subtotal Demand | 195,000 |
| **Total Average Annual Demand From All Sources** | **682,450** |
| **Total Forecast Demand: 2005 – 2022** | **11,601,650** |

[1] Based on average of employment-driven and Port of Oakland container volume –driven demand estimates.

Source: Gruen Gruen + Associates

# FORECAST INDUSTRIAL SPACE DEMAND

## Forecast of Land Needed and Capacity to Accommodate Industrial Space Demand

| | 2005 - 2022 |
|---|---|
| Land Demand for Industrial Uses | 592 acres |
| Land Supply for Industrial Uses | 3,427 acres |
| Estimate of Amount of Land in Excess of Land Demanded | 2,835 acres |

Sources: City of Tracy; Gruen Gruen + Associates.

# INDUSTIRAL CONCLUSIONS AND RECOMMENDATIONS

- In order to insure Tracy contains an adequate land supply to respond to industrial space demand without producing the disincentives to businesses of higher land costs and insufficient facilities, more land is needed to be available for industrial space than the 592 acres of land forecast as demanded between 2005 and 2022

- Providing more land than forecast would decrease pressures for land price increases and maximize long-run flexibility and ability to finance needed infrastructure.

# INDUSTIRAL CONCLUSIONS AND POLICY RECOMMENDATIONS

- To take advantage of the even closer proximity of the west side of Tracy to the Port of Oakland, at least another 239 acres of land should be planned and made available for potential industrial development on the west side of Tracy in addition to the already established Northeast Industrial Area and the I-205 Specific Plan

# General Plan Land Use & Economic Development Policies Related to I-205

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**Objective LU-1.1**: Establish a clearly defined urban form and city structure.

**Policy 1**: New development and redevelopment in existing areas shall be organized as a series of residential Neighborhoods, Employment Areas, Corridors, Village Centers, the Downtown and the I-205 Regional Commercial Area.

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**Objective LU-2.2**: Expand the City's retail base.

**Policy 1**: Regional-scale development, such as shopping malls, big-box retail and auto sales, shall be primarily located in the I-205 Regional Commercial Area.

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**Objective LU-2.3**: Expand the City's industrial base.

**Policy 3**: Consistent with goals in the Economic Development Element, office-flex uses or higher-quality space should be located in areas at entryways to the city such as in Tracy Gateway, Cordes Ranch, and the Tracy Hills Specific Plan area along I-205 and I-580. The Cordes Ranch area should also contain commercial uses and services to meet the daily needs of workers and high-density housing suitable for the workforces in these areas.

---

**Objective ED-5.3**: Support I-205/I-580/I-5 infrastructure as key to economic growth in the area.

**Policy 2**: The City shall support regional efforts to expand business opportunities along I-205 and I-580 to the west and south of Tracy.

---

**Objective ED-6.7**: Develop higher-end office and office-flex uses, particularly along entryways to the City along I-205 and I-580.

**Policy 2**: The City shall support attraction efforts for Class A Office and certain flex-tech development tenants seeking a high amenities workplace, particularly along entryways to the City along I-205 and I-580.

Attachment D

# ECONOMIC DEVELOPMENT STRATEGY
# FY 11/13 BUSINESS PLAN

**Purpose: Proactively engage business community to strategically position Tracy for emerging opportunities**

| Goal | Objective | Action/Tasks | Lead Staff | Due Date | Status | Comments |
|---|---|---|---|---|---|---|
| **1. Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents** | 1a. Focus business recruitment efforts on new Target Industries to include: *Medical Equipment & Supplies, Food Processing, Renewable Resources & Technology, Manufacturing, Backroom Office & Information Technology* | 1ai. Develop a short-list of companies within target industries for attraction efforts | Amie Mendes | 5/1/2012 | | **Compiled a list of the top 100 targeted Bay Area companies. Working with development community to pin-point key businesses for outreach efforts.** |
| | | 1aii. Develop and implement a Marketing and Outreach Program tailored to target industries and a short-list of target companies. Match marketing and site selection data to target industries | Andrew Malik | 5/1/2012 | | **Working with NAPPIC to develop a targeted social media campaign. A quarterly newsletter is being developed which will be emailed to top 100 targeted companies. A full Marketing & Outreach Plan has also been drafted.** |
| | | 1aiii. Attend 4 industry tradeshows annually focused on outreach and recruitment within target industries | Andrew Malik | 6/1/2013 | | **City participated in six (6) industrial tradeshows since Feb. 2011. All industrial contacts / clients have been added to ED prospecting list.** |
| | | 1aiv. Continue to work with the San Joaquin Partnership to leverage regional economic development efforts (i.e. tradeshows, CCC meetings, recruitment efforts, etc.) | Amie Mendes | Ongoing | | **Attended six (6) tradeshows in conjunction with San Joaquin Partnership (SJP) and Team California. Attend monthly 'Business Team San Joaquin' meetings with SJP, SJ County EDD, SBDC, etc. Continue to work in partnership with SJP on all business recruitment activity.** |

| Goal | Objective | Action/Tasks | Lead Staff | Due Date | Status | Comments |
|---|---|---|---|---|---|---|
| **1. Create jobs reflective of the "Target Industry Analysis" and those that best match the skill sets of Tracy employed residents (continued from previous page)** | 1b. Maintain health and growth of existing target clusters and other existing firms that support the overall upgrade of employment opportunities | 1bi. Develop a Business Retention and Expansion Program (BRE) and conduct 75 BRE visits (incudes Grow Tracy Fund, Enterprise Zone and WorkNet visits) | Scott Claar | 6/1/2013 | | **25+ business retention visits completed for FY11-12. Working on developing BRE program/protocol.** |
| | | 1bii. Conduct 2 (1 annually) Business Forums with the Chamber of Commerce | Amie Mendes | 6/1/2013 | | **Held Business Forum on April 4, 2012: Andrew Malik provided an ED update and Economist John Mitchell was the keynote speaker. Event attended by 60+ business people.** |
| | | ibiii. Continue to work with the Chamber of Commerce and SJ WorkNet to adapt job training and/or hiring programs to local business needs | Amie Mendes | Ongoing | | **Coordinating an Employment Training Panel (ETP) workshop with select business owners to educate them on benefits available through ETP. Estimated Summer 2012.** |
| | 1c. Position Tracy as a preferred location for start-up companies | 1ci. Continue to work with San Joaquin Angel Network (VC) to identify and grow start-up companies | Andrew Malik | Ongoing | | **Attended recent SJ Angel Network event. Working with a few applicants on potential space needs in Tracy** |
| | | 1cii. Explore and analyze options to locate a Technology Shop and/or Business Incubator in the community (potential i-Hub or SJ Angel partners) | Andrew Malik | 7/1/2012 | | **Tracy continues to be partner in Livermore i-gate incubator program. Draft "White Paper" on Tracy incubator complete. Working with potential consultant on scope of work for feasibility analysis.** |
| | | 1ciii. Conduct 4 Venture Capitalist (VC) visits in the Bay Area as part of marketing outreach and attraction efforts to start-ups | Andrew Malik | 6/1/2013 | | **Will coordinate VC visits with information from the incubator feasibility study.** |

| Goal | Objective | Action/Tasks | Lead Staff | Due Date | Status | Comments |
|---|---|---|---|---|---|---|
| **2. Implement Downtown Revitalization in accordance with the Downtown Specific Plan (DSP) and National Main Street Program** | 2a. Enhance the drawing power of the retail core | 2ai. Utilize Tracy's strong family demographics to generate a list of potential retailers | Amie Mendes | 4/1/2012 | | **A list of potential regional retailers is being finalized based on ESRI demographic information. Staff will work with TCCA District Manager to draft a marketing & outreach plan.** |
| | | 2aii. Market the Grow Tracy Fund as a source of financing for tenants | Amie Mendes | Ongoing | | **Staff continues to market the Grow Tracy Fund through email solicitation and targeted business mailings. In addition 25+ business visits have been conducted this FY in an effort to market the program.** |
| | | 2aiii. Secure successful restaurant for Westside Market space | Andrew Malik | 7/1/2012 | | **Staff is currently negotiating with the owners of Ruth McGowan Brewpub. National Development Council is conducting a 3rd party review of the their financials. An architectural has been chosen for A & E services, pending City Council appropriation of funding.** |
| | | 2aiv. Coordinate with Tracy City Center Association (TCCA) to market opportunity sites with list of potential retailers generated under task 2ai | Amie Mendes/ TCCA | Ongoing | | **Tracy City Center Association (TCCA) recently completed an inventory of downtown tenant mix. Staff will work with TCCA District Manager to draft a marketing and outreach plan.** |
| | 2b. Make Downtown look and feel like the "Heart of the City" | 2bi. Adopt the DSP | Scott Claar | 8/31/2012 | | **Currently completing the Planning Commission Study Sessions on the DSP. Changes to the DRAFT DSP may be necessary based on input from the PC Study Sessions.** |
| | | 2bii. Construct the Downtown plaza | Binh Nguyen | 3/1/2012 | | **Plaza construction complete, Council acceptance expected in June 2012.** |
| | | 2biii. Assist TCCA to install landmark sign | Ana Reynoso | 6/1/2012 | | **Funding denied by CDBG - no other source of funding identified.** |
| | | 2biv. Secure CDBG funding from FY 12-13 allocation to fund installation of kiosks | Khoder Baydoun | 1/1/2012 | | **A downtown kiosk will be funded through the Downtown Plaza CIP. Installation of the kiosk is anticipated in Fall 2012.** |

| Goal | Objective | Action/Tasks | Lead Staff | Due Date | Status | Comments |
|---|---|---|---|---|---|---|
| **2. Implement Downtown Revitalization in accordance with the Downtown Specific Plan (DSP) and National Main Street Program (continued)** | 2c. Continue to support and collaborate with the Tracy City Center Association | 2ci. Increase number of and diversify scope of special events (seasonal) | Kim Scarlata | 6/1/2013 | | **Numerous events have been planned with TCCA throughout the summer and fall (Girls Night Out Events, Car Show Event, Downtown Block Party Series, etc.).** |
| | | 2cii. Establish an educational series that provides resources to the businesses and property owners | Amie Mendes/ TCCA | 7/1/2012 | | **Working with District Manager of TCCA to schedule speakers/consultants.** |

| Goal | Objective | Action/Tasks | Lead Staff | Due Date | Status | Comments |
|---|---|---|---|---|---|---|
| **3. Focus efforts on projects that will result in an increase to the sales tax and the transient occupancy tax (TOT) revenues** | 3a. Retail Recruitment | 3ai. Retain consulting firm to establish and implement a recruitment strategy focused on specific unique retailers | Amie Mendes | 12/1/2011 | | **Funding shortfall. Currently working with West Valley Mall & other retail developers to possibly share cost of consultant. Continue to work with West Valley Mall management and other retail developers on retail attraction efforts.** |
| | | 3aii. Utilize ESRI Business Analyst software to match targeted retailers site criteria to sites that meet those criteria | Barbara Harb | Ongoing | | **Continuing to utilize ESRI Business Analyst Online in marketing & outreach efforts - particularly with brokers representing vacant retail properties.** |
| | | 3aiii. Attend International Council of Shopping Centers (ICSC) events to network with retail real estate contacts (minimum of 4 events) | Andrew Malik | 6/1/2013 | | **Attended ICSC Monterey in March 2012 with a tradeshow booth resulting in several retail leads. Upcoming Western U.S. Conference in San Diego, September 2012.** |
| | 3b. Increase demand for hospitality, dining & shopping amenities | 3bi. Increase the number of proposals submitted to win bids for large scale sports tournaments (minimum of 4 bids) | Rod Buchanan | 6/1/2013 | | **Proposals have been submitted for two youth softball tournaments. There has also been increased rental demand as a result of staff contacting additional tournament directors.** |
| | | 3bii. Negotiate with private developers to develop recreational uses on Holly Sugar site | Bill Dean | 6/1/2013 | | **Recently extended ENRA with private developer for Holly Sugar property recreational uses.** |
| | | 3biii. Collaborate with Grand Theatre to capitalize on partnerships between dining and lodging establishments | Jolene Jauregui | Ongoing | | **Ongoing collaboration with the Grand Theatre and Special Events to partner with downtown businesses for dining and shopping (i.e. Girl's Night, Downtown Block Parties & Taste of Tracy). A continued effort will be made to partner with the Grand Theatre to develop partnerships with various establishments.** |

On schedule and within Budget
Behind schedule or exceeding Budget
Stopped - No Progress

July 17, 2012

AGENDA ITEM 9

REQUEST

**REVIEW AND ACCEPT CHANGES TO THE TRACER FIXED ROUTE BUS SYSTEM EFFECTIVE AUGUST 1, 2012**

EXECUTIVE SUMMARY

The Short Range Transit Plan, approved by City Council in December 2009, outlines steps for the TRACER bus system to increase service levels and ridership numbers.

DISCUSSION

In December of 2009, the City Council approved a Short Range Transit Plan (SRTP) for the City's TRACER bus system. The SRTP outlined various steps in which to realize both growth in ridership and locations served by the bus system. Since approval of the SRTP, some recommendations have been implemented including a fare increase and extension of service out to the Kimball High School area.

In July 2011, the City Council approved a contract with MV Transportation to operate the TRACER bus system. Within the contract was an annual increase in the number of service hours available to provide bus service. While maintaining the status quo for the first year of the contract, the second year provides for implementation of various recommendations in the SRTP. Exhibit A shows the existing fixed route map and Exhibit B shows the fixed route map that would be effective August 1, 2012. Exhibit C is a detailed breakdown of changes to take place by route.

**SUMMARY OF CHANGES**

- 30-minute service during peak periods (11am – 3pm) on Routes A and B (currently service is every 60 minutes)
- Service to the Raley's shopping center and to the Hidden Lake subdivision
- Service to ACE and Edgewood subdivision
- Service on Lowell east of Corral Hollow
- Restructuring of commuter routes to three geographically focused routes based on current high school boundaries
- Elimination of inbound service to Tracy Outlets on Route A (outbound service will still exist)

Staff will monitor the changes over the course of the year and will make any minor adjustments to the service as necessary to make the best use of the funds.

Staff held a public hearing on June 14th at the Tracy Transit Station and received input from those who attended. Additionally, staff presented the changes to the Transportation Advisory Commission on June 14th and received feedback. The changes were well received by the Commission.

In an effort to market the changes, the month of August will be a free ride month. This will allow passengers to try the service for free to see how it can help them reach their destinations. Information will be in all of the buses as well posters in various bus shelters throughout the city. A press release will also be issued notifying the public of the changes and the opportunity to ride for free.

A major push will also be geared toward getting the information out to students. Staff is working with TUSD to be able to disseminate information during school registration periods and at back to school nights.

While it is difficult to predict the actual ridership increase that can be attained by these changes, the SRTP identifies that there is a significant increase in willingness to ride the TRACER Fixed Route services if greater frequency were offered. Based on the market surveys done in the SRTP, and with practical experience from other agencies, it is expected that ridership levels will increase due to the increased frequency.

Implementing these changes in the system now is also timely with respect to performance measures put in place under the Transportation Development Act (TDA). Every three years, new performance measures are put in place for the transit systems for the following three year period. This year, FY12/13, is the time that new performance measures are put in place for the following three years. Knowing that these changes are going to take place will help in the creation of realistic goals that can be met for the next three years. Staff has already been working with the San Joaquin Council of Governments (SJCOG) in the creation of the performance measures for the next three years based on these changes taking place. This will allow the City to meet the goals that have then been established.

## STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's seven strategic plans.

## FISCAL IMPACT

There is no fiscal impact to the General Fund. The cost to provide the service as it exists today is approximately $817,000. If no changes were made to the system, costs would still increase by approximately $19,000 in FY12/13. The cost to provide the new service levels as indicated in this report will be approximately $933,000, a net increase of approximately $97,000 when factoring in the cost increases if no changes were made. The not to exceed amount in the operating contract with MV Transportation for FY12/13 is $946,258. The new services levels would be approximately $13,000 below the not to exceed amount. All costs for this are paid for by Federal Transportation Administration (FTA) and Transportation Development Act (TDA) funds the new amount has already been incorporated into the FY12/13 budget. It should be noted that while TDA funds are designed for transit use, any funds not used for transit purposes can be used for streets and roads. The most recent TDA claim shows the City using $1,546,636 on streets and roads. The City currently uses slightly more than half of its TDA dollars for streets and roads projects.

RECOMMENDATION

That the City Council review and accept changes to the TRACER fixed route bus system effective August 1, 2012.

Prepared by: Ed Lovell, Management Analyst II

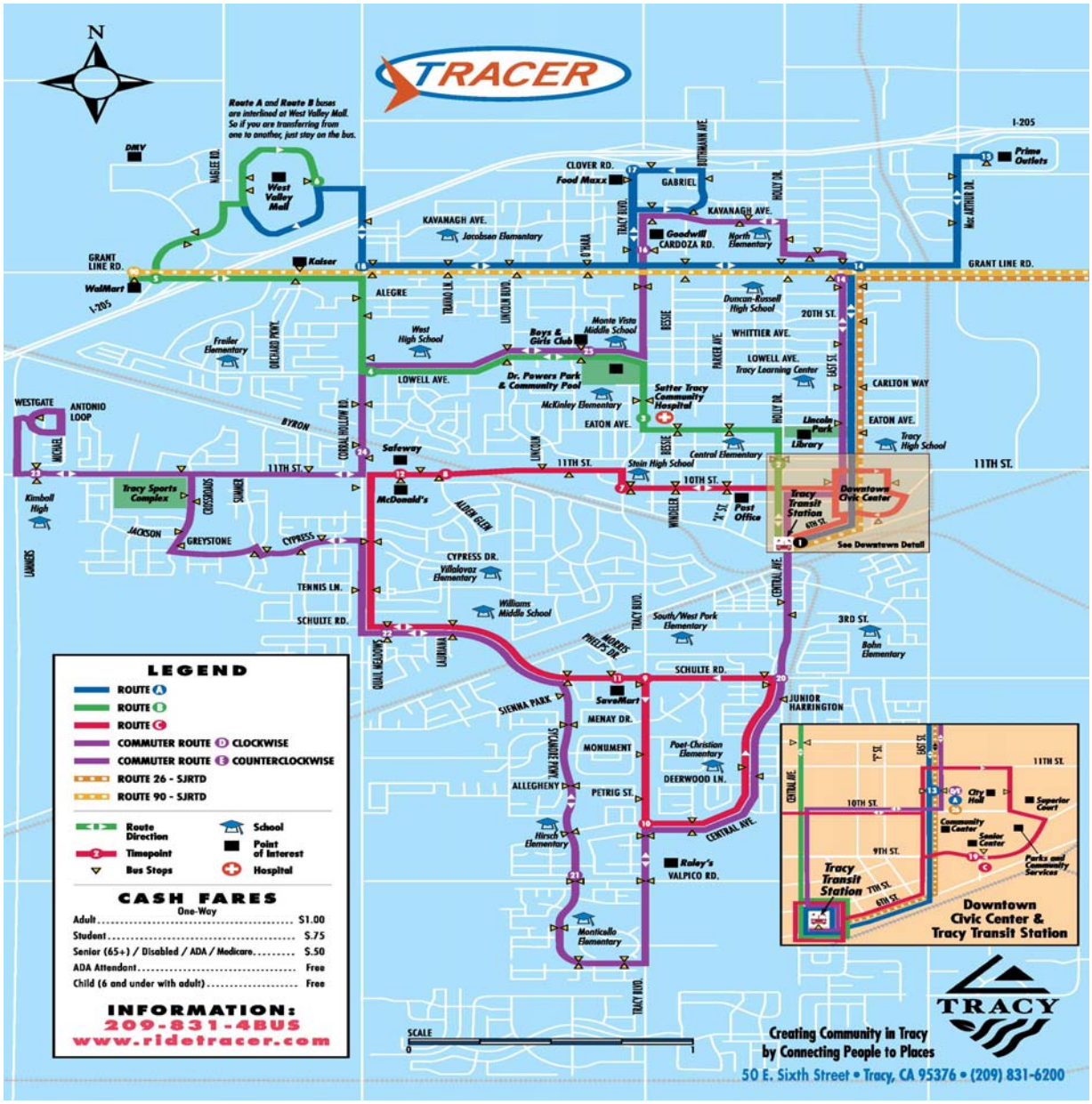
Reviewed by: Rod Buchanan, Director of Parks and Community Services

Approved by: R. Leon Churchill, Jr., City Manager

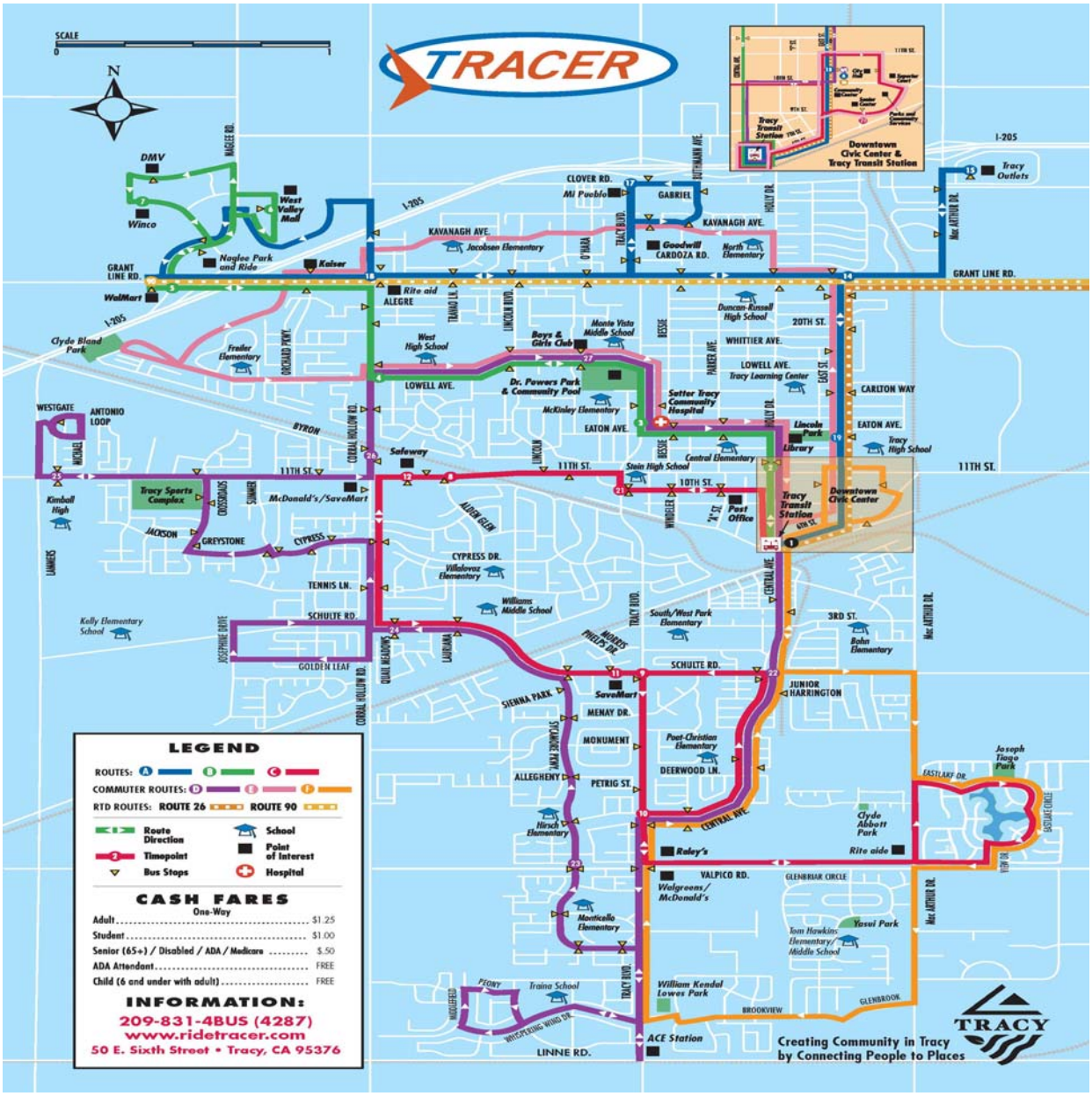
Attachments:

Exhibit A: Map of Existing TRACER Service
Exhibit B: Map of New TRACER Service
Exhibit C: Detailed Route Changes

## EXHIBIT A – Existing TRACER Service



## EXHIBIT B – New TRACER Service



## EXHIBIT C – Detailed Route Changes

### ROUTE A

Route A runs from the Transit Station to the West Valley Mall and Wal-Mart servicing the Tracy Outlets and the Mi Pueblo Market along the way. Currently the route takes approximately 80 minutes to complete, which does not lend itself to timely connections with the other two main routes, B and C. In order to get the timing of this route back down to 60 minutes for a complete trip, it is necessary to eliminate the inbound trip to the Tracy Outlets. This impact will be minimal as there are very few riders who go to the Tracy Outlets on the inbound A bus. Additionally, once the A bus reached the Transit Station, it is back at the outlets within 15 minutes.

Route A will also see the elimination of the stop in front of Sears at the West Valley Mall. Currently there is no bus stop sign at the Sears stop, making it difficult for riders to know that they can stop there. Staff has addressed this issue with Sears for a number of years, and Sears does not want a sign in front of their store.

The major change for Route A will be the increase in service levels during the peak periods of the day. There will now be a bus every 30 minutes on Route A between 11am and 3pm, Monday through Friday. This period of time during the day is where we experience our highest ridership on this route. The TRACER fixed route onboard survey, which was done as part of the SRTP, showed that increased frequency of service was the highest ranked improvement item with 62% saying it was “very important” which was a score of 7 on a scale of 1 to 7. In order to accomplish this increase in frequency, there will be an additional 4 hours of service added to the route.

### ROUTE B

Route B runs from the Transit Station to the West Valley Mall and Wal-Mart servicing the library, hospital and Boys & Girls Club along the way. The major change for Route B will be the increase in service levels during the peak periods of the day. There will now be a bus every 30 minutes on Route B between 11am and 3pm, Monday through Friday. This period of time during the day is where we experience our highest ridership on this route. The TRACER fixed route onboard survey, which was done as part of the SRTP, showed that increased frequency of service was the highest ranked improvement item with 62% saying it was “very important” which was a score of 7 on a scale of 1 to 7. In order to accomplish this increase in frequency, there will be an additional 4 hours of service added to the route.

### ROUTE C

Route C runs from the Transit Station to Safeway, down to Savemart at Tracy Blvd and Schulte, loops around on Central back to Schulte and head back to the Transit Station. The major change for Route C is an extension down to the Raley’s shopping center and out to the Hidden Lake subdivision.

The SRTP indicates that by 2012/13, the TRACER should begin service out in the Hidden Lake area. Staff currently receives comments from residents in the Hidden Lake and Glenbriar area asking about bus service. This extension would serve both of those areas on an hourly basis during regular operating hours Monday through Saturday.

**ROUTES D/E**

Routes D/E are referred to as “commuter” routes and have students as the majority of the riders. Currently they both operate on a loop with Route D running in a clockwise direction and Route E running in a counter-clockwise direction. Each route currently runs two loops in the morning and two loops in the afternoon. An analysis on the ridership on both of the routes showed that the second loop in the morning was not very productive averaging approximately 2 passengers per day for that trip. It was also noted that when one route would have high ridership in the morning (students going to school), the opposite route would have high ridership in the afternoon (students returning from school). In order to create a more efficient system, the two routes would be changed to a three route system where each route is based geographically on the various high school boundaries as follows:

> **Route D:** Service based around the Kimball High School boundaries. Service from the Transit Station to the Ace Station, Edgewood, Sycamore Parkway, subdivisions east of Corral Hollow and south of 11th Street, Kimball High and back to the Transit Station via Lowell Ave.
>
> **Route E:** Service based around the West High School boundaries. Service from the Transit Station to Kavanagh Ave, down Joe Pombo Parkway, along Lowell Ave, and back to the Transit Station.
>
> **Route F:** Service based on the Tracy High School boundaries. Service from the Transit Station to Hidden Lake, south to Glenbrook and Brookview Dr, north to Civic Center Plaza and back to the Transit Station.

Changing to this new structure would necessitate the elimination of the second morning run on each of the routes. Each route would complete one run in the morning and do two runs in the afternoon, going the opposite direction.

RESOLUTION _____

ACCEPTING CHANGES TO THE TRACER FIXED ROUTE BUS SYSTEM EFECTIVE AUGUST 1, 2012 AS OUTLINED IN THE CORRESPONDING STAFF REPORT

WHEREAS, The City Council approved a Short Range Transit Plan in December 2009 which outlined various recommendations to enhance service for the TRACER bus system; and

WHEREAS, The City Council approved a contract with MV Transportation in July of 2011 to operate the TRACER bus system which contains an annual increase in the number of service hours available to provide bus service ; and

WHEREAS, The corresponding staff reports outlines changes to be implemented on the TRACER fixed route bus system effective August 1, 2012; and

WHEREAS, The costs for implementation of these changes are included in the City's budget for fiscal year 2012/2013, are included in the operating contract with MV Transportation, and are paid for by the Federal Transit Administration and Transportation Development Act Funds.

NOW, THEREFORE, BE IT RESOLVED, That the City Council accepts changes to the TRACER fixed route bus system effective August 1, 2012 as outlined in the corresponding staff report.

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

The foregoing Resolution_____ was adopted by the Tracy City Council on the _____ day of _____, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 10

REQUEST

**APPROVE A FINAL MAP FOR TRACY GATEWAY BUSINESS PARK, TRACT 3659 (PHASE 2 FINAL MAP), TO CREATE THREE COMMERCIAL LOTS FOR A PROPOSED MEDICAL OFFICE AND ASSISTED LIVING CARE FACILITY**

EXECUTIVE SUMMARY

Approval and recordation of the final map will enable the developer of the Tracy Gateway Business Park project, to sell the three lots to developer(s), and begin the project planning and preparation of site development plan for the proposed senior care facility.

DISCUSSION

Tracy Gateway Business Park is a commercial project comprised of a business park and commercial/retail sites. The Vesting Tentative Subdivision Map for the Tracy Gateway Business Park was approved by City Council on April 28, 2004, and a Development Agreement between the City of Tracy and Tracy Gateway, LLC (Developer) was approved by City Council on June 1, 2004, as Ordinance 1062, recorded as Document No. 2004-163961 with the San Joaquin County Recorder. The Finance and Implementation Plan (FIP) was adopted by City Council on May 24, 2004.

On July 20, 2010, City Council approved the first Final Map of the Tracy Gateway Business Park – Phase 1, Tract 3659 (Phase 1 Final Map), to create seven commercial lots. These lots are within the Tracy Gateway Phase 1 development area. City Council also authorized a Subdivision Improvement Agreement (SIA), for construction of the public improvements on Lammers Road, and other infrastructure improvements to serve the Tracy Gateway project.

TG Associates, the developer of the Tracy Gateway Business Park – Phase 1, has submitted a new final map application, to create three additional commercial lots which would be located along Sutter Health Parkway. These new lots with their respective sizes shown below will be within the Tracy Gateway Phase 1 development area. The Developer intends to construct 2 - 35,000 square foot buildings (1 each on lot 1 and lot 2), and a 50,000 square foot assisted living care facility on lot 3.

| | |
|---|---|
| Lot 1 | 3.91 acres |
| Lot 2 | 2.94 acres |
| Lot 3 | 10.06 acres |

The final map has been reviewed as to its substantial compliance with the design of the approved vesting tentative subdivision map. The streets and utilities improvements to serve the three commercial lots are being constructed as part of the Phase 1 improvements under the SIA. The Engineering Division recommends approval of the land subdivision.

## STRATEGIC PLAN

This agenda item is consistent with the Council approved Economic Development Strategy to ensure physical infrastructure necessary for development.

## FISCAL IMPACT

There is no impact to the General Fund. The cost of processing the final map such as map checking and recording fees will be paid by the Developer.

## RECOMMENDATION

That City Council, by resolution, approve the Final Map for Tracy Gateway Business Park - Phase 2 Final Map, and authorize the City Clerk to file the Final Map with the office of the San Joaquin County Recorder.

Prepared by: Cris Mina, Senior Civil Engineer

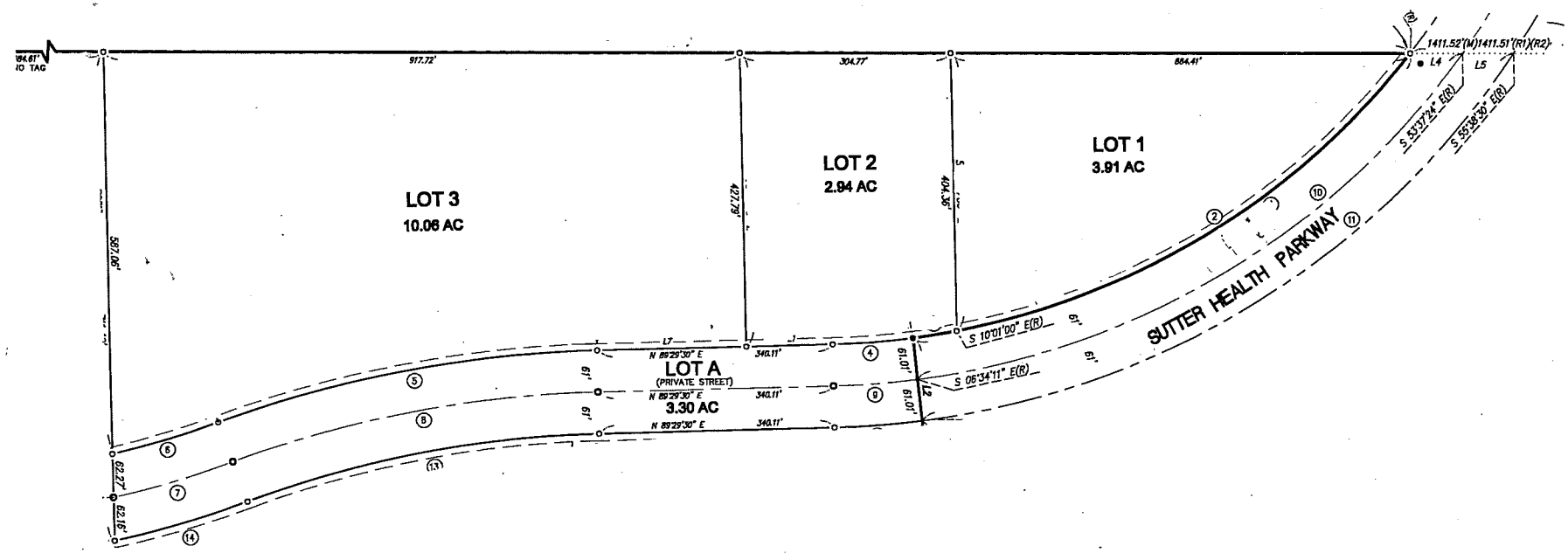
Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development Services Director
Leon Churchill, Jr., City Manager

Attachment – Vicinity Map

Attachement A

# TRACY GATEWAY BUSINESS PARK PHASE 2




## VICINITY MAP

(NTS)

RESOLUTION 2012- ____

APPROVING A FINAL MAP FOR THE TRACY GATEWAY BUSINESS PARK, TRACT 3659 (PHASE 2 FINAL MAP), TO CREATE THREE COMMERCIAL LOTS FOR A PROPOSED MEDICAL OFFICE AND ASSISTED LIVING CARE FACILITY

WHEREAS, The Tracy Gateway Business Park is a 550-acre commercial project for the development of a business park and commercial/retail sites, and

WHEREAS, On July 20, 2010, City Council approved the first Final Map of the Tracy Gateway Business Park – Phase 1, Tract 3659 (Phase 1 Final Map), to create seven commercial lots, and

WHEREAS, TG Associates, the developer of the Tracy Gateway Business Park – Phase 1, has submitted a new final map application, to create three additional commercial lots which would be located along Sutter Health Parkway, and

WHEREAS, The final map has been reviewed as to its substantial compliance with the design of the approved vesting tentative subdivision map, and

WHEREAS, There is no impact to the General Fund. The cost of processing the final map such as map checking and recording fees will be paid by the Developer.

NOW, THEREFORE, BE IT RESOLVED, That City Council approves Final Map for Tracy Gateway Business Park - Phase 2 Final Map, and authorizes the City Clerk to file the Final Map with the office of the San Joaquin County Recorder.

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

The foregoing Resolution was adopted by the Tracy City Council on the 17th day of July 2012 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

July 17, 2012

AGENDA ITEM 12.A

REQUEST

**COUNCIL DESIGNATION OF VOTING DELEGATE AND UP TO TWO VOTING ALTERNATES FOR THE LEAGUE OF CALIFORNIA CITIES 2012 ANNUAL CONFERENCE BUSINESS MEETING**

EXECUTIVE SUMMARY

Staff requests that Council designate a voting delegate and up to two voting alternates for the upcoming League of California Cities Annual Conference Business Meeting.

DISCUSSION

The League of California Cities Annual Conference is scheduled for Wednesday, September 5, 2012, through Friday, September 7, 2012, in San Diego, California.

An important part of the Annual Conference is the League of California Cities' Annual Business Meeting, held on September 7, 2012. At this meeting, the League membership considers and takes action on resolutions that establish League policy. In order to expedite the conduct of business at this policy-making meeting, each City Council should designate a voting delegate and up to two alternates who will be registered at the conference and present at the Annual Business Meeting. A voting card will be given to the City official designated on the Voting Delegate Form.

The League of California Cities has requested the names of the designated delegates be forwarded to them no later than Wednesday, August 15, 2012.

STRATEGIC PLAN

This item is a routine operational item and does not relate to any of the Council's seven strategic plans.

FISCAL IMPACT

None.

RECOMMENDATION

That Council designate a voting delegate and up to two voting alternates for the League of California Cities 2012 Annual Conference Business Meeting.

Prepared by: Carole Fleischmann, Asst. City Clerk
Reviewed by: Maria Hurtado, Asst. City Manager
Approved by: Leon Churchill, Jr., City Manager

1400 K Street
Sacramento, CA 95814
ph: (916) 658-8200
fx: (916) 658-8240

ATTACHMENT

LEAGUE OF CALIFORNIA CITIES

WWW.CACITIES.ORG

RECEIVED
MAY - 7 2012
CITY MANAGER
TRACY
CA

**Council Action Advised by August 3, 2012**

May 3, 2012

**TO: Mayors, City Managers and City Clerks**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES**
**League of California Cities Annual Conference – September 5 - 7, San Diego**

The League's 2012 Annual Conference is scheduled for September 5 - 7 in San Diego. An important part of the Annual Conference is the Annual Business Meeting *(at the General Assembly)*, scheduled for noon on Friday, September 7, at the San Diego Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

**Please complete the attached Voting Delegate form and return it to the League's office no later than Wednesday, August 15, 2012. This will allow us time to establish voting delegate/alternates' records prior to the conference.**

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one person must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up

-over-

the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.

- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the San Diego Convention Center, will be open at the following times: Wednesday, September 5, 9:00 a.m. – 6:30 p.m.; Thursday, September 6, 7:00 a.m. – 4:00 p.m.; and September 7, 7:30–10:00 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but not during a roll call vote, should one be undertaken.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Wednesday, August 15. If you have questions, please call Mary McCullough at (916) 658-8247.

Attachments:

- 2012 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

RESOLUTION 2012-

DESIGNATING A VOTING DELEGATE AND UP TO TWO VOTING ALTERNATES FOR THE LEAGUE OF CALIFORNIA CITIES 2012 ANNUAL CONFERENCE BUSINESS MEETING

WHEREAS, The League of California Cities Annual Conference is scheduled for September 5, 2012, through September 7, 2012, in San Diego, and

WHEREAS, An important part of the Annual Conference is the Annual Business Meeting held on September 7, 2012, at which, the League membership takes action on resolutions that establish League policy, and

WHEREAS, In order to expedite the conduct of business at this policy-making meeting, each City Council designates a voting delegate and up to two alternates who will be registered at the conference and present at the Annual Business Meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby designates _____ as the voting delegate, and _____ and _____ as the two alternates for the League of California Cities 2012 Annual Conference Business Meeting.

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

The foregoing Resolution 2012-____was passed and adopted by the Tracy City Council on the 17th day of July, 2012, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

July 17, 2012

AGENDA ITEM 12.B

REQUEST

**DISCUSS AND PROVIDE DIRECTION ON THE ESTABLISHMENT OF A CITY COUNCIL PROCEDURES AND PROTOCOL MANUAL, A CITY COUNCIL COMMUNICATIONS POLICY, AND A CITY COUNCIL CODE OF CONDUCT**

EXECUTIVE SUMMARY

Staff is seeking direction from the City Council on the establishment of a City Council Procedures and Protocol Manual, a City Council Communications Policy, and a City Council Code of Conduct. The latter two could be incorporated into the Council Procedures and Protocol Manual.

DISCUSSION

On January 17, 2012, the City Council directed staff to place an item on a future City Council agenda to discuss the creation of a City Council Communications Policy and Code of Conduct for City Council Members.

Currently, the primary policy document for the conduct of City Council meetings is the City's Procedures for Preparation, Posting and Distribution of Agenda and the Conduct of Public Meetings ("City Council Procedures") (Resolution 2008-140, a copy of which is attached). However, this policy does not directly address the subject of the conduct of City Council members by documenting accepted practices and clarifying expectations. Nor does it address how written communications to, from, and between City Council Members are handled.

I. City Council Procedures and Protocol Manual

A number of cities have adopted city council codes of conduct and communications policies in addition to rules of procedures for conducting meetings. Some cities have included such policies in a manual that serves as an easy reference guide to council members, staff, and the public. For example, staff has attached the outlines of such manuals from the Cities of Lodi, Arcata, and Menlo Park. .

Staff believes that creating such a manual would be helpful. Therefore, concurrently with considering the establishment of a City Council Communications Policy and a City Council Code of Conduct, staff is recommending that the City Council direct staff to begin preparing a City Council Procedures and Protocol Manual. Such a manual would contain, or cross-reference, existing City Council-adopted policies (including the City Council Procedures), references to state law provisions that pertain to the City Council, and any new City Council-related policies that are adopted (e.g., the City Council Communications Policy and the City Council Code of Conduct).

II. City Council Communications Policy

To clarify its preferred procedures as to how communications to, from, and between City Council Members take place, staff recommends that the City Council adopt a City Council Communications Policy. If the Council chooses to adopt such a policy, it could eventually be included in the City Council Procedures and Protocol Manual, described above.

Staff has attached a draft City Council Communications Policy. This draft is largely based on current practices and City Council policies as well as state law requirements.

Although this draft City Council Communications Policy primarily addresses how written City Council-related communication is handled (e.g., emails, letters, etc.), it does not directly address how City Council Members should conduct themselves in their communications with each other, City staff, and with the public. Staff recommends that these subjects be addressed, if at all, in the context of a City Council Code of Conduct, discussed below.

Staff is recommending that the City Council review the draft City Council Communications Policy and provide direction as to whether Council wishes to adopt such a policy. If Council prefers, this topic could also be further discussed as part of a workshop (along with a proposed City Council Code of Conduct).

III. City Council Code of Conduct

Many cities and organizations have a code of conduct, or guidelines, establishing how Council Members and officials should deal with each other, staff, and the public. Samples of such codes/guidelines from the Cities of Sunnyvale and the Mountain House Community Services District are attached. There are also provisions relating to conduct contained in the attached City Council Procedures and Protocol Manuals from Menlo Park and Arcata.

Staff is recommending that the City Council review these samples and provide initial direction to staff as to whether Council wishes to adopt such a code/guidelines and generally what should be included in such a code/guidelines. If Council directs staff to do so, staff will then schedule a future workshop for further discussion and direction.

## STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's four strategic priorities.

## FISCAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION

Staff recommends that City Council discuss the establishment of a City Council Procedures and Protocol Manual, a City Council Communications Policy, and a City Council Code of Conduct, and:

- Direct staff to begin establishing a City Council Procedures and Protocol Manual;
- Provide direction to staff on the draft City Council Communications Policy; and
- Provide initial direction to staff on establishing a City Council Code of Conduct and scheduling a future workshop on this topic.

Prepared by: Maria Hurtado, Assistant City Manager
Daniel G. Sodergren, City Attorney

Approved by: Leon Churchill, Jr., City Manager

Attachments:
A. Procedures for Preparation, Posting and Distribution of Agenda and the Conduct of Public Meetings (Resolution 2008-140)
B. Draft City Council Communications Policy
C. Procedures and Protocol Manuals from the Cities of Lodi, Arcata, and Menlo Park
D. Sample Codes of Conduct/Guidelines from the City of Sunnyvale and the Mountain House Community Services District

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# ATTACHMENT A

RESOLUTION 2008-140

RESCINDING RESOLUTION 2007-258 AND
ESTABLISHING UPDATED COUNCIL POLICIES AND PROCEDURES

WHEREAS, On November 6, 2007, the Council adopted Resolution 2007-258 which revised the "Procedures for Preparation, Posting and Distribution of Agenda and the Conduct of Public Meetings, and

WHEREAS, On July 15, 2008, Council desired to modify the Procedures related to, Public Access to Materials Distributed after the Agenda has been Posted or at Council Meetings, Non-agendized Items, and Presentations to the Council, and

WHEREAS, There is no fiscal impact to the General Fund;

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby rescinds Resolution 2007-258 and adopts the "Procedures for Preparation, Posting and Distribution of Agenda and the Conduct of Public Meetings" attached as Exhibit "A."

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

The foregoing Resolution 2008-140 was adopted by the Tracy City Council on the 15th day of July 2008, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | ABERCROMBIE, SUNDBERG, TOLBERT, TUCKER, IVES |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

Mayor

ATTEST:

City Clerk

# PROCEDURES FOR PREPARATION, POSTING AND DISTRIBUTION OF AGENDA AND THE CONDUCT OF PUBLIC MEETINGS

(Exhibit "A" to Resolution No. 2008-140; July 15, 2008)

## Applicability

The procedures outlined below relating to the preparation, posting and distribution of agendas applies to the City Council, the Community Development Agency, the South County Fire Authority, the Public Facilities Corporation, the Tracy Operating Partnership Joint Powers Authority, and all City Boards, Commissions, and Committees. The procedures outlined below relating to the conduct of Council meetings apply only to the City Council. All City Council meetings shall be open to the public; however, the City Council may hold closed sessions as authorized by state law.

## A. Preparation, Posting and Distribution of Agenda

### Purpose of Agenda

The agenda process serves four purposes:

- As a communication mechanism, the agenda informs City staff, City Council, the public and the press.
- As a compliance mechanism, the agenda process ensures compliance with mandated state laws.
- As a decision-making mechanism, the agenda process regularly brings City business to the City Council for consideration and action. Agenda items should contain enough background information so City Council can obtain a full understanding of the issues. The agenda item should conclude with a staff recommendation so City Council has the benefit of staff input prior to making a final decision.
- As a historical reference that can be kept as a record of proceedings and actions as needed for future actions and/or litigation.

### Agenda

As set forth above, the purpose of the agenda is to provide a framework within which Council meetings can be conducted and to effectively implement the approved Council programs, goals and budget. Staff shall work within the policies established by Council and not place matters on the agenda that are outside the scope of existing work programs and priorities except as approved by a majority of the Council, or to inform the Council of matters necessary to the proper operation and well-being of the City.

The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting.

Distribution of Agenda

At a minimum the posting and distribution of all agendas shall be done in accordance with the Ralph M. Brown Act ("Brown Act") (California Government Code sections 54950 et seq.). Agendas for regular meetings shall be posted 72 hours prior to the meeting; special meeting agendas shall be posted not less than 24 hours prior to the meeting. All agendas shall be posted in the following locations: City Hall, the Community Center, the library, the City's website, and other locations as may be required by a particular Board or Commission's Bylaws. Posting of agendas at City Hall shall be the official location for purposes of Brown Act compliance.

The agenda packets are provided to City Council Members on the Thursday (or Friday) prior to City Council meeting. Distribution to the staff, public and media shall occur immediately after distribution to the City Council. The City will provide, by mail, a copy of the agenda cover sheet and the specific item relating to any individual and/or company which has an item on any given Council agenda.

Agenda subscriptions are available from the receptionist at City Hall, 333 Civic Center Plaza, Tracy, (Tel: 209/831-6000). A paperless version of the agenda is available at a cost of $2 per disc; a paper copy costs $35 per month ($17.50 per agenda) to be pre-paid not less than 10 days prior to any regular Council meeting. A full copy of the agenda shall be provided in an indexed binder and shall be available for review by the public at City Hall during normal operating hours. Copies of individual agenda items will be provided at a cost of $.15 per page. Copies of the agenda are also available at the Library and the agenda is posted on the City's website www.ci.tracy.ca.us.

Public Access to Written Materials after the Agenda has been Posted or Distributed at Council Meetings

On occasion, Council may receive written materials either after the Agenda has been posted or at a Council meeting. These written materials are typically related to an agendized item or handed out during Items from the Audience. Once the Council receives these written materials they become a public record. A copy will be kept in a file at the City Clerk's Office and posted on the City's website under "Materials Distributed at Council Meetings" 48 hours after the Council meeting.

B. Conduct of Council Meetings

Council Meetings

Council meetings are held on the first and third Tuesdays of the month, unless the meeting date falls on a holiday as defined in California Government Code Section 6700. No meeting shall be held on such a holiday, but a regular meeting shall be held at 7:00 p.m. on the next business day thereafter, as required by California Government Code Section 54954. Special meetings are scheduled as necessary.

Council meetings are broadcast live on Channel 26. Reruns of the preceding Council meeting are shown every Wednesday at 8:00 p.m. and every Saturday at 9:00 a.m. on Channel 26. Videotapes and DVD recordings of City Council meetings are available. Videotapes cost $3 per tape and DVDs cost $2.

Order of Business

The suggested order of business of Council meetings shall be as follows. However, the City Manager may make exceptions to the order as needed.

1. Roll Call
2. Pledge of Allegiance
3. Invocation
4. Proclamations and Awards
5. Consent Calendar
6. Items from the Audience
7. Continued Public Hearings
8. New Public Hearings
9. Regular Items including Introduction and Second Readings of Ordinances
10. Items from the Audience
11. Staff Items
12. Council Items
13. Adjournment

The regular order of business may be changed or suspended for any purpose at any particular meeting by the Mayor.

The Council may determine whether it will consider any new items after 11:00 p.m. and shall determine which specific items will be considered. If an item is continued due to the lateness of the hour, the item shall be automatically placed on the agenda for the next regularly scheduled City Council meeting unless otherwise scheduled by motion action of the Council.

Consent Calendar

All items listed on the Consent Calendar are considered to be routine matters or consistent with previous City Council direction. One motion, a second and a roll call vote may enact the items listed on the Consent Calendar. There will be no separate discussion of Consent Calendar items unless members of the City Council, City staff or the public request discussion on a specific item at the beginning of the meeting.

Public Access/Items from the Audience

It is the policy of the City Council that members of the public be allowed to address the Council on any agenda item or other matter within the Council's jurisdiction. Each member of the public will be allowed a maximum of five (5) minutes for public input or testimony. At the Mayor's discretion, additional time for testimony may be granted. Individuals addressing the Council shall state their names and addresses for the record, to ensure accuracy in the minutes and for contact information. The public shall be given an opportunity to speak on "Items of Interest to the Public." Agendas for regular meetings will have two opportunities for "Items from the Audience." The first opportunity will be limited to a 15-minute maximum period. The second opportunity will not have a maximum time limit. The five (5) minute maximum time limit per speaker will apply to all "Items from the Audience." The City Clerk shall be the timekeeper.

Non-Agendized Items (Items from the Audience and Council Items)

No matters, other than those on the posted agenda, shall be acted upon by the Council. However, items may be added to the agenda (such as emergency matters) as permitted in the Brown Act. Brief announcements, brief responses or questions for clarification, may be made to statements or questions raised on items not on the agenda.

Action on any item not on the agenda shall be deferred until the item is properly listed on the agenda for a subsequent Council meeting unless added due to an immediate need as permitted under state law.

Council Member Request for Matters to be Discussed by Council

The intent of this policy is to provide an orderly means through which an individual Council Member can raise an issue for discussion and possible direction by the City Council. The policy described below has two parts. The first part is to enable the Council Member to place a matter in front of the Council. The second part is to enable the Council to determine whether staff time should be spent on the issue.

Part 1: Council Members wishing to have a matter discussed by the City Council may do so by one of two means:

1. During a Council meeting, under "Council Items," a Council Member may request that a matter be placed on a future agenda for discussion. The Council Member will state the meeting date for which he/she wishes the item to be agendized.

2. In advance of a Council meeting, a Council Member may contact the City Manager, or his/her designee, via telephone, email, or in person and convey the desired title of the agenda item and desired meeting date. The desired title must be conveyed before 12:00 p.m. on the Wednesday prior to the Council meeting. This will give the City Clerk's Office time on the following Thursday to finalize the agenda and post it within the required timeframe. Requests received after this deadline shall be placed on the agenda for the following regularly-scheduled meeting. The item will then be added under the "Council Items" section of the agenda in the order it was received. It is the Council Member's option to prepare a one page summary report for the City Clerk's Office to include in the Council agenda packet. The one page summary will identify the Council Member who made the request and briefly describe the nature of the item.

   Staff will not spend time preparing any reports or analyses on the requested item. The only staff assistance provided at this initial stage would be to help the Council Member frame the issue, if needed, so that the Council and public clearly understand the request.

Part 2: Consideration of the Council Member's Request: When the item is called at the Council meeting, the Council Member who made the request will describe the item. The Council discussion will be limited to determining whether staff time and City resources should be spent researching the particular agenda item and whether to direct staff to conduct further analysis on the item. Council will not take action on the item itself.

Concurrence that staff time and City resources will be devoted to the item does not signify approval of the item. It only indicates that the Council wishes to have it studied further. Additionally, the Council may, at any time, decide to drop the matter, even after the matter has been analyzed by staff.

Upon the concurrence of a majority of the Council that the item should be researched and agendized, the City Manager will determine when to place the item on a future agenda based on time necessary to complete the research and staff workload considerations and the effect on City Council established priorities.

Members of the Public - Request for Agenda Items

When a member of the public raises an item at a Council meeting which requires attention, such items shall be referred to staff for follow-up. If the requesting member of the public is not satisfied with staff's response to his/her question, the member of the public may request a Council Member to sponsor his/her item for discussion at a future Council meeting. In such cases, the sponsoring Council Member shall follow those procedures described under "Council Member Request for Agenda Items." Placing an item from a member of the public on a Council agenda does not imply or guarantee a decision or action different from that taken by staff in the initial follow-up to the question or request.

Public Hearings

Public hearings are required for a variety of City Council actions such as most changes to the Tracy Municipal Code, zoning revisions, some annexations, street vacations, weed abatement, liens, fee increases, etc. Whenever the law provides that publication of a notice shall be made, such notice shall be published in a newspaper of general circulation for the period prescribed, the number of times, and in the manner required. Each speaker will be allowed a maximum of five (5) minutes for public input or testimony. At the Mayor's discretion, additional time for testimony may be granted. The City Clerk shall be the timekeeper.

Presentations to the Council

Letters and written communications: Persons who wish to make presentations which may exceed the time limits are encouraged to submit comments in writing at the earliest possible time to ensure distribution to Council and other interested parties. Letters submitted with a request that they be read into the record will be done so only upon a request of the majority of the Council.

PowerPoint (or similar): Staff and members of the public who wish to make PowerPoint, Video or similar presentations to the Council will utilize the City's audio/visual equipment. Staff and members of the public are required to provide the City Clerk's Office with the DVD/CD/Video (or email copy) of the presentation no later than 24 hours prior to the Council meeting.

Additionally, eight (8) hard copies of the presentation material shall be provided to the City Clerk's Office for inclusion in the record of the meeting and for distribution to Council, City Attorney and City Manager.

Americans with Disabilities Act

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

Workshops

The purpose of a workshop is to inform the policy body on complex issues. Workshops provide an opportunity for the Council to review documents and request additional information. However, no final Council action shall be taken on workshop items.

Procedure for Invocations

Any member of the public who wishes to offer an invocation prior to the opening of a regular City Council meeting shall contact the City Clerk. The City Clerk shall select a mutually agreeable City Council meeting date for the invocation.

Minutes

The City Clerk's office shall be responsible for the preparation and distribution of the Council minutes. The minutes shall be summary minutes and shall reflect the sense of the discussion and any action taken, or recommendation made, with respect to each item considered at the meeting. A written report or written communication presented at a City Council meeting will be referenced in the minutes with the name and title of the author, date of the report or communication, subject of the communication or title of report, and the action taken on the matter. Unless a reading of the minutes is requested by a Council Member, the minutes may be approved as a Consent Calendar item.

No minutes or written record of closed sessions of the City Council shall be kept, except as required by state law or as directed by the majority vote of the City Council. The Council shall report at a public meeting any action taken in closed session, as required by Government Code Section 54957.1.

The City Clerk shall include a report on posting of the agenda in the minutes.

Rules of Decorum – Enforcement

While the Council is in session, all persons shall preserve the order and decorum of the session. The standards of order and decorum shall be governed by common sense. Any person who disrupts the orderly course of the meeting is guilty of an infraction and may be called out of order by the Mayor and barred from further participation during that session of the Council in accordance with the Brown Act and the California Penal Code.

(Exhibit "A" to Resolution No. 2008-140)

# ATTACHMENT B

## *DRAFT*

## CITY OF TRACY

## CITY COUNCIL COMMUNICATIONS POLICY

## I. COMMUNICATIONS TO THE CITY COUNCIL

### A. Distribution of Communications

#### 1. Email

##### a. To the City Council

Individuals can communicate electronically with the City Council by sending an email to the general City Council email address (council@ci.tracy.ca.us) or through the City's Governmental Outreach website (http://user.govoutreach.com/tracy/). When the City receives an email communication directed to the "City Council," City staff will forward it to each City Council Member's email address and a copy will be sent to the City Manager's and City Attorney's email addresses. If the email pertains to City business, the City Manager will respond to it and copy the City Council with the response.

##### b. To the Mayor or Individual City Council Members

When the City receives email addressed to the Mayor or an individual City Council Member, City staff will forward it to the Mayor's or individual City Council's email address and will send a copy to the City Manager's email address.

#### 2. Regular Mail

##### a. To the City Council

When the City receives regular mail (via United States Postal Service or other delivery) directed to the "City Council," City staff will copy it and place it in each City Council Member's mail box, or scan it and electronically send to each City Council Member's email address, and send copies to the City Manager and City Attorney. If the mail pertains to City business, the City Manager will respond to it and copy the City Council with the response.

##### b. To the Mayor or Individual City Council Members

When the City receives regular mail addressed to the Mayor or an individual City Council Member, City staff will open the letter, date stamp it, copy it, and place it in the

Mayor's or individual City Council Member's mail box. If the mail is marked "confidential," a copy will be placed in a confidential file and will only be subject to inspection and copying by the public to the extent required by the California Public Records Act. (Government Code, §§6250-6276.48.) Please note that the label "confidential" does not necessarily mean that the mail is exempt from disclosure under the California Public Records Act.

### B. Communications Regarding Performance of Staff

When the City receives an email or letter addressed to the City Council or City staff regarding the performance of staff, staff will take the following steps:

#### 1. City Employees Except For Police Officers

If the communication relates to the performance of the City Attorney or City Manager, staff will either forward it to each City Council Member's email address (if it is received by email) or copy it and place it in each City Council Members' mail box (if it is received by regular mail). Staff will then send a response back to the sender either by email or regular mail containing the following information: "Your [email or letter] has been forwarded to the City Council. However, to the extent your [email or letter] relates to the performance of a City employee, City Council Members are limited in responding to you about it, as personnel matters are generally considered to be confidential."

If the communication relates to the performance of any other employee, staff will either forward it to the City Manager's email address (if it is received by email) or send a copy of it to the City Manager (if it is received by regular mail). Staff will then send a response back to the sender either by email or regular mail containing the following explanation: "Your [email or letter] has been received by the City. However, to the extent your [email or letter] relates to the performance of a City employee, the City is limited in responding to you about it, as personnel matters are generally considered to be confidential."

#### 2. Police Officers

If the communication relates to the performance of a police officer or command staff, staff shall forward the communication to the Police Department. The Police Department will then process the communication in accordance with the Department's Personnel Complaint Procedure.

### C. Retention of Communications

All communications addressed to the City Council, Mayor, or an individual City Council Member, that the City receives, will be retained in accordance with the City's Records Retention Policy.

## II. COMMUNICATIONS FROM THE CITY COUNCIL

### A. Representing an Official Position of the City

A person elected to the City Council occupies two roles: as a member of a body elected to represent the City in its entirety and as a private resident of the City. Although the second role is not relinquished when the first role is assumed, it is important to distinguish between the two roles at all times and, when communicating, to clarify which role is communicating.

Therefore, City Council Members should make it clear in all verbal and written communications that they are expressing their own personal opinions and not necessarily those of the City Council, unless the City Council has taken formal action expressing its opinion on a matter.

When a City Council Member speaks to groups or is asked the City Council's position on an issue, the response should reflect the position of the City Council as a body. Of course, a City Council Member may clarify his or her vote on a matter by stating, for example, "Although I voted against "X", the City Council voted in support of it." When representing the City at meetings or other venues, it is important that those in attendance gain an understanding of the City Council's position as a whole rather than only the individual City Council Member's position.

### B. Use of City Letterhead

Only the Mayor (and City staff) may use City letterhead, unless otherwise directed by City Council motion. When the Mayor uses City letterhead, it should generally be for transmitting the City's position on policy matters to outside agencies on behalf of the City Council. Staff can assist in the preparation of such letters. All letters sent on behalf of the City Council will be copied and placed in each City Council Member's mail box and a copy will be sent to the City Manager.

### C. Use of Other City Resources

City Council Members may only use City resources, including business cards, printers, copiers, paper, City-owned computers and iPads, to conduct City business. Such resources may not be used for personal or political purposes. The only exception to this limitation is for "incidental and minimal use of public resources, such as equipment or office space, for personal purposes, including an occasional telephone call." (Government Code, § 8314(b)(2).)

### D. Ceremonial Documents

The City Council has established procedures for considering requests for proclamations, certificates of recognition, commendation and/or appreciation and letters of

congratulations from any group or individual. (See Resolution No. 2010-059 establishing standard procedures for issuing ceremonial documents.)

### E. State Legislation

The City Council has delegated to the City Manager the authority to monitor, review, evaluate and make recommendations, when appropriate, on state or federal legislative and regulatory trends and judicial developments. For those matters that the City Manager deems sufficiently important, and that require a prompt response, the City Manager has authority to coordinate all efforts to communicate the City's views on policy issues to any branch of government at any level. In furtherance of this, the City Manager may draft proposed position papers or letters for the Mayor's signature on behalf of the City. (See Resolution No. 2004-208 establishing a legislative response policy.)

### F. Confidential Communications

All written materials and verbal information provided to City Council Members on matters that are confidential under state law shall be kept in complete confidence to ensure that the City's position is not compromised. No disclosure or mention of information in these materials may be made to anyone other than City Council Members, the City Attorney or the City Manager (and staff, outside legal counsel or consultants who may be present in a closed session during which such information is discussed).

### G. Attorney-Client Communications

The attorney-client relationship is not always in effect when an individual City Council Member communicates with the City Attorney. The City Attorney only has an attorney-client relationship with the City acting through the entire City Council as a body. Therefore, to the extent an individual City Council Member communicates with the City Attorney, the communication may not be considered confidential.

### H. Public Records Act

Correspondence from City Council Members prepared using City resources (including City-owned computers and iPads), or received by City staff, is a public record pursuant to the California Public Records Act and, unless expressly exempt from disclosure, is subject to inspection and copying by the public. (Government Code, §§6250-6276.48.)

## III. COMMUNICATIONS <u>BETWEEN</u> CITY COUNCIL MEMBERS

City Council Members are subject to the state's open meeting law – the Brown Act. (Government Code, §§54950-54963.) The Brown Act specifically prohibits "any use of direct communication, personal intermediaries, or technological devices that is employed by a majority of the members of the legislative body to develop a collective concurrence as to action to be taken on an item by the members of the legislative body." (Government

Code, §54952.2(b).) Therefore, particular care should be taken when City Council Members are communicating with one another to ensure that they are complying with the Brown Act.

To avoid potential Brown Act violations, when sending emails to the City Council, City staff will only send blind copies ("bcc"), so City Council Members cannot "respond to all."

# ATTACHMENT C:

Procedures and Protocol Manuals from the Cities of Lodi, Arcata, and Menlo Park

# City of Lodi

## CITY COUNCIL PROTOCOL MANUAL

*Prepared by:*
Office of the City Clerk
City of Lodi
221 W. Pine Street
P.O. Box 3006
Lodi, CA 95241-1910

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# CITY COUNCIL PROTOCOL MANUAL

## 1. PURPOSE

The purpose of establishing the City Council Protocol Manual is to provide guidelines for the City Council to conduct its business in an orderly, consistent, and fair manner.

The protocols set forth herein are not intended to limit the inherent power and general legal authority of the City Council. Any of the protocols herein may be waived by a majority vote of the Council Members when it is deemed that there is good cause to do so based upon the particular facts and circumstances.

The protocols shall be amended by a majority vote of the Council Members and may be amended administratively by the City Clerk's Office in order to remain current with federal, state, and local law.

## 2. STATUTORY REQUIREMENTS/REGULATIONS

Certain state laws and other established regulations exist, which govern various responsibilities of the City Council. This protocol manual is not intended to duplicate, fully articulate all requirements, or repeal any existing statutes or regulations. City Council Members are responsible for becoming familiar with these statutes and regulations.

### 2.1 The Brown Act

The Ralph M. Brown Act provides that all meetings of a legislative body, whether meetings of the City Council or its appointed commissions and committees, shall be open and public and all persons shall be permitted to attend. Notices of such meetings must be made 72 hours prior to the meeting (or 24 hours in the case of a special meeting). A "meeting" takes place whenever a quorum is present and subject matter related to the City business is heard, discussed, or deliberated upon.

### 2.2 Political Reform Act

The Political Reform Act states that public officials shall perform their duties in an impartial manner, free from bias caused by their own financial interests or the financial interests of persons who have supported them. The Political Reform Act establishes regulations regarding conflicts of interests and campaign receipts and expenditures.

### 2.3 Lodi Municipal Code (LMC)

The Lodi Municipal Code consists of those codified ordinances of general municipal regulations and laws of the City of Lodi.

2.4 LMC Chapter 2.04 Relating to Council Meetings

LMC Chapter 2.04, "City Council Meetings," sets forth the Regular Meeting and Shirtsleeve Session dates, times, and location and further establishes rules for the conduct of City Council meetings. (Attached as Exhibit A)

2.5 Rules of Conduct of Meetings, Proceedings, and Business (Res. 2006-31)

Resolution No. 2006-31, adopted by the Lodi City Council on February 15, 2006, establishes rules for the conduct of City Council meetings, proceedings, and business. (Attached as Exhibit B)

2.6 City of Lodi Administrative Policy Manual

The Administrative Policy Manual consolidates all administrative policies and procedures of a general or inter-departmental nature into one document. Administrative regulations meet the following criteria: 1) are directed toward an ongoing City process or procedure; 2) are limited to one major subject area; and 3) are applicable to more than one City department. Administrative regulations are issued from the City Manager's Office.

2.7 Code of Ethics & Values (Res. 2004-115)

Resolution No. 2004-115, adopted by the Lodi City Council on June 2, 2004, sets forth the code of ethics and values for Lodi City Council Members and City Council appointees.

The proper operation of democratic government requires that decision-makers be independent, impartial, and accountable to the people they serve. The City of Lodi has adopted this code of ethics and values to promote and maintain the highest standards of personal professional conduct in the City's government. (Attached as Exhibit C)

## 3. COUNCIL ORGANIZATION

3.1 Newly-Elected Members

Newly-elected Council Members are sworn into office generally at the first regular Council meeting in December following a regular municipal election. Immediately upon election (even before being sworn into office), newly-elected Council Members are subject to the provisions of the Brown Act. Newly-elected Council Members shall not be allowed to attend closed sessions before being sworn into office.

3.2 Reorganization

Pursuant to Lodi Municipal Code Section 2.04.070, "Presiding officer—Mayor—Mayor Pro Tempore," the reorganization of the Council shall occur annually at the first regular Council meeting in December by electing a Mayor and Mayor Pro Tempore.

A community reception honoring the incoming Mayor, outgoing Mayor, and Council Members is traditionally held immediately following the reorganizational meeting.

3.3 Selection of Mayor and Mayor Pro Tempore

The term of office for the Mayor and Mayor Pro Tempore shall be one year. A majority vote of the Council is necessary to designate a Mayor and Mayor Pro Tempore. The election of the Mayor and Mayor Pro Tempore will take place as follows:

- City Clerk will conduct the election for the office of Mayor.
- Following the election, the City Clerk will turn over the gavel to the newly-elected Mayor, who will then conduct the election for the office of Mayor Pro Tempore.

3.4 Duties of Mayor and Mayor Pro Tempore

The Mayor shall preside at the meetings of the Council. If he/she is absent or unable to act, the Mayor Pro Tempore shall serve until the Mayor returns or is able to act.

In the absence of the Mayor and Mayor Pro Tempore, the City Clerk shall call the Council to order, whereupon a temporary Chairperson shall be elected by the members of the Council present.

The Mayor meets with the City Manager, Deputy City Manager, City Attorney, and City Clerk one week prior to Council meetings to review the draft agenda.

*(Refer to LMC Section 2.04.070, "Presiding officer—Mayor—Mayor Pro Tempore," LMC Section 2.04.080, "Call to order—Temporary chairman," and Res. 2006-31 for additional duties of Mayor and Mayor Pro Tempore.)*

3.5 Seating Order

Following the Council reorganization, the City Clerk shall designate the seating order for the Council dais.

3.6 Representation at Ceremonial Functions

The Mayor shall represent the Council at ceremonial functions. The Mayor may, at his/her own discretion, ask another Council Member to represent the Council at the function.

Council Members shall be reimbursed for admission, meal expenses, and mileage to attend ceremonial functions, for which the Council Member was invited to represent the City, pursuant to the City of Lodi Travel and Business Expense Policy.

3.6a Issuance of Proclamations and Certificates, Presentation of Gifts, and Public Recognition

PROCLAMATIONS AND CERTIFICATES OF RECOGNITION OR APPRECIATION: All requests for proclamations and certificates are subject to approval by and prepared on behalf of the Mayor. Proclamations and certificates are signed by the Mayor, and are prepared in response to the type of recognition requested (which may include recognition of individuals, groups, and events of significance to the Lodi community). Proclamations and certificates may be presented at a City Council meeting or at an outside event or meeting. Typically, requests are honored for presentation at a Council meeting only if a local representative from the requesting agency can appear to accept the certificate.

PRESENTATION OF GIFTS: Requests for plaques, gifts, awards, or other Protocol Account expenses shall be approved by the Mayor, or by the City Council should the amount be over $1,000 (refer to Res. 2000-126, "Protocol Account Policy").

IN MEMORY OF: A meeting may be dedicated in memory of an individual at the direction of the Mayor or Member of the City Council. The announcement will be made following roll call. If the meeting is dedicated, the individual's family will be mailed a letter by the City Clerk's Office acknowledging the dedication.

## 4. COUNCIL ADMINISTRATION

4.1 Salaries and Benefits

Council salaries are established by LMC Chapter 2.08, "City Council Salaries." Government Code Section 36516 provides specific restrictions for adjusting Council salaries. Council Members shall be entitled to certain benefits, as outlined in Resolution No. 2000-211, which was adopted on November 15, 2000.

4.2 Travel and Expense Reimbursements

The Council shall establish an annual budget for conferences, meetings, training, and representation at ceremonial functions. Council Members shall attend these functions at his/her own discretion for purposes of improving comprehension of and proficiency in municipal affairs and/or legislative operations.

The Mayor will be allocated an additional $500 per year for representation expenses.

The expenses of spouses who accompany public officials in the conduct of their public duties cannot be reimbursed (75 Cal. Op. Att'y. Gen. 20 (1992)).

4.2a AB1234 Expense Reimbursement Policy (Res. 2006-230)

Council Members shall be subject to the AB1234 Expense Reimbursement Policy as adopted by the Lodi City Council on December 20, 2006.

4.2b Appointment of Delegate/Alternate to National League of Cities and League of California Cities Annual Conferences (Res. 96-138)

Pursuant to Resolution No. 96-138, adopted by the Lodi City Council on September 18, 1996, the Mayor shall serve as the voting delegate and the Mayor Pro Tempore shall serve as the voting alternate for all National League of Cities and League of California Cities annual business meetings. In the event the Mayor and/or Mayor Pro Tempore does not attend the meeting, the Mayor shall make the selection of the voting alternate and/or delegate.

4.3 Protocol Account Policy (Res. 2000-126)

Pursuant to Resolution No. 2000-126, adopted by the Lodi City Council on July 19, 2000, expenses used for such occasions as Council receptions and business luncheons, joint dinner meetings with various agencies and organizations, and supplies associated with Mayoral duties (e.g. plaques and awards, sympathy and congratulation tokens, etc.) would require specific City Council approval, if over $1,000. A monthly itemized report of the Protocol Account shall be provided to the City Council by the City Clerk.

4.4 Appointment of City Council Appointees (LMC Title 2)

Pursuant to LMC Section 2.12.010, "Office established—Appointment—Qualifications," the office of City Manager is established, which shall be appointed by the City Council solely on the basis of his/her executive and administrative qualifications. The powers and duties of the City Manager are set forth in LMC Section 2.12.060, "Powers and duties generally."

Pursuant to LMC Chapter 2.13, "City Clerk," the City Clerk shall be appointed by the City Council, which shall prescribe the qualifications, additional duties, and compensation of the City Clerk. The powers and duties of the City Clerk are further set forth in LMC Chapter 2.13, as well as those specified in California Government Code §40801 et seq. and other state and local statutes.

Pursuant to LMC Chapter 2.14, "City Attorney," the City Attorney shall be appointed by the City Council and shall serve as legal counsel to the City government and all officers, departments, boards, commissions, and agencies thereof. The powers and duties of the City Attorney are further set forth in LMC Chapter 2.14, as well as those prescribed by state law and by ordinance or resolution of the City Council.

4.5 Evaluation of City Council Appointees (Res. 2002-224)

Pursuant to Resolution No. 2002-224, adopted by the Lodi City Council on November 6, 2002, the City Council shall conduct Council Appointees' evaluations annually over the course of two City Council closed session meetings.

The purpose of Council Appointee evaluations is to: 1) motivate Appointees to work at their highest capacity by jointly establishing job standards and objectives, review progress toward achieving those results, and subsequently plan the Appointee's future development; 2) determine an Appointee's performance level to assist in making appraisals for merit pay increases and disciplinary actions; and 3) serve as a means of communication between City Council and the Appointee.

## 5. COMMISSION APPOINTMENTS

5.1 Commissions

City commissions (which hereinafter include standing Council-appointed boards, commissions, and committees) serve as advisory bodies to facilitate public input and citizen participation in the determination of public policies. This is accomplished by formulating recommended courses of action and policy to the City Council with whom final determination rests. The Planning Commission (LMC Chapter 2.16, "Planning Commission") has authority to make final determination in applicable circumstances (see LMC Title 17, "Zoning").

5.2 Board, Committee, and Commission Appointment and Removal

Appointment

Resolution No. 2003-156, adopted by the Lodi City Council on August 20, 2003, establishes the policy regarding appointment of persons to membership on a City board, committee, and commission (hereinafter "Commission"). Commission applicants, with the exception of the Greater Lodi Area Youth Commission, must be registered voters of San Joaquin County, and Site Plan and Architectural Review Commission applicants must be registered voters of the City of Lodi. Pursuant to LMC Section 2.16.010, "Established—Appointment," Planning Commission applicants must be registered voters of the City of Lodi. Those applicants not meeting this requirement will be notified by the City Clerk's Office that their application does not meet specifications and cannot be considered for appointment. Applications are to be accepted by the City Clerk for 30 days and shall remain valid and on file for one year. Exception: Full-time and part-time City employees are prohibited from serving on a commission.

Those seeking appointment to a commission must submit an application to the City Clerk's Office. Those commissioners whose terms have expired must submit a new application (terms are not automatically renewed), and the City Clerk will notify said Commissioners with a letter and new application form. Following the

close of the 30-day application period, copies of all applications will be provided to Council Members for informational purposes, as well as to the appropriate staff liaisons, who will be asked to provide feedback on each candidate, including those seeking reappointment.

The Mayor shall conduct interviews and submit recommendation(s) for appointment to the City Clerk's Office for placement on the City Council agenda for motion action. Exception: The Greater Lodi Area Youth Commission may conduct independent interviews of all applicants, providing the Mayor with a ranking of the top ten, which he/she shall use in selecting qualified candidates.

Following Council appointment, the successful candidate(s) will be notified by the City Clerk's Office via letter of the appointment and Conflict of Interest filing obligation. Copies of the letter and completed application form(s) will be forwarded to the appropriate staff liaison, who will contact the successful candidate(s) regarding meeting dates and times and responsibilities. The City Clerk's Office will notify the unsuccessful candidates of the outcome and confirm the status of their application (i.e. currently valid; has or about to expire; etc.).

Removal

A person appointed by the City Council to a Commission shall continue to serve as a member thereof except when:

1. The person's term of office expires and a different person has been appointed.

2. The person voluntarily resigns from the Commission.

3. The person no longer resides and/or is a registered voter within the required jurisdiction.

4. The person fails to attend three (3) consecutive meetings of the Commission and does not have prior approval for said absences by way of a majority action of the Commission.

A majority vote of the City Council may remove any member of a Commission for any reason including, but not limited to, conduct unbecoming a public official, violating the City's Conflict of Interest Code, failing to comply with statutory requirements, or failing to attend fifty percent (50%) of the Commission meetings in a calendar year. Conduct unbecoming a public official includes the conduct that any reasonable commissioner would know is incompatible to public service, would indicate a lack of fitness to perform the functions of a commissioner or would discredit or cause embarrassment to the City.

Any member of the City Council may initiate a person's removal from a Commission by requesting that consideration of the person's removal be placed on the Council's agenda at a regular or special meeting for discussion and potential action. The City Clerk shall notify the person affected of the time and place of the meeting. When the item is on the City Council agenda, the City Council may, by majority vote, remove the person from a Commission."

5.3 Commission Responsibility

Commissioners should respect the public and staff and shall take seriously their responsibility for reporting to the City Council. Positions taken by appointed representatives should be in alignment with the positions that the Council has taken on issues that directly impact the City of Lodi. Commissioners shall make a good faith effort to attend all scheduled meetings and will notify the City liaison if they will be absent. Each Council-appointed commission shall be designated a staff liaison who shall make certain that the commission is properly instructed on its responsibilities and performance expectations. This may include the issuance of the commission's bylaws or guidelines, as well as copies of The Brown Act and Resolution No. 2006-31, "Rules of Conduct of Meetings, Proceedings, and Business." The City Attorney may from time to time conduct Brown Act workshops for new commissioners.

Commissioners may address the Council on items discussed by their respective bodies but should be limited to the chair or a representative that has been appointed by the commission. This will not take precedence over any individual's first amendment right to address the Council as an individual.

5.4 Council Contact with Commissions

Members of the City Council should not attempt to influence or publicly criticize commission recommendations, or to influence or lobby individual commission members on any item under their consideration. It is important for commissions to be able to make objective recommendations to the City Council on items before them. An exception to the Brown Act allows a legislative body majority to attend an open and noticed meeting of a standing committee of the legislative body provided that the legislative body members who are not members of the standing committee attend only as observers, meaning that they cannot speak or otherwise participate in the meeting.

5.5 Ad Hoc Committees and Task Forces

The City Council, through the City Manager, shall make certain that all Council-appointed ad hoc committees and task forces are properly instructed in their assigned scope of work and responsibility. The expected output of their effort shall be clearly defined. Ad hoc committees and task forces are responsible for keeping the Council informed about issues being considered and their progress. This is to be accomplished by meeting minutes distributed in the Council weekly packets. Ad hoc committees and task forces are responsible for advising the Council of any need for information or more specific instructions. Ad hoc committees and task forces shall obtain Council concurrence before they proceed in any direction different from the original instructions of the Council.

5.6 Annual Recognition Reception

Each year in December, the City Council hosts an event (coordinated by the City Clerk's Office) to recognize the efforts of current and outgoing members of Council-appointed boards, commissions, committees, and task force groups.

5.7 Council Service on Commissions

Council Members are requested to serve on various commissions for outside agencies. Following a City election, at which new Council Members are elected, the newly-seated Council shall review the list of current assignments and make recommendations for appointments. Any Council Member desiring to serve on a certain commission should inform the Mayor. Council Members resigning from his/her position on a certain commission should inform the Mayor (via the City Clerk's Office) in writing. Appointments are subject to approval by a majority of Council.

Council representatives to such commissions shall keep the Council informed of ongoing business through periodic updates under the "Comments by Council" segment of the regular City Council meeting agenda or other means as appropriate.

5.8 Regional Boards

The role of the Council on regional boards will vary depending on the nature of the appointment. Representing interests of Lodi is appropriate on some boards; this is generally the case when other local governments have its own representation. Examples might be serving on the Northern California Power Agency and Northern San Joaquin County Groundwater Banking Authority. Other appointments, such as San Joaquin Council of Governments, are broader in nature; these boards depend on its members taking a more regional approach.

The positions taken by the appointed representative are to be in alignment with the positions that the Council has taken on issues that directly impact the City of Lodi. If an issue should arise that is specific to Lodi and the Council has not taken a position, the issue should be discussed by the Council prior to taking a formal position at a regional board to assure that it is in alignment with the Council's position.

## 6. MEETING GUIDELINES & PROCEDURES

6.1 Attendance / Quorum

Council Members acknowledge that attendance at lawful meetings of the City Council is part of their official duty. Council Members shall make a good faith effort to attend all such meetings unless unable. Council Members will notify the City Clerk if they will be absent from a meeting. The City Clerk will then notify the City Manager, City Attorney, and all other Council Members.

Three members of the City Council shall constitute a quorum and shall be sufficient to transact business. If less than three appear at a regular meeting, the Mayor, Mayor Pro Tempore in the absence of the Mayor, any Council Member in the absence of the Mayor and Mayor Pro Tempore, or in the absence of all Council Members, the City Clerk, or his/her designee, shall adjourn the meeting to a stated day and hour or cancel the meeting due to the lack of a quorum.

Rule of Necessity: If enough Council Members are disqualified (e.g. conflict of interest) such that a quorum cannot be met the disqualified Members shall draw lots to rehabilitate a sufficient number of Council members to permit Council action. Direction from the City Attorney should be sought to determine that real conflict exists to necessitate the need to use the Rule of Necessity.

6.2 Meeting Dates and Location

Whenever possible, taking into consideration the number of participants and room availability, all Council meetings noticed for action shall be scheduled in the Council Chamber at the Carnegie Forum to allow for a live cable-cast of the meeting.

6.2a Regular Meetings & Informal Informational (Shirtsleeve) Sessions

Pursuant to LMC Chapter 2.04, "City Council Meetings," regular meeting dates are the first and third Wednesday of each month commencing at 7:00 p.m. Informal Informational (Shirtsleeve) Sessions are held every Tuesday morning at 7:00 a.m.

6.2b Special/Joint/Adjourned/Emergency Meetings

The Brown Act sets forth specific requirements for holding adjourned, special, and emergency meetings. The City Council may from time to time hold special joint meetings with boards and commissions or outside agencies or groups.

6.3 Agenda / Council Meeting

6.3a Agenda Packet Preparation

The City Manager reviews and approves all items for the Council agenda. Agenda packets are compiled, photocopied, converted electronically, posted to the Web, and distributed through the City Clerk's Office, pursuant to the "City Council Agendas, Council Communications, and Packet Policy/Procedure." Agenda packets (in CD format) shall be delivered to Council Members on the Friday prior to the Council meeting.

6.3b Placing Items on the Agenda

Pursuant to LMC Section 2.04.180 "Preparation of agendas," matters may be placed on the agenda for consideration by request of 1) any member of the City Council, 2) the City Manager, 3) the City Clerk, and 4) the City Attorney. Any reasonable request by any person named in this section shall

be honored, subject to the City Manager's discretion as to the preparation of accompanying staff reports.

Requests from the public to place an item on the agenda are to be directed to the City Clerk's Office and shall be handled in the following manner:

- Proclamation/Certificate – All requests for proclamations and certificates are subject to approval of the Mayor and are typically honored only if a local representative from the requesting agency can appear to accept the certificate.
- Presentations – Most requests for presentation by civic groups and local organizations and requests for recognition of Eagle Scouts or for excellence in academics, athletics, etc. shall be honored and placed appropriately under the "Presentations" segment of the agenda.
- Item for Discussion/Action – Requests by members of the public to place an item for discussion or action on the agenda shall be directed to the appropriate City department for proper handling. In the event it cannot be handled in this manner, the individual requesting the action should submit in writing his/her specific request. The City Clerk shall then place the matter on the agenda under "Communications." The Council shall not take action on the matter other than to either 1) direct that the matter be placed on a future agenda or 2) direct staff to research the issue and report back to Council.

6.3c Order of Agenda Items

Resolution No. 2005-10, adopted by the Lodi City Council on January 11, 2005, establishes the order of business for City Council meetings. Topics anticipated to be of greatest interest to the public will be placed at the beginning of the Regular Calendar.

6.3d Agenda Posting

The agenda for any Regular, Special, or Shirtsleeve Session meeting shall be made available to the general public.

For every Regular, Special, or Shirtsleeve Session meeting, the City Clerk, or other authorized person, shall post the agenda, specifying the time and place at which the meeting will be held and a brief description of all items of business to be discussed at the meeting. The agenda shall be posted according to law at the following locations:

- Lodi City Hall – 221 W. Pine Street
- City Clerk's Office – 221 W. Pine Street, 2nd Floor
- Lodi Carnegie Forum* – 305 W. Pine Street
- Lodi Public Library – 201 W. Locust Street
- On the Internet – www.lodi.gov

*NOTE: This is the official City of Lodi posting location freely accessible to the public 24 hours a day.

6.3e Americans with Disabilities Act Statement

Agendas for all City Council meetings will contain a statement regarding the Americans with Disabilities Act in substantially the following language, making the City Clerk the contact for inquiries.

"NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 24 hours prior to the meeting date."

6.3f Limitation to Act Only on Items on the Agenda

No action shall be taken by the City Council on any item not on the posted agenda, subject only to the exceptions listed below:

- Upon a majority determination that an "emergency situation" (as defined by state law) exists; and
- Upon determination by a 4/5 vote of the full City Council, or a unanimous vote if less than a full Council, that there is a need to take immediate action and that the need to take the action came to the attention of the City Council subsequent to posting of the agenda.

6.3g Supplemental Information ("Blue Sheet" Items)

At times, it may be necessary to amend or provide new information to Council following the publication of the City Council packet. Supplemental material that revises a previously submitted item shall show new information in bold and deleted information in strikethrough. Supplemental material that adds further information to a previously submitted item (e.g. a new Council Communication or attachment) shall contain the statement "SUPPLEMENTAL INFORMATION" on the top, right-hand side of the new material. All supplemental material shall be copied on blue paper and distributed to Council Members and key staff members, in addition to the public information table, prior to the start of the meeting.

6.3h Closed Session

Closed sessions are regulated pursuant to the Brown Act. All written materials and verbal information regarding closed session items shall remain confidential. No member of the Council, employee of the City, or anyone else present shall

disclose to any person the content or substance of any discussion that takes place in a closed session, unless authorized by a majority of Council. The same high standard of respect and decorum as apply to public meetings shall apply to closed sessions. There shall be courtesy, respect, and tolerance for all viewpoints and for the right of Council Members to disagree.

In accordance with Resolution No. 80-101, adopted by the Lodi City Council on August 6, 1980, the City Clerk is authorized to attend all closed session meetings to record motions and actions taken by the City Council. The City Attorney, following the adjournment of a closed session, shall disclose all reportable action taken in the closed session, which shall be recorded into the record by the City Clerk.

6.3i Invocations (Res. 2009-146)

In accordance with Resolution No. 2009-146, adopted by the Lodi City Council on October 21, 2009, invocations shall follow the policy regarding legislative invocations before meetings of the Lodi City Council. (Attached as Exhibit D)

6.3j Presentations

Special presentations shall be scheduled as necessary in recognition of persons or groups, or for the promotion of an event or service. Requests for special presentations must be submitted to the City Clerk in writing in advance of the agenda deadline.

6.3k Consent Calendar

Those items on the Council agenda that are considered to be of a routine and non-controversial nature by the City Manager shall be listed on the "Consent Calendar." These items so listed shall be approved, adopted, accepted, etc. by one motion of the Council.

Council Members may comment on Consent Calendar items or ask for minor clarifications without the need for pulling the item for separate consideration. Items requiring deliberation should be pulled for separate consideration.

6.3l Public Comments

Pursuant to the Brown Act, public comment will be allowed on specific items of business on the Council agenda before or during the Council's consideration of the matter. Members of the public wishing to address Council on a closed session topic will be allowed an opportunity to do so prior to Council adjourning to closed session. Public comments will also be allowed on any item not on the agenda but within the jurisdiction of the City Council. Public comments on non-

agenda items are limited to five minutes each. Individuals desiring to speak are encouraged to submit a request to speak card to the City Clerk listing their name and address.

All comments and testimony shall be made from the podium through the Mayor; no comment or testimony shall be shouted from the audience. Comment and testimony are to be directed to the City Council. Dialogue between and inquiries from citizens at the podium and members of staff or the seated audience is not permitted. Inquiries which require staff response shall be referred to staff for response at a later time.

The City Council cannot prohibit public criticism of policies, procedures, programs, or services of the agency or the acts or omissions of the City Council itself; however, the Brown Act provides no immunity for defamatory statements. Any person who addresses the City Council in a manner which disrupts, disturbs, or impedes the orderly conduct of the meeting may be asked to terminate his/her comment period. Continued inappropriate behavior or comments, after having been directed to discontinue, may be grounds for removal from the meeting.

6.3m Council Comments on Non-Agenda Items

Council Members may make comments on non-agenda items. Comments are generally for informational purposes or to request a future report on a matter; it is not intended for detailed discussion of an item or for action (Gov. Code Section 54954.2(a)(2)).

6.3n Public Hearings

Public hearings may be required on certain items as prescribed by the Lodi Municipal Code or by state or federal law. In addition to the public hearing procedures set forth in Resolution 2006-31, adopted by the Lodi City Council on February 15, 2006, the general procedure for public hearings is as follows:

1. Staff presents its report. Council Members may ask questions of staff.
2. The Mayor opens the public hearing.
3. The applicant or appellant has the opportunity to present his/her comments, testimony, or arguments. Adequate time must be allotted for the applicant or appellant to present his/her case.
4. Members of the public may present their comments subject to time limits established by the Mayor.
5. The Mayor closes the public hearing after everyone wishing to speak has had the opportunity to do so.
6. Council deliberates and takes action.

When the City Council acts in an adjudicatory or quasi-judicial capacity, each member must (1) disclose on the record the nature and substance of any ex parte communications relating to the matter; and (2) provide interested parties full and fair opportunity to rebut or explain the information obtained from those communications.

6.3o Regular Calendar

Those items on the Council agenda that are considered to require Council discussion or public input shall be listed on the "Regular Calendar." These items so listed shall be approved, adopted, accepted, etc. separately by the Council.

6.3p Ordinances

Ordinances involve a command or prohibition and have the force of law in the city for which an ordinance is adopted. An ordinance generally prescribes some permanent rule of conduct or government that remains in force until the ordinance is repealed. With the exception of urgency ordinances, no ordinance may be passed within five days of its introduction. Two readings are therefore required—one to introduce (on the Regular Calendar) and a second to adopt the ordinance (under Ordinances). Ordinances may only be passed at a Regular meeting or at an Adjourned (i.e. continued) Regular meeting; except for urgency ordinances, ordinances may not be passed at a Special meeting. Unless otherwise stated, an ordinance shall take effect 30 days following the date of adoption.

6.3q Resolutions

A resolution expresses City Council policy or directs certain types of administrative action and may be changed by a subsequent resolution. Resolutions are effective on the date of adoption.

6.3r Minute Motion

A minute motion is the most informal official action taken by the City Council. It ordinarily is used to indicate majority approval of a procedural action, such as accepting grant deeds, approving plans and specifications and agreements, or otherwise authorizing disposition of an agenda item.

6.3s Agency Meetings (LPIC, IDA, LFC, RDA)

The City Council, which also sits as members of the Lodi Public Improvement Committee (LPIC), Improvement Development Authority (IDA), Lodi Financing Committee (LFC), and the Redevelopment Agency (RDA), shall meet annually at the second meeting in December to elect new officers. Typically, the Mayor shall serve as Chairperson or President and the

Mayor Pro Tempore shall serve as the Vice Chairperson or Vice President. The RDA members are entitled to compensation of $30 per meeting up to four meetings per month; however, they may vote to waive the compensation.

6.3t Council Communications / Staff Reports

Each City Council agenda item shall have a coordinating staff report (Council Communication) prepared by the originating department. Council Communications are written specifically for the purpose of communicating information necessary for policy and decision-making and shall include an abbreviated history, the overall intent and need for the requested action, and its impact or affect on the community, services, and programs of the City.

6.3u Submitted Materials at Meetings are Public Record

Any written correspondence or other materials, when distributed to all, or a majority of all, of the members of the City Council by any person in connection with a matter subject to discussion or consideration at a public meeting, are disclosable public records under the California Public Records Act and shall be made available upon request without delay. Writings that are public records and that are distributed during a public meeting shall be made available for public inspection at the meeting if prepared by City staff or a member of the City Council, or after the meeting if prepared by some other person. All writings referenced herein shall be provided to and documented with a received/filed date by the City Clerk.

6.3v Electronic Mail Communications, Prohibited during Meetings

Use of the Internet and e-mail is prohibited by Council Members during City Council meetings. The purpose of this is: 1) to ensure that no violations of the Brown Act occur and 2) to allow for proper management of communications during meetings so that City business can be conducted in an efficient and orderly manner. E-mail communication sent to the City Council related to an item on an agenda will be received in the City Clerk's Office up to the close of business (5 p.m.) on the date of the meeting and will be provided to Council Members via "blue sheet." Such communications will be handled in accordance with California Government Code Section 54957.5.

6.3w Minutes

The City Clerk, or his/her designee, shall attend and prepare comprehensive summary minutes of all public meetings of the City Council. Minutes ready for Council approval shall be placed on the regular City Council meeting agenda and included in the Council packet. Pursuant to LMC Section 2.04.110, "Reading and approval of minutes," any Council Member can request a correction or amendment to the minutes, subject to verification

by the City Clerk. It is suggested that Council Members contact the City Clerk no later than Tuesday before the regular meeting, which will allow the Clerk time to review the audio tape to ensure that the requested amendment was verbalized at the meeting, and if so, make the change to the minutes and present the amended minutes to Council on the day of the meeting for approval.

6.4 Rules of Conduct

6.4a Discussion Rules

The Mayor or presiding officer has the responsibility to control the debate and the order of speakers pursuant to the rules for conduct of meetings, proceedings, and business as set forth in Resolution No. 2006-31.

6.4b Council Comments (Related to Items on the Agenda)

Council Members shall limit their comments to the subject matter, item, or motion being currently considered by the Council.

6.4c Speaker Time Limits

Members of the public speaking on non-agenda items shall be limited to five minutes. On scheduled items where the Council determines that the existence of unusual or controversial issues exists, that the large number of speakers wishing to address the Council so justifies, or that other considerations make modification appropriate, the Mayor may limit the amount of time to be afforded each speaker.

6.4d Council Questions of Speakers

Council Members who wish to ask questions of speakers may do so, but only after being recognized by the Mayor. Members of Council shall not engage in debate with a member of the public at Council meetings.

6.5 Decorum

6.5a Council Members / Council Appointees

Resolution No. 2004-115, adopted by the Lodi City Council on June 2, 2004, establishes the code of ethics and values to be followed by City Council Members and City Council Appointees (i.e. City Manager, City Attorney, and City Clerk). Members of the City Council and Council Appointees value and recognize the importance of the trust invested in them by the public to accomplish the business of the City. Council Members and Appointees shall accord the utmost courtesy to each other, to City employees, and to the public appearing before the City Council. At all times, Council Members in the minority on an issue shall respect the decision and authority of the majority.

6.5b City employees

Members of the City staff are expected to observe the same rules of order and decorum applicable to the City Council. City staff shall act at all times in a business professional manner toward Council Members and members of the public.

6.5c Public

Members of the public attending City Council meetings shall observe the same rules of order and decorum applicable to the City Council.

6.5d Noise in the Chamber

Noise emanating from the audience within the Council Chamber or lobby area, which disrupts City Council meetings, shall not be permitted.

6.6 Use of Council Chamber

As set forth in the City of Lodi Administrative Policy and Procedure Manual, the following are authorized uses of the spaces in the Carnegie Forum.

1. All meetings of the City Council.
2. All meetings of City boards and commissions when such boards and commissions are staffed by a City liaison person.
3. Meetings called by a Council Member(s) to discuss City business with constituents and others.
4. Department Head and other City staff meetings.
5. City employee training sessions.
6. General meetings of City employees for the purpose of disseminating job-related information.
7. Professional meetings hosted/conducted by City staff.
8. City-sponsored community awareness programs.

Exceptions to this policy may be made only on the authority of the City Council. The Council Chamber cannot be used as a location for taking campaign photos. All requests for use of Carnegie Forum spaces shall be made through the Secretary to the City Manager.

## 7. COMMUNICATIONS

7.1 Processing and Delivering of City Council Mail by City Clerk's Office

Upon authorization of the City Council Member, the City Clerk shall open all mail addressed to the Mayor and City Council Members, with the exception of those marked "Personal" or "Confidential."

Communication Addressed to the "City Council"
All correspondence addressed to the "City Council" is treated as public information. A copy is made for each member of the City Council, City Manager, City Attorney, and all other affected departments for information, referral, or handling. The original document is retained in the City Clerk's Office file.

Communication Addressed to the "Mayor"
Commonly, the sender's intent when addressing communication to the "Mayor" is merely to forward it to the head of the city governing body, and consequently, this type of correspondence is often handled in the same manner as communication addressed to the "City Council." Handling of the Mayor's mail is, however, at the discretion of the individual serving in this capacity, which is ascertained each year following the reorganization of the City Council.

Communication Addressed to *Individual* Council Members
Communication addressed specifically to individual City Council Members is treated as personal mail and is only opened by the City Clerk's Office if express authorization to do so was given by the Council Member. No copies are made or distributed. Should a response be needed, it is up to the individual Council Member to whom the correspondence was addressed, as is forwarding the information to affected departments if appropriate.

7.2 Council Calendar

An Annual Calendar List of Events shall be prepared by the City Clerk's Office, which includes City-related events, functions, meetings, and annual conferences. A weekly calendar is also prepared by the City Clerk and distributed to each Council Member, Administrative staff, and the press for informational purposes. It shall be the responsibility of Council Members to notify the City Clerk of their attendance at an event, for which the City Clerk will handle the arrangements.

7.3 Citizen Complaint Process

All complaints directed to the City Council through the City Clerk's Office will be copied to the City Manager's Office and other affected departments. A reply, confirming receipt and notifying the sender who the communication was forwarded to, will be sent by the City Clerk's Office within 24 hours.

7.4 Use of City Letterhead or City Seal

All Council Member correspondence written on City resources, i.e. letterhead, staff support, postage, etc., will reflect a majority position of the Council, not individual Council Members' positions. All Council Member correspondence using City resources shall be copied to the full Council. The City Clerk is the custodian of the Official City Seal pursuant to Lodi Municipal Code 2.13.010. The City Seal shall not be altered and is to be used only on official City documents.

7.5 Communications with Staff

Pursuant to LMC Section 2.12.070, "Council to Deal Exclusively through City Manager," the City Council and its members, except for the purpose of inquiry, shall deal with administrative services solely through the City Manager, and neither the City Council nor any member thereof shall give orders to any of the subordinates of the City Manager. A Council Member shall not direct staff to initiate any action, change a course of action, or prepare any report that is significant in nature, nor shall a Council Member initiate any project or study without the approval of a majority of Council. Exception: Pursuant to LMC Title 2.13 and 2.14, the City Attorney and City Clerk are appointed by the City Council and shall report his/her advice, recommendations, and requests directly to the City Council.

In regard to an agenda item question, Council Members are encouraged to contact staff members to ask questions for clarification prior to the meeting, at which the subject will be discussed.

7.6 Complaints Regarding Performance of Staff

Any concerns by a member of Council over the behavior or work of a City employee should be directed to the City Manager privately to ensure the concern is resolved. Council Members shall not reprimand employees directly, nor shall they communicate their concerns to anyone other than the City Manager.

7.7 Handling of Litigation / Confidential Information

Council Members shall keep all written materials and verbal information provided to them on matters that are confidential under state law in complete confidence to ensure that the City's position is not compromised. No disclosure or mention of information in these materials shall be made to anyone other than Council Members, the City Attorney, or City Manager.

7.8 Representing Majority vs. Individual Opinion

A person elected to the City Council plays two roles: a member of a body elected to represent the City in its entirety and a private resident of the City. The second role is not relinquished when the first role is assumed. It is important to distinguish between the two roles at all times and to conduct business in one role separately from the other. The elected Council Member retains the right to speak as an individual, not as a member of the City Council, but must make it very clear that he/she speaks on his/her own behalf and not as a member of the City Council. This is because when the Council acts, it acts as a whole, not as a group of individuals.

If a member of the City Council appears before another governmental agency or organization to give a statement on an issue affecting the City, the Council Member should first indicate the majority position and opinion of the Council. Personal opinions and comments may be expressed only if the Council Member clarifies that these statements do not represent the position of the City Council.

7.9. Legislative Communications at the Request of City-Affiliated Organizations

From time to time, the City is asked by the League of California Cities and other City-affiliated organizations to take a support and/or oppose position on a particular piece of legislation and/or proposal. When such a request is received, the matter shall be agendized and acted upon at the next regularly scheduled City Council meeting. When a request is received necessitating a more timely response in that action is required prior to the next regularly scheduled City Council meeting, the Mayor, or his/her designee, on behalf of the City, may sign and submit the requested communication so long as the position is consistent with the position taken by the League and/or other City-affiliated organizations and previous positions, if any, taken by the City. A copy of the communication shall be presented as an informational item on the Consent Calendar at the next regularly scheduled City Council meeting.

## 8. CONFLICT OF INTEREST / ECONOMIC DISCLOSURE REQUIREMENTS FOR PUBLIC OFFICIALS

8.1 Conflict of Interest

The Political Reform Act (Government Code, Title 9, Sections 81000-91015) controls conflict of interest through disclosure and prohibition of participation in decisions, which are actual conflicts of interest. Specifically, it requires City Council Members and other public officials to annually disclose all financial interests that may be affected by decisions made in their official capacity; this includes interests such as investments, real property, and income. Council Members must also disqualify themselves from making or participating in making or influencing any governmental decision that will have a foreseeable material financial affect on any economic interest of the Council Member or certain family members.

The Political Reform Act requires state and local government agencies to adopt and promulgate conflict of interest codes, which shall be reviewed bi-annually on even-numbered years. On December 1, 2004, the Lodi City Council adopted Resolution No. 2004-268 amending the City of Lodi's Conflict of Interest Code.

8.2 Statements of Economic Interest

A financial disclosure form (Statement of Economic Interest) must be filed with the City Clerk no later than April 1 of each year for financial interests pertaining to the preceding calendar year. Newly-elected Council Members must file a statement within 30 days of officially assuming office. Certain commission members and City employees are also subject to this disclosure requirement.

8.3 Make and Participate in Making a Decision

An official makes a decision when the official votes on a matter, appoints a person, obligates or commits the City to any course of

action, or enters into any contract on behalf of the City. Pursuant to LMC 2.04.140, "Voting," all members of the Council, when present, must vote. If a member of the Council states that he/she is not voting, his/her silence shall be recorded as an affirmative vote unless, however, the Council Member abstains from voting by reason of his/her interest in the matter before the Council and that reason is stated at the meeting.

An official participates in making a decision when the official negotiates on behalf of the City without significant substantive review, or advises or makes recommendations to the decision maker, either directly or without significant intervening substantive review.

Exceptions: Making or participating in the making of a decision does not include ministerial, secretarial, manual or clerical actions, appearances by the official as a member of the general public before any body of the City in the course of its prescribed governmental function to represent himself/herself on matters related solely to his/her personal interest.

8.4 Provision of Advice from City Attorney regarding Conflict of Interest

Any official who is uncertain as to whether he/she may have a conflict of interest shall seek clarification from the City Attorney; however, the official must understand that the City Attorney may not keep the consultation confidential from the full Council, and the City Attorney's opinion is not a defense to a Fair Political Practices Commission (FPPC) enforcement action. When in doubt, the City Attorney can request a formal opinion from the FPPC if the request is made at least four weeks in advance.

8.5 Using Official Position to Influence

Council Members shall not attempt to coerce or influence any member, officer, official, consultant, or commission member of the City in the awarding of contracts, the selection of consultants, the processing of development applications, or the granting of City licenses or permits. The Council shall not attempt to change or interfere with the operating policies and practices of any City department.

**APPENDIX**
Reference Table of Amendments

| DATE | DESCRIPTION | ACTION |
|---|---|---|
| 3/15/09 | City Council adopted City Council Protocol Manual | Res. 2006-45 |
| 1/2/07 | Amended Manual to update resolution number relating to the AB1234 Expense Reimbursement Policy (Section 4.2a) | Administratively |
| 10/8/09 | Amended Manual to add "*Appendix: Reference Table of Amendments*" for tracking purpose and added Exhibits A, B, and C to the Table of Contents page | Administratively |
| 10/21/09 | Amended Manual to update policy regarding invocations, referencing the Council-adopted resolution (Section 6.3i), and added Exhibit D to the Table of Contents page and attached it to the Manual | Res. 2009-146 |
| 2/2/11 | Amended Manual to revise the boards, committees, and commissions appointment policy to include the specific follow-up process and indicate that the applicants shall be interviewed by the Mayor | Council action (motion/action) |
| 5/18/11 | Amended Manual to add Section 7.9 regarding communications at the request of the League of California Cities | Council action (motion/action) |
| 10/5/11 | Amended Manual, Sections 7.4 and 7.9, to further clarify use of City letterhead and expand the definition of legislative communications (i.e. not only League requests) | Council action (motion/action) |
| 10/19/11 | Amended Section 5.6, Annual Recognition Reception, to reflect that the reception is held annually in December rather than August | Administratively |
| 11/2/11 | Amended Section 5.2 (Commission Appointments) to add language regarding removal process | Council action (motion/action) |
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EXHIBIT A



## Chapter 2.04

## CITY COUNCIL MEETINGS

**Sections:**


| | |
|---|---|
| **2.04.010** | **Regular meetings—Day and time.** |
| **2.04.020** | **Informal informational meetings.** |
| **2.04.030** | **Meeting place.** |
| **2.04.040** | **Meetings to be public.** |
| **2.04.050** | **Special meetings.** |
| **2.04.060** | **Quorum.** |
| **2.04.070** | **Presiding officer—Mayor—Mayor pro tempore.** |
| **2.04.080** | **Call to order—Temporary chairman.** |
| **2.04.090** | **Roll call.** |
| **2.04.100** | **Order of business—Assembly of officers.** |
| **2.04.110** | **Reading and approval of minutes.** |
| **2.04.120** | **Rules of debate.** |
| **2.04.130** | **Addressing the council.** |
| **2.04.140** | **Voting.** |
| **2.04.150** | **Decorum.** |
| **2.04.160** | **Persons allowed within rail.** |
| **2.04.170** | **Entry of dissent in minutes.** |
| **2.04.180** | **Preparation of agendas.** |
| **2.04.190** | **Closed sessions—Confidentiality.** |


### 2.04.010 Regular meetings—Day and time.

Regular meetings of the council shall be held on the first and third Wednesday of each month at seven p.m.; provided, however, that any such regular meeting at which a closed session is to be held may be commenced, for the holding of such closed session, at such earlier time on the meeting day as may be noticed on the council's agenda and posted at least seventy-two hours in advance of such earlier commencement time. In the event of any such earlier commencement of a regular meeting for the purpose of holding a closed session, no other items of business on the council's meeting agenda shall be addressed before seven p.m. In case the regular meeting falls upon a legal holiday, then the regular meeting which otherwise would have occurred on that day shall be held on the first business day thereafter at the hour of seven p.m. (Ord. 1699 § 1, 2001)

### 2.04.020 Informal informational meetings.

Informal informational meetings of the city council shall be held on each Tuesday morning of each month at the hour of seven a.m. in the council chambers of the city or at such location and at such time as the council may deem appropriate, subject to notice requirements as provided by law. No formal action shall be taken by the city council at such meetings. The city manager, city attorney, department heads and members of the public, as the council may request, shall be present and present such information as may be deemed desirable. (Ord. 1594 § 1 (part), 1994)

### 2.04.030 Meeting place.

All regular meetings of the council shall be held in the council chambers, Carnegie Forum Building, Lodi, California, or at such other place as the council may deem appropriate, subject to notice requirements as provided by law. If by reason of fire, flood, earthquake or other emergency, it is unsafe

to meet in the place so designated, the meetings may be held for the duration of the emergency at such place as is designated by the mayor. (Ord. 1594 § 1 (part), 1994)

**2.04.040 Meetings to be public.**

All meetings of the council shall be open to the public. (Ord. 1594 § 1 (part), 1994)

**2.04.050 Special meetings.**

At any time the mayor or three city council members may call a special meeting by delivering written notice to each member and to each local newspaper of general circulation, radio or television station requesting notice in writing, such notice to be delivered personally or by mail at least twenty-four hours before the time of such meeting. Written notice may be dispensed with if a representative of the newspaper, radio or television station is present at the meeting and if all council members give their written consent to the meeting and the consent is filed in the city clerk's office when the meeting is held. A council member may give such consent by telegram. (Ord. 1594 § 1 (part), 1994)

**2.04.060 Quorum.**

A majority of all members elected to the council shall constitute a quorum at any regular or special meeting of the council. Unless otherwise required by law, a simple majority of the members present may take action or adopt ordinances or resolutions. (Ord. 1594 § 1 (part), 1994)

**2.04.070 Presiding officer—Mayor—Mayor pro tempore.**

The presiding officer of the council shall be the mayor who shall be elected by the council annually at the first regular meeting after the canvass of votes done in conjunction with the statewide general election in even-numbered years. In years where there is no general statewide election, the mayor shall be elected at the first regular meeting in December. At the time of the election of the mayor, one of the members of the council shall be chosen as mayor pro tempore. If the mayor is absent or unable to act, the mayor pro tempore shall serve until the mayor returns or is able to act. The mayor shall preserve strict order and decorum at all regular and special meetings of the council. He shall state every question coming before the council, call for the vote, announce the decision of the council on all subjects and decide all questions of order, subject, however, to an appeal to the council, in which event a majority vote of the council shall govern and conclusively determine such question of order. He shall sign all ordinances adopted by the council during his presence. In the event of the absence of the mayor, the mayor pro tempore shall sign ordinances as then adopted. (Ord. 1594 § 1 (part), 1994)

**2.04.080 Call to order—Temporary chairman.**

The mayor, or in his/her absence the mayor pro tempore, shall take the chair at the hour appointed for the meeting, and shall immediately call the council to order. In the absence of the mayor or mayor pro tempore, the city clerk, or the acting city clerk shall call the council to order whereupon a temporary chairperson shall be elected by the members of the council present. Upon the arrival of the mayor or mayor pro tempore, the temporary chairperson shall

immediately relinquish the chair upon the conclusion of the business immediately before the council. (Ord. 1594 § 1 (part), 1994)

**2.04.090 Roll call.**

Before proceeding with the business of the council at regular, special or informational sessions, the city clerk or the acting city clerk shall call the roll of the members, and the names of those present shall be entered in the minutes. (Ord. 1594 § 1 (part), 1994)

**2.04.100 Order of business—Assembly of officers.**

All meetings of the council shall be open to the public, except for closed sessions as permitted by law. The council shall provide by resolution the order of business for regular meetings of the council, and shall provide therein for public comment as required by law. In attendance shall be the city manager, the city clerk, and the city attorney or their authorized designees. (Ord. 1699 § 2, 2001)

**2.04.110 Reading and approval of minutes.**

Unless the reading of the minutes of a council meeting is requested by a majority of the council, such minutes may be approved without reading if the city clerk has previously furnished each member with a copy thereof. Any council member can correct an error in the minutes, subject to verification by the clerk. (Ord. 1594 § 1 (part), 1994)

**2.04.120 Rules of debate.**

The council shall, by resolution, adopt rules of conduct and debate applicable to all city council meetings. (Ord. 1594 § 1 (part), 1994)

**2.04.130 Addressing the council.**

A. Any interested person may, subject to the rules of procedure adopted hereunder, speak on any item coming before the council. It shall not be required that persons wishing to speak give prior written notice, but priority shall be given to those who have so notified the city clerk in advance.

B. After a motion is made and seconded, no person shall address the city council without first securing permission of the council to do so.

C. Remarks by the public shall be made only from the podium. Speakers shall first give their names and addresses for the record, and no one shall be permitted to enter into any discussion without permission of the presiding officer. (Ord. 1594 § 1 (part), 1994)

**2.04.140 Voting.**

All members of the council, when present, must vote. If a member of the council states that he is not voting, his silence shall be recorded as an affirmative vote unless, however, the council member abstains from voting by reason of his/her interest in the matter before the council and that reason is stated at the meeting. (Ord. 1594 § 1 (part), 1994)

**2.04.150 Decorum.**

A. Council Members. While the council is in session, the members must preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the council nor disturb any member while

speaking or refuse to obey the orders of the council or its presiding officer, except as otherwise provided by this chapter. Any member who, after warning by the chair, repeatedly violates these rules may be ejected for the remainder of the meeting by two-thirds vote of the council.

B. Other Persons. Any person making personal, impertinent or slanderous remarks or who becomes boisterous during the council meeting shall be forthwith, by the presiding officer, barred from further audience at the meeting before the council, unless permission to continue is granted by a majority vote of the council.

C. Any violation of this section may be punished as an infraction pursuant to Section 1.08.010 of this code. (Ord. 1594 § 1 (part), 1994)

**2.04.160 Persons allowed within rail.**

No person, except city officials, their representatives and newsgathering or media personnel, shall be permitted within the rail in front of the council chamber during meetings, without the express consent of the council. (Ord. 1594 § 1 (part), 1994)

**2.04.170 Entry of dissent in minutes.**

Any council member shall have the right to have the reasons for his dissent from, or protest against, any action of the council entered on the minutes. (Ord. 1594 § 1 (part), 1994)

**2.04.180 Preparation of agendas.**

A. Consistent with the provisions of the Ralph M. Brown Act (Government Code Section 54950 et seq.), the agenda for council meetings shall be prepared by the city manager, and distributed by the city clerk.

B. Matters may be placed on the agenda for consideration by the city council by request of:

1. Any member of the city council;
2. The city manager;
3. The city clerk;
4. The city attorney.

C. Any reasonable request by any person named in this section to place a matter on the agenda shall be honored, subject to the city manager's discretion as to the preparation of accompanying staff reports. (Ord. 1594 § 1 (part), 1994)

**2.04.190 Closed sessions—Confidentiality.**

A. No officer, employee or agent of the

city shall, without proper authorization, divulge confidential information received by such person as part of his or her official duties during any closed session of the city council authorized under the Ralph M. Brown Act (Government Code Section 54950 et seq.) as it now exists or may later be modified.

B. Such confidential information may include but is not limited to matters involving pending litigation, property acquisition, labor negotiations, personnel matters or other information, the disclosure of which would reasonably be likely to prejudice the good faith conduct of city business, constitute an unwarranted invasion of privacy, or place the city at an unfair disadvantage in negotiations.

C. For purposes of this section, "proper authorization" means:

1. In matters of personal privacy, a waiver by the individual enjoying such right of privacy;

2. The order or subpena of a court of competent jurisdiction;

3. Authorization by the city council as a body;

4. Conclusion or finalization of the matter or subject involved, as determined by the city council.

D. Nothing in this chapter shall be deemed a waiver of any other confidential privilege for any information established elsewhere by statute or case law. (Ord. 1594 § 1 (part), 1994)

**EXHIBIT B**

RESOLUTION NO. 2006-31

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING AND ESTABLISHING RULES FOR THE CONDUCT OF ITS MEETINGS, PROCEEDINGS, AND BUSINESS AND THEREBY RESCINDING RESOLUTION 2004-282

==========

WHEREAS, the Lodi City Council, pursuant to Chapter 2.04 of the Lodi Municipal Code, is empowered and required to adopt by resolution, rules of conduct for City Council meetings; and

WHEREAS, it is desirable to make such procedural rules applicable to all other boards, commissions, and committees of the City.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council as follows :

SECTION 1. RULES OF CONDUCT AND DEBATE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES

A. Presidina Officer Mav Debate

The Mayor or presiding officer may move, second, and debate from the chair, subject only to such limitations of debate as are by these rules established. The chair shall not be deprived of any of the rights and privileges of a Council or board member by reason of being the presiding officer.

B. Obtaining The Floor.

Any member of the Council or board wishing to speak must first obtain the floor by being recognized by the chair. The chair must recognize any member who seeks the floor when appropriately entitled to do so.

C. Motions.

The chair or any member of the Council or board may bring any matter of business appearing on the agenda before the body by making a motion. The chair shall open the matter for debate, offering the first opportunity to debate to the moving party and, thereafter, to any other member properly recognized by the chair. Once the matter has been fully debated and seconded and the chair calls for a vote, no further debate will be allowed; provided, however, Council or board members may be allowed to explain their vote. The person making the motion shall have the privilege of closing debate.

D. Voting.

All members present at a meeting shall vote when the question is called, subject to the provisions of Lodi Municipal Code Section 2.04.140.

E. Procedural Rules of Order.

Once the main motion is properly placed on the floor, several related motions may be employed in addressing the main motion. These motions take precedence over the main motion and, if properly made and seconded, must be disposed of before the main motion can be acted upon. The following motions are appropriate and may be made by the chair or any Council or board member at any appropriate time during the discussion of the main motion. They are listed in order of precedence. The first three subsidiary motions are non-debatable; the last four are debatable.

SUBSIDIARY MOTIONS:

1. Lay on the Table. Any member may move to lay the matter under discussion on the table. The motion temporarily suspends any further discussion or the pending motion without setting a time certain to resume debate. It must be moved and seconded and passed by a majority vote. To bring the matter back before the body, a member must move that the matter be taken from the table, seconded, and passed by a majority. A motion to take from the table must be made at the same meeting at which it was placed on the table or at the next regular meeting of the body; otherwise, the motion that was tabled dies, although, it can be raised later as a new motion.

2. Move Previous Question. Any member may move to immediately bring the question being debated to a vote, suspending any further debate. The motion must be made and seconded without interrupting one who already has the floor. A two-thirds vote is required for passage.

3. Limit or Extend Limits of Debate. Any member may move to put limits on or extend the length of debate. The motion must be made and seconded and requires a two-thirds vote to pass.

4. Postoone to a Time Certain. Any member may move to postpone the pending motion to a time certain. This motion continues the pending main motion to a future date as determined by the Council or board at the time the motion is passed. The motion must be seconded and requires a majority vote for passage.

5. Commit or Refer. Any member may move that the matter being discussed should be referred to a committee, commission, or staff for further study. The motion must be seconded and requires a majority vote for passage. The motion may contain directions for the committee or commission, as well as a date upon which the matter will be returned to the Council or board's agenda. If no date is set for returning the item to the Council or board's agenda, any member may move, at any time, to require the item be returned to the agenda. The motion must be seconded and a majority vote is required for passage if the item is to come back at a future date certain, or a two-thirds vote if the item is to be immediately discussed by the Council or board at the time the motion to return is made.

6. Amend. Any member may amend the main motion or any amendment made to the main motion. Before the main motion may be acted upon, all amendments and amendments to amendments must first be acted upon. A motion to amend must be seconded and requires a majority vote for passage. An amendment must be related to the main motion or amendment to which it is directed. Any amendment which substitutes a new motion rather than amending the existing motion is out of order and may be so declared by the chair.

7. Postpone Indefinitely. Any member may move to postpone indefinitely the motion on the floor, thus avoiding a direct vote on the pending motion and suspending any further action on the matter. The motion must be seconded and requires a majority vote for passage.

F. Motions of Privileae, Order, and Convenience.

The following actions by the Council or board are to insure orderly conduct of meetings and for the convenience of the members. These motions take precedence over any pending main or subsidiary motion and may or may not be debated as noted.

1. Call for Orders of the Day. Any member may demand that the agenda be followed in the order stated therein. No second is required and the chair must comply unless the Council or board, by majority vote, sets aside the orders of the day.

2. Question of Privileae. Any member, at any time during the meeting, may make a request of the chair to accommodate the needs of the body or his/her personal needs for such things as reducing noise, adjusting air conditioning, ventilation, lighting, etc. Admissibility of question is ruled on by the chair.

3. Recess. Any member may move for a recess. The motion must be seconded and a majority vote is required for passage. The motion is debatable.

4. Adjourn. Any member may move to adjourn at any time, even if there is business pending. The motion must be seconded and a majority vote is required for passage. The motion is not debatable.

5. Point of Order. Any member may require the chair to enforce the rules of the Council or board by raising a point of order. The point of order shall be ruled upon by the chair.

6. Appeal. Should any member be dissatisfied with a ruling from the chair, he/she may move to appeal the ruling to the full Council or board. The motion must be seconded to put it before the Council or board. A majority vote in the negative or a tie vote sustains the ruling of the chair. The motion is debatable and the chair may participate in the debate.

7. Suspend the Rules. Any member may move to suspend the rules if necessary to accomplish a matter that would otherwise violate the rules. The motion requires a second and a two-thirds vote is required for passage.

8. Division of Question. Any member may move to divide the subject matter of a motion which is made up of several parts in order to vote separately on each part. The motion requires a second and a majority vote for passage. This motion may also be applied to complex ordinances or resolutions.

9. Reconsider. Except for votes regarding matters which are quasi-judicial in nature or matters which require a noticed public hearing, the Council or board may reconsider any vote taken at the same session, but no later than the same or next regular meeting, to correct inadvertent or precipitant errors, or consider new information not available at the time of the vote. The motion to reconsider must be made by a member who voted on the prevailing side, must be seconded, and requires a majority vote for passage, regardless of the vote required to adopt the motion being reconsidered. If the motion to reconsider is successful, the matter to be reconsidered takes no special precedence over other pending matters and any special voting requirements related thereto still apply. Except pursuant to a motion to reconsider, once a matter has been determined and voted upon, the same matter cannot be brought up again at the same meeting.

10. Rescind, Repeal, or Annul. The Council or board may rescind, repeal, or annul any prior action taken with reference to any legislative matter so long as the action to rescind, repeal, or annul complies with all the rules applicable to the initial adoption, including any special voting or notice requirements or unless otherwise specified by law.

G. Authority of the Chair.

Subject to appeal, the chair shall be the chief parliamentarian, rule on points of order, **and shall have the authority to prevent the misuse of** the legitimate form of motions, or the abuse of privilege of renewing certain motions, to obstruct the business of the Council or board by ruling such motions out of order. In so ruling, the chair shall be courteous and fair and should presume that the moving party is making the motion in good faith.

H. Public Hearings.

Matters which are required to be heard at a noticed public hearing shall be conducted in the following manner.

1. Time for Consideration. Matters noticed to be heard by the Council or board shall commence at the time specified in the notice of hearing, or as soon thereafter as is reasonably possible, and shall continue until the same has been completed or until other disposition of the matter has been made.

2. Continuance of Hearinas. Any hearing being held or noticed or ordered to be held by the Council or board at any meeting may, by order or notice of continuance, be continued or re-continued to any subsequent meeting in the manner provided herein for adjourned meetings; provided, that if the hearing is continued to a time less than 24 hours after the time specified in the order or notice of hearing, a copy of the order or notice of continuance of hearing shall be posted immediately following the meeting at which the order or notice of continuance was adopted or made.

3. Public Discussion at Hearinas. When a matter for public hearing comes before the body, the chair shall open the public hearing. Upon opening the public hearing and before any motion is adopted related to the merits of the issue to be heard, the chair shall inquire if there are any persons present who desire to speak on the matter which is to be heard or to present evidence respecting the matter. Any person desiring to speak or present evidence shall make his/her presence known to the chair and upon being recognized by the chair, the person may speak or present evidence relevant to the matter being heard. No person may speak without first being recognized by the chair. Members who wish to ask questions of the speakers or each other during the public hearing portion, may do so but only after first being recognized by the chair. The chair shall conduct the meeting in such a manner as to afford due process. Time limits may be established by the chair, limiting the duration of presentations as set forth in these rules.

   All persons interested in the matter being heard shall be entitled to submit written evidence or remarks, as well as other graphic evidence. All such evidence presented shall be retained by the City Clerk or secretary of the board as part of the record. No person shall be permitted during the hearing to speak about matters or present evidence which are not germane to the matter being considered. A determination of relevance shall be made by the chair, but may be appealed as set forth in these rules.

4. Consideration of Question by Council or Board. After all members of the public desiring to speak upon the subject of the hearing have been given an opportunity to do so, the public hearing shall be closed by the chair, and the body may consider what disposition they wish to make of the question or questions presented at the hearing. No member of the public shall be allowed, without consent of the chair, to speak further on the question during this period of deliberation: although, the members may ask questions of the speakers if so desired. At the conclusion of discussion and appropriate motion having been made and seconded, the body shall vote on the matter.

I. New Business: Introduction.

During Council meetings, no new business on the agenda (except closed sessions) shall be considered after 11:00 p.m. without two-thirds vote of the Council. Any new business remaining on the agenda shall be carried over to the next regular Council meeting.

J. Quorum: Majority: Two-Thirds Vote: Determination.

As used in this resolution or in the application of Lodi Municipal Code Chapter 2.04, the following definitions shall apply:

1. "Quorum" shall mean a simple majority of the total number of all persons on such body.

2. "Majority" shall mean the majority of members actually present at a meeting.

3. "Two-thirds vote" shall mean two-thirds vote of the members actually present, rounded up or to the next number if less than a whole person. Two-thirds of four members shall be three members: two-thirds of five members shall be four members: etc.

K. The City Attorney shall review the City Council Agenda prior to its distribution to Council and note all Quasi Judicial items thereon. When the City Council or commission acts in an adjudicatory or quasi-judicial capacity, each member must (1) disclose on the record the nature and substance of any ex parte communications relating to the matter; and (2) provide interested parties full and fair opportunity to rebut or explain the information obtained from those communications.

SECTION 2. This Resolution shall become effective immediately.

Dated: February 15, 2006

==========

I hereby certify that Resolution No. 2006-31 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 15, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

SUSAN J. BLACKSTON

City Clerk

**EXHIBIT C**

RESOLUTION NO. 2004-115

A RESOLUTION OF THE LODI CITY COUNCIL
ADOPTING THE CITY OF LODI CODE OF ETHICS AND VALUES

---

BE IT RESOLVED that the City of Lodi Code of Ethics and Values, as shown on Exhibit A attached hereto, is hereby adopted by the City Council of the City of Lodi to be effective immediately; and

FURTHER RESOLVED that this resolution shall apply to Lodi City Council Members and City Council Appointees (i.e. City Manager, City Attorney, and City Clerk).

Dated: June 2, 2004

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I hereby certify that Resolution No. 2004-115 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 2, 2004, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS – | Beckman, Hitchcock, Howard, Land, and Mayor Hansen |
| NOES: | COUNCIL MEMBERS – | None |
| ABSENT: | COUNCIL MEMBERS – | None |
| ABSTAIN: | COUNCIL MEMBERS – | None |

Susan J. Blackston

SUSAN J. BLACKSTON
City Clerk

EXHIBIT A

# CITY OF LODI
## Code of Ethics and Values

---

**PREAMBLE**

The proper operation of democratic government requires that decision-makers be independent, impartial, and accountable to the people they serve. The City of Lodi has adopted this Code of Ethics and Values to promote and maintain the highest standards of personal professional conduct in the City's government. All elected and appointed officials are required to subscribe to this Code, understand how it applies to their specific responsibilities, and practice its eight core values in their work. Because we seek public confidence in the City's services and public trust of its decision-makers, our decisions and our work must meet the most demanding ethical standards and demonstrate the highest levels of achievement in following this Code.

1. **As a representative of the City of Lodi, I will be ethical. In practice, this value looks like:**
   a) I am trustworthy, acting with the utmost integrity and moral courage.
   b) I am truthful, do what I say I will do, and am dependable.
   c) I make impartial decisions, free of bribes, unlawful gifts, narrow political interests, and financial and other personal interest that impair my independence of judgment or action.
   d) I am fair, distributing benefits and burdens according to consistent and equitable criteria.
   e) I extend equal opportunities and due process to all parties in matters under consideration. If I engage in unilateral meetings and discussions, I do so without making voting decisions.
   f) I show respect for persons, confidences, and information designated as "confidential" to the extent permitted by California law.
   g) I use my title(s) only when conducting official City business, for information purposes, or as an indication of background and expertise, carefully considering whether I am exceeding or appearing to exceed my authority.

2. **As a representative of the City of Lodi, I will be professional. In practice, this value looks like:**
   a) I apply my knowledge and expertise to my assigned activities and to the interpersonal relationships that are part of my job in a consistent, confident, competent, and productive manner.
   b) I approach my job and work-related relationships with a positive attitude.
   c) I keep my professional knowledge and skills current and growing.

3. **As a representative of the City of Lodi, I will be service-oriented. In practice, this value looks like:**
   a) I provide friendly, receptive, courteous service to everyone.
   b) I am attuned to, and care about, the needs and issues of citizens, public officials, and City workers.
   c) In my interactions with constituents, I am interested, engaged, and responsive.

**4. As a representative of the City of Lodi, I will be fiscally responsible. In practice, this value looks like:**

a) I make decisions after prudent consideration of their financial impact, taking into account the long-term financial needs of the City, especially its financial stability.

b) I demonstrate concern for the proper use of City assets (e.g. personnel, time, property, equipment, and funds) and follow established procedures.

c) I make good financial decisions that seek to preserve programs and services for City residents.

**5. As a representative of the City of Lodi, I will be organized. In practice, this value looks like:**

a) I act in an efficient manner, making decisions and recommendations based upon research and facts, taking into consideration short- and long-term goals.

b) I follow through in a responsible way, keeping others informed, and responding in a timely fashion.

c) I am respectful of established City processes and guidelines.

**6. As a representative of the City of Lodi, I will be communicative. In practice, this value looks like:**

a) I convey the City's care for and commitment to its citizens.

b) I communicate in various ways that I am approachable, open-minded, and willing to participate in dialog.

c) I engage in effective two-way communication, by listening carefully, asking questions, and determining an appropriate response, which adds value to conversations.

**7. As a representative of the City of Lodi, I will be collaborative. In practice, this value looks like:**

a) I act in a cooperative manner with groups and other individuals, working together in a spirit of tolerance and understanding.

b) I work toward consensus-building and gain value from diverse opinions.

c) I accomplish the goals and responsibilities of my individual position, while respecting my role as a member of a team.

d) I consider the broader regional and state-wide implications of the City's decisions and issues.

**8. As a representative of the City of Lodi, I will be progressive. In practice, this value looks like:**

a) I exhibit a proactive, innovative approach to setting goals and conducting the City's business.

b) I display a style that maintains consistent standards, but is also sensitive to the need to compromise, "thinking outside the box," and improving existing paradigms when necessary.

c) I promote intelligent and thoughtful innovation in order to forward the City's policy agenda and City services.

**EXHIBIT D**

RESOLUTION NO. 2009-146

A RESOLUTION OF THE LODI CITY
COUNCIL ADOPTING POLICY REGARDING
LEGISLATIVE INVOCATIONS BEFORE
MEETINGS OF THE LODI CITY COUNCIL

==========

The Lodi City Council ("the Council") is an elected legislative and deliberative public body, serving the citizens of Lodi, California, and after hearing makes the following findings:

WHEREAS, the Council wishes to maintain a tradition of solemnizing its proceedings by allowing for a pluralistic call to civic responsibility according to the faiths or beliefs of Lodi's citizens (the "Invocation") before each meeting, for the benefit of the Council; and

WHEREAS, the Council now desires to adopt this formal, written policy to clarify and codify its Invocation practices and amend the Council Protocol Manual adopted by Resolution No. 2006-45 accordingly; and

WHEREAS, in Marsh *v.* Chambers, 463 U.S. 783 (1983), the United States Supreme Court rejected a challenge to the Nebraska Legislature's practice of opening each day of its sessions with a prayer by a chaplain paid with taxpayer dollars, and specifically concluded, "The opening sessions of legislative and other deliberative public bodies with prayer is deeply embedded in the history and tradition of this country. From colonial times through the founding of the Republic and ever since, the practice of legislative prayer has coexisted with the principles of disestablishment and religious freedom." Id., at 786; and

WHEREAS, the United States Supreme Court has determined, "The content of [such] prayer is not of concern to judges where. . .there is no indication that the prayer opportunity has been exploited to proselytize or advance any one, or to disparage any other, faith or belief." Marsh, 463 U. S. at 794-795. Thus, Marsh focuses on exploitation of the prayer opportunity and efforts, direct or not, to proselytize; to promote or sell a particular religion; and

WHEREAS, in Simpson *v.* Chesterfield County *Bd. of* Supervisors, 404 F.3d 276 (4th Cir. 2004), *cert.* denied, the United States Court of Appeals for the Fourth Circuit reviewed and specifically approved as constitutional the prayer policy of a county board, and made a number of findings about the policy; and

WHEREAS, the Council acknowledges the general guidance provided by the Fourth Circuit's findings in *Simpson,* including the fact that the policy there:

(1) Allowed for invocations for the benefit of the legislative body itself "rather than for the individual leading the invocation or for those who might also be present," Id., at 284; and

(2) Established a practice in which various clergy in the county's religious community were invited on a rotating basis to present invocations before meetings of the board; *Id.*, at 279; and

(3) Thus, "made plain that [the county board] was not affiliated with any one specific faith" by allowing different persons from different religious convictions and backgrounds to offer the invocations. *Id.*, at 286; and

WHEREAS, in *Pelphrey v. Cobb County, Georgia,* 547 F.3d 1263, 1271 (11th Cir. 2008), the Eleventh Circuit embarked on a thorough and scholarly examination of the *Marsh* test for invocations when it affirmed as constitutional the invocation policy of a county commission. In so doing, the Eleventh Circuit reached very similar findings as to those of the Fourth Circuit in *Simpson*, and the Council finds its findings also provide useful guidance:

(1) The *Marsh* Court considered several factors to determine whether the legislative prayers at issue had been exploited to advance one faith in violation of the Establishment Clause - the Court weighed the chaplain's religious affiliation, his tenure before the legislative body, and the overall nature of his prayers. *Marsh,* 463 **U.S.** at 792-95. The "nonsectarian" nature of a chaplain's prayers is but one factor in this fact-intensive analysis and it does not form the basis for a bright-line rule. *Pelphrey,* 547 F.3d at 1271; and

(2) An invocation policy which results in prayers from speakers from a wide cross section of a municipality's religious leaders (i.e., leaders of Christian, Jewish, Muslim and Unitarian faiths), and which allows prayers that include specific references from each of the various faiths, does not advance, proselytize or disparage any particular religious faith. *Id.* at 1277-1278; and

WHEREAS, the Council notes that the Ninth Circuit, in an unpublished decision, has also acknowledged that a policy for invocations that, "as is traditional in Congress, rotate[s] among leaders of different faiths, sects, and denominations" may pass constitutional muster due to the fact that such a policy does not proselytize or disparage any particular religious belief. *Bacus v. Palo Verde Unified School District Board of Education,* 52 Fed.Appx. 355, 356 (9th Cir.2002); and

WHEREAS, the Council acknowledges the decision of California Second District Court of Appeal in *Rubin v. City of Burbank,* 101 Cal.App.4th 1194 (2002), which found illegal an invocation policy that allowed references to particular faiths. However, the Council believes the ***Rubin*** holding does not apply to the policy set forth herein because:

(1) The ***Rubin*** policy was not open to all religious groups within the City of Burbank; and

(2) The *Rubin* policy was not open to non-religious groups; and

(3) Appearances under the ***Rubin*** policy were controlled by a pastoral association; and

(4) The ***Rubin*** Invocation was given during the Council meeting;

WHEREAS, invocations consistent with the policy adopted herein are currently offered before the United States House of Representatives, United States Senate, and the California Senate; and

WHEREAS, the Council intends and has intended in past practice, to adopt a policy that does not proselytize, advance or disparage any particular faith or religious

belief or show any purposeful preference of one religious view to the exclusion of others; and

WHEREAS, the Council recognizes its constitutional duty to interpret, construe, and amend its policies and ordinances to comply with constitutional requirements as they are announced; and

WHEREAS, the Council accepts as binding the applicability of general principles of law and all the rights and obligations afforded under the United State Constitution and the Constitution of the State of California.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the Council hereby adopts the following written policy regarding legislative invocations before meetings of the Council, to wit:

1. In order to solemnize proceedings of the Council, it is the policy of the Council to allow for a legislative invocation (the "Invocation") to be offered before its meetings for the benefit of the Council. The Invocation shall be given in the manner of a "Call to Civic Responsibility" encouraging the Council to consider the City's business with open minds and make just, wise and compassionate decisions.

2. The Invocation shall occur at 6:55 p.m. prior to the opening and noticed start time of the Council's meeting and shall be listed on the agenda.

3. No member or employee of the Council or any other person in attendance at the meeting shall be required to participate in any Invocation that is offered.

4. The Invocation shall be voluntarily delivered by an eligible person as detailed below. To ensure that such person (the "Invocation Speaker") is selected from among a wide pool on a rotating basis, the Invocation Speaker shall be selected according to the following procedure:

a. The City Clerk (the "Clerk") shall compile and maintain a database (the "Invocation List") of the religious congregations and secular groups with an established presence within and around the City of Lodi.

b. The Invocation List shall be compiled by referencing the listing for "churches," "congregations," or other religious assemblies and nonprofit civic groups in the annual Yellow Page phone book(s) published for the City of Lodi, research from the Internet, and consultation with local Chambers of Commerce. All religious and secular groups with an established presence in the local community of Lodi including Lodi citizens who must leave Lodi to attend a house of worship are eligible to be included in the Invocation List. Any such group not otherwise identified for participation may request its inclusion by specific written communication to the Clerk.

c. This policy is intended to be and shall be applied in a way that is all-inclusive of every diverse religious and secular group within and around the City of Lodi. The Invocation List is to be compiled and used for purposes of logistics, efficiency and equal opportunity for all who may choose to participate in the Invocation.

d. The Invocation List shall also include the name and contact information of any chaplain who may serve one or more of the fire departments or law enforcement agencies of the City of Lodi.

e. The Invocation List shall be updated annually, by reasonable efforts of the Clerk.

f. Within thirty (30) days of the effective date of this policy, and annually each calendar year thereafter, the Clerk shall mail an invitation addressed to each group listed on the Invocation List, as well as to the individual chaplains included on the Invocation List.

g. Respondents to the invitation letter shall be scheduled on a first-come, first-serve basis to deliver the Invocation.

5. No Invocation Speaker shall receive compensation for his or her service.

6. The Clerk shall make every reasonable effort to ensure that the eligible Invocation Speakers that are scheduled to give the Invocation before the Council meetings represent a variety of view points from within and around the City of Lodi. In any event, no Invocation Speaker shall be scheduled to offer an Invocation at consecutive meetings of the Council, or at more than two (2) Council meetings in any calendar year.

7. Neither the Council nor the Clerk shall engage in any prior inquiry, review of, or involvement in, the content of any Invocation. Moreover, the Invocation may be given in a manner that respectfully references the faith or beliefs of the Invocation Speaker. However, no Invocation Speaker shall give an Invocation that seeks to: 1) convert those present to a particular religious belief or seeks to demean a particular religious belief or lack thereof; 2) advocates a political agenda; or 3) asserts the accuracy, inaccuracy, or primacy of any religious belief or lack thereof. Invocation Speakers who violate this policy shall be permanently removed from the Invocation List and their Invocation may be interrupted and terminated by the Mayor.

8. Shortly before the opening gavel that officially begins the meeting and the agenda/business of the public, the Mayor shall introduce the Invocation Speaker, and invite only those who wish to do so to stand for those observances given for the benefit of the Council.

9. In the event that the Invocation Speaker does not or cannot appear as scheduled, or in the event that no Invocation Speaker has volunteered or been scheduled for a particular Council meeting, shortly before the opening gavel that officially begins the meeting and the agenda/business of the public, the Mayor shall announce a moment of silence for individual reflection; and invite only those who wish to do so to stand for those observances given for the benefit of the Council.

10. This policy is not intended, and shall not be implemented or construed in any way, to affiliate the Council with, nor express the Council's preference for or against, any faith or religious denomination, belief, affiliation or lack thereof. Rather, this policy is intended to acknowledge and express the

Council's respect for the diversity of religious and non-religious thought represented and practiced among the citizens within and around the City of Lodi.

11. To clarify the Council's intentions, as stated herein above, the following disclaimer shall be included in at least 10 point font under the Invocation Agenda Item:

"Invocations may be offered by any of the various religious and non-religious organizations within and around the City of Lodi. Invocations are voluntary offerings of private citizens, to and for the benefit of the Council. The views or beliefs expressed by the Invocation Speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the beliefs or views of any Invocation Speaker or religious organization."

NOW, THEREFORE, BE IT FURTHER RESOLVED that this policy shall become effective immediately.

Dated: October 21, 2009

==========

I hereby certify that Resolution No. 2009-146 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 21, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katzakian, Mounce, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

Larry D. Hansen
LARRY D. HANSEN
Mayor

Attest:

RANDI JOHL
City Clerk

# CITY OF ARCATA

# CITY COUNCIL PROTOCOL MANUAL

Adopted 2-20-2002
*Revised 3-2-2005*
*Revised 6-2-2007*
*Revised 2-2009*

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Chapter 1

# Introduction and Overview

As a City Councilmember, you not only establish important and often critical policies for the community of Arcata, you are also a board member of a public corporation having an annual budget of several million dollars. The scope of services and issues addressed by the city organization go well beyond those frequently reported in the newspaper or discussed at City Council meetings.

## 1.01 Council-Manager Form of Government

The City of Arcata has a Council-Manager form of government. As described in the Municipal Code and the Government Code of California, certain responsibilities are vested in the City Council and the City Manager. Basically, this form of government prescribes that a City Council's role is that of a legislative policy-making body which determines not only the local laws that regulate community life, but also determines public policy and gives direction to the City Manager to administer the affairs of the city government in a businesslike and prudent manner (Arcata Municipal Code Title II and California Government Code § 34100, *et seq.*).

The City of Arcata was incorporated in 1858. At that time, the separately elected City Clerk was the administrative officer for municipal affairs. There was also a separately elected City Treasurer. The City Council established Arcata as a Council-Manager form of government in 1958 and hired its first City Manager that year. Shortly after that, the position of City Clerk was changed from elected to appointed and the City Treasurer position was changed to the appointed Finance Director position.

## 1.02 Purpose of City Council Protocol Manual

The City of Arcata has prepared its own Protocol Manual to assist the City Council by documenting accepted practices and clarifying expectations. Administration of City Council affairs is greatly enhanced by the agreement of the City Council and staff to be bound by these practices. While attempting not to be overly restrictive, procedures are established so that expectations and practices can be clearly articulated to guide Councilmembers in their actions.

## 1.03 Overview of Basic City Documents

This Protocol Manual provides a summary of important aspects of City Council activities. However, it cannot incorporate all material and information necessary for undertaking the business of the City Council. Many other laws, plans, and documents exist which bind the City Council to certain courses of action and practices. The following is a summary of some of the most notable documents that establish City Council direction. A complete list of City plans and implementation programs is provided in Appendix A.

*A. Codes of the State of California*

The state laws contain many requirements for the operation of city government and administration of meetings of city councils throughout the state. Arcata is a "general law city" which means it operates under applicable general laws of the state. As a general law city of the state of California, Arcata is vested with all the powers of incorporated cities as set forth in the California Constitution and the applicable California state laws. Conversely, there are a number of cities within California that are "charter cities" and have adopted local provisions that establish basic governing procedures for local government (California Government Code §§ 34100-34102).

*B. Arcata Municipal Code*

The Municipal Code contains local laws and regulations adopted by ordinances. Title I and Title II of the Code address the role of the City Council, describe the organization of City Council meetings and responsibilities, and appointment of certain City staff positions, advisory boards, and commissions. Boards and commissions are also addressed in Title III. In addition to these administrative matters, the Municipal Code contains a variety of laws including, but not limited to, zoning standards, health and safety issues, traffic regulations, building standards, and revenue and finance issues.

*C. Goals*

The City Council sets both long-term and short-term goals for the City each spring. The goal-setting process includes a review of the previous year's goals including progress toward completion and updating. The budget is then written with the objective of working toward completion of those goals.

*D. Annual Budget*

The annual budget is set for the fiscal year beginning July 1 and ending June 30. It is the primary tool and road map for accomplishing the goals of the City. The budget document is the result of one of the most important processes the City undertakes. By adopting the annual budget, the City Council makes policy decisions, sets priorities, allocates resources, and provides the framework for government operations. Study sessions on the budget are held in May and public hearings in June with adoption at the second City Council meeting in June.

*E. Annual Financial Audit*

The annual financial audit includes the financial statements of the City for a fiscal year. It includes the financial condition of the City as reflected in the balance sheet, the results of operations as reflected in income statements, an analysis of the uses of City funds, and related footnotes. The annual financial audit includes statements for the various groups of funds and a consolidated group of statements for the City as a whole. The City Council has the responsibility of hiring an independent auditor, and of reviewing and accepting the audit.

*F. General Plan*

A state-mandated General Plan addresses the City's long-range planning needs relative to land use, transportation, economic development, and other planning elements. The City's General Plan is reviewed on an ongoing basis, but mandatory elements may only be revised four times a year; however, certain amendments necessary for affordable housing development are not subject to this limitation (California Government Code § 65358).

*G. Five-year Capital Improvement Program*

The Five-year Capital Improvement Program serves as a guide for determining priorities, planning, financing, and construction of capital projects which add to, support, or improve the physical infrastructure, capital assets, or productive capacity of City services.

*H. Disaster Preparedness Plan*

The City maintains a disaster preparedness plan that outlines actions to be taken during times of extreme emergency. The Mayor is called upon to declare the emergency, and then the City Manager directs all disaster response activities. The City Council may be called upon during an emergency to establish policies related to a specific incident. The chain of command is as follows:

The City Manager is the Director of Emergency Services
The City Manager may appoint an Assistant Director of Emergency Services
(Arcata Municipal Code Title II, Chapter 6, §§ 2700–2709)

## 1.04 Orientation of New Members

It is important for the members of the City Council to gain an understanding of the full range of services and programs provided by the City. As new members join the City Council, the following will be provided in a timely manner.

a. The City Manager will host an orientation program to distribute materials outlining City policy and protocol.

b. The City Manager will facilitate a meeting with the City Attorney for conflict-of-interest training, review of current legal matters, review of parliamentary procedure, and updates on labor negotiations.

c. The City Manager will arrange a meeting with Personnel prior to the first pay period to cover information reviewed with all City employees (e.g., benefits elections, I-9, retirement options, etc.).

d. The City Manager will arrange meetings with key Department Heads to be briefed on current projects within his/her Department and to tour City facilities.

e. The City Manager will arrange an opportunity for "ride alongs" with the Arcata Police Department.

f. The City Manager's assistant will arrange a meeting for a briefing on various aspects of City Hall, including, but not limited to, travel procedures, email, phone service, etc.

g. The City Manager will provide information for attendance at the League of California Cities' New Mayors and Council Members Academy.

**Chapter 2**

# Arcata City Council: General Powers and Responsibilities

## 2.01 City Council, Generally

Fundamentally, the powers of the City Council are to be utilized for the good of the community and its residents; to provide for the health, safety, and general welfare of the citizenry. The City Council is the policy-making and law-making body of the City. State law and local ordinances define the powers and responsibilities of the Council.

It is important to note that the Council acts as a body. No member has any extraordinary powers beyond those of other members. While the Mayor has some additional ceremonial and presiding officer responsibilities as described below, when it comes to establishing policies, voting, and in other significant areas, all members are equal. It is also important to note that policy is established by at least a majority vote of the Council. While individual members may disagree with decisions of the majority, a decision of the majority does bind the Council to a course of action. Councilmembers should respect adopted Council policy. In turn, it is staff's responsibility to ensure the policy of the majority of the Council is upheld.

Actions of staff to pursue the policy direction established by a majority of Council do not reflect any bias against Councilmembers who held a minority opinion on an issue.

*A. Council Non-Participation in Administration*

In order to uphold the integrity of the Council-Manager form of government and to provide proper checks and balances, members of the City Council shall refrain from becoming directly involved in the administrative affairs of the City, unless directed by a majority of the Council to participate in a policy or project. As the Council is the policy-making body and the maker of local laws, its involvement in enforcement of ordinances would only damage the credibility of the system.

## 2.02 Role of Councilmembers

Members of the Arcata City Council are collectively responsible for establishing policy, adopting an annual budget, and providing vision and goals to the City Manager. The following outline is a brief description of the various duties of Councilmembers. The description is not intended to be comprehensive, but rather it is an effort to summarize the primary responsibilities of the Council.

*A. Summary of Council Duties and Responsibilities as Provided in State Law:*

1. Councilmembers serve as the:
    a. City Council
    b. Arcata Community Development Agency Board
    c. Personnel Board
    d. City of Arcata Joint Powers Financing Authority

2. Establish Policy
   a. Adopt goals and objectives
   b. Establish priorities for public services
   c. Adopt/amend the operating and capital budgets
   d. Approve contracts over $25,000
   e. Adopt resolutions

3. Enact Local Laws
   a. Adopt ordinances

4. Supervise Appointed Officials
   a. Appoint City Manager and City Attorney
   b. Evaluate performance of City Manager and City Attorney
   c. Establish boards, commissions, committees and task forces
   d. Make appointments to such bodies
   e. Provide direction to advisory bodies

5. Make Decisions
   a. Study problems
   b. Review alternatives
   c. Determine best course of public policy
   d. Call special elections as necessary

## 2.03 Role of Mayor

*A. Presiding Officer*

The Council selects the Mayor by a majority vote each year on the second Tuesday of December. The Mayor serves as the presiding officer, unless otherwise delegated, and acts as chair at all meetings of the City Council. The Mayor sets the Agenda for regular and special Council meetings. The Mayor may participate in all deliberations of the Council in the same manner as any other member and is expected to vote in all proceedings, unless a conflict of interest exists. During Council proceedings, the Mayor facilitates discussion, gauges direction, and listens for majority support prior to calling for a vote on a motion. The Mayor does not possess any power of veto. State law allows the Mayor to move or second an action. As a matter of Arcata tradition, the Mayor does not make a motion and will only second a motion in rare and unusual circumstances (California Government Code §§ 36801–36815).

*B. Ceremonial Representative and Other Duties of the Mayor*

Responsibility to act as the City Council's ceremonial representative at public events and functions has been assigned to the Mayor. In the Mayor's absence, the Mayor shall appoint a Councilmember to perform the ceremonial role. However, all Councilmembers are encouraged to participate. The Mayor may initiate and execute certificates of appreciation and recognition, and Council-approved proclamations. The Mayor has the responsibility of making liaison, board and committee assignments for Councilmembers with those assignments to be ratified by the Council.

## 2.04 Vice-Mayor, Absence of Mayor and Councilmembers

In the absence of the Mayor, the Vice-Mayor shall perform the duties of the Mayor. The Council selects the Vice-Mayor by a majority vote each year on the second Tuesday of December.

When both the Mayor and Vice-Mayor are absent, the Mayor will designate from amongst the Councilmembers a person to serve as Acting Mayor, who shall, for the term of such absence, have the powers of the Mayor. [See 7.12]

**2.05 Resignation of Mayor or Vice-Mayor**

If the Mayor or Vice-Mayor resigns, the City Council will select a new Mayor or Vice-Mayor.

**2.06 Emergency Response**

The City Council may proclaim, and the Mayor shall sign, a declaration of emergency. If the City Council is not in session, the Director of Emergency Services may proclaim the existence of an emergency (Arcata Municipal Code, Title II, Chapter 6, § 2703).

**2.07 Appointment of Officer**

The City Council is responsible for appointing two positions within the City organization--the City Manager and the City Attorney. The City Manager and the City Attorney serve at the pleasure of the Council. The City Manager is responsible for all personnel within the City organization.

**2.08 Boards, Commissions, Committees, and Task Forces**

*A. Appointments Made by the Council*

Boards, commissions, committees, and task forces provide a great deal of assistance to the Arcata City Council when formulating public policy and transforming policy decisions into action. The City has several standing boards commissions and committees. In addition, special purpose task forces are often appointed by the City Council to address specific issues of interest on a limited duration basis. These ad hoc committees will be dissolved upon completion of the intended task. Committees and task forces are purely advisory to the Council, and, in some situations, staff. Commissions have final decision-making authority, subject to appeal to the City Council, but may also serve in an advisory capacity in certain situations. The Board of Permit Appeals makes final decisions on matters arising under the Uniform Building Code and its final decisions are not subject to review by the City Council.

The procedures established in this Manual reflect the policy of the City Council regarding the appointment of volunteer citizens to the various bodies of the City. The establishment of these procedures ensures that well-qualified, responsible, and willing citizens are given the opportunity to serve the City and participate in the governance of their community.

The City Council is specifically empowered to create all boards, commissions, committees and task forces, pursuant to the provisions of the Arcata Municipal Code, as the Council deems necessary or advisable. In the exercise of this power, it is the desire of the City Council to establish a consistent policy in its decision-making role to fairly and equitably evaluate those citizens of the community who demonstrate a desire to serve on such boards, commissions, committees, or task forces (Arcata Municipal Code Title II, Chapter 3).

For full-term vacancies, the filing period is as determined by Ordinance. For all vacancies, the City Clerk will:

1. Publicly announce the position vacancy and filing period by publication of same in the official newspaper of the City of Arcata and set forth the qualifications required, if any.

2. Notify the incumbent(s) whose term(s) is/are expiring, of such term expiration and invite the incumbent(s) to consider being reappointed.

3. Advertise the position and accept applications when an incumbent's term expires.

4. Prepare interview packets for Councilmember review prior to the Council interview period, including: 1) A list of current membership; 2) A list of current vacancies and term expirations; 3) A summary of the duties and responsibilities of the vacant position on the Commission or Committee; 4) The applications; and 5) Recommendations from the staff liaison outlining needed expertise on the Commission or Committee, if any.

*B. Council Action*

1. Council Interview Period. The Council may personally interview each applicant individually, at a time and place to be designated by the Council. However, after reviewing applications, the Council reserves the right to make appointments without conducting interviews.

2. The Council may appoint a sub-committee to review applications or conduct interviews of applicants and make recommendations to the full Council for appointment.

3. Council Evaluation. After each applicant or member is evaluated or recommended, the Council will deliberate and reach a decision at its earliest convenience.

4. Decision & Announcement. The City Clerk will notify each applicant of the decision of the Council and provide a copy the City Commission/Committee Handbook for new members. The City Clerk will also notify the commission/committee's staff liaison of the Council's decision, who will, in turn, notify the Chair. In addition, the staff liaison will contact the new member and provide orientation prior to the next scheduled meeting.

5. All Council interviews, deliberations and actions to appoint members to boards, committees and commissions are subject to the Ralph M. Brown Act (state open meetings act, attached as Appendix B), and as such, must be noticed and open to the public.

*C. Resignations*

Vacancies occurring in the middle of a term shall be filled by appointment for the unexpired portion of the term in the same manner provided herein for initial appointment [Arcata Municipal Code, Title II, Chapter 3, § 2202(C)].

*D. Councilmembers' Roles and Relationships with City Bodies*

1. Because the Council has the ability to review decisions made by the commissions and recommendations made by committees and task forces, Councilmembers shall not be appointed to City boards or commissions or committees concurrent with their term of office.

2. Unless specifically authorized by a majority vote of a quorum of the Council, no Councilmember shall be authorized to testify before or direct the work of any board, commission, committee or task force of the City.

3. If a Councilmember is testifying in such a capacity pursuant to the above provision, testimony should be undertaken in such a manner as to assure public confidence in the decision-making process and avoid the appearance of bias, prejudice, or improper influence. Toward this purpose, the following protocol should be observed:

   a. Councilmembers shall not testify in matters pending before any commission, committee, or task force that will receive, or could potentially receive, future appeal or review before the City Council. Violation of this protocol shall require the Councilmember to disqualify his or herself from participating in any appeal or review proceedings before the City Council.

   b. Except in matters directly involving personal interests, Councilmembers, in their capacity as private citizens, should abstain from providing testimony or influencing decisions in matters pending before any City board, commission, committee or task force that will receive, or could potentially receive, future review or other action before the Council. Where a Councilmember elects to provide such testimony, the following rules shall apply:

      (i) The Councilmember shall declare at the outset and upon the record that the Councilmember is present in his or her private capacity as an interested citizen, and not on behalf of or at the request of the City Council.

      (ii) The Councilmember shall refrain from stating or implying that the Councilmember's position or opinion is that of the City Council.

      (iii) The Councilmember shall refrain from directing City staff or the advisory body to take any action on behalf of the Councilmember.

      (iv) The Councilmember shall observe any rules of procedure or protocol that apply to any other private citizen testifying before the advisory board.

      (v) The Councilmember shall disqualify him or herself from participating in the matter should it come before the Council for review and/or decision.

## 2.09 Service on Outside Boards

Councilmembers are often requested to serve on outside boards, councils, commissions, or committees. This type of representation serves to facilitate communication and provide interaction with other governmental bodies. The City Council appoints members to some of these groups on an as-needed or as-requested basis.

Councilmembers participating in policy discussions at regional meetings will represent the consensus of the Council, except where regional appointment requires regional opinion. Personal positions, when given, will be identified and not represented as the position of the City. Assignment and direction of staff in relation to regional meetings are at the discretion of the City Manager.

## 2.10 Incompatibility of Offices

In general, California law prohibits public officials from simultaneously holding more than one public office when the functions or responsibilities of the two offices have the potential for overlapping. This prohibition arises from a concern over the potential clash of two public offices held by a single official with potentially overlapping public duties. The Legislature may, however, expressly authorize through legislation the holding of two offices notwithstanding the fact that the dual holding would otherwise be prohibited. For example, the Legislature has exempted local agency formation commissions, the Coastal Commission, joint powers agencies, and transportation corridor agencies.

**Chapter 3**

# Support Provided to City Council

## 3.01 Staff/Clerical Support

Staff and administrative support to members of the City Council is provided through the City Manager's Office. Secretarial services provided include distributing mail and email, scheduling appointments and receiving messages. All other Council requests for staff services are made by request to the City Manager or Executive Assistant who will assign the appropriate staff member. Sensitivity to workload of support staff is appreciated and turnaround time will vary depending on current work assignments.

## 3.02 Office Equipment

To enhance Councilmembers' service to the community and their ability to communicate with staff and the public, the City provides meeting facilities and office equipment for City business.

It is important to note that all letters, memoranda, and interactive computer communication (email) involving City Councilmembers and members of advisory boards and commissions, the subject of which relates to the conduct of government or the performance of any governmental function, with a few exceptions specified in the Public Records Act, are public records.

*A. Business and Personal Use of City Equipment*

The City's electronic equipment and information systems are intended for professional business use by a Councilmember in the performance of their duties. Personal use of City equipment is prohibited.

*B. Photocopy Machines and Other Equipment*

1. Photocopy Machines. Councilmembers are provided a code number for use of the photocopier for City business.

2. Other equipment. Except as provided herein, in no event shall a Councilmember take City property to his or her home.

*C. Monitoring, Enforcement and Penalties*

1. City information systems or storage media are the property of the City of Arcata. The City retains the right to access, copy and change, alter, modify, destroy, delete or erase this property without prior notice to Councilmembers.

2. The City retains the right to monitor and audit email and internet usage. The right to use these technologies does not include the right to privacy.

3. Deleted documents, messages and data may be retrieved from a variety of points in the network. Councilmembers should assume that electronic evidence discovery might recover deleted or unsaved data.

4. Councilmembers' use of a personal internet account on City equipment, and Councilmembers' use of a City internet account on personal equipment are to be arranged through the City Manager and are subject to the provisions of this policy. Said Councilmembers should be aware that their personal email and electronic files could be monitored by the City and could be reviewed as part of a public records request.

### 3.03 Meeting Rooms

Councilmembers may utilize the office space provided in City Hall. Use of other meeting rooms, including the conference room located at City Hall, may be scheduled through the City Manager's Office.

### 3.04 Mail, Deliveries

Members of the City Council receive a large volume of mail and other materials that are delivered primarily through the use of mailboxes located in the City Council's office. The City Manager's staff disseminates mail to individual Council mailboxes. Staff does not open mail addressed to individual Councilmembers. General correspondence addressed to Councilmembers as a whole will be opened and delivered to the Council General Box.

Councilmembers are encouraged to check mailboxes often. In addition, City staff will email, telefax or personally deliver materials that are time sensitive to a Councilmember's home or office, if appropriate.

### 3.05 Council Library

A library of current City plans, implementation programs, and the Arcata Municipal Code is located in the City Council's office. These documents are for reference and are not to be removed from the office. Copies can be made available for individual Councilmembers upon request to the department of origin.

# Chapter 4
# Financial Matters

## 4.01 Council Compensation

The Municipal Code provides for payment of a modest honorarium to members of the City Council. State law sets the level of compensation (California Government Code § 36516 and Arcata Municipal Code, Title II, Chapter 1, § 2010).

## 4.02 Budget

The annual City budget includes appropriations for expenses necessary for Councilmembers to undertake official City business. Funding provided includes membership in professional organizations, attendance at conferences or educational seminars, purchase of publications and office supplies.

## 4.03 Financial Disclosure

Candidates for the office of Councilmember shall file a financial disclosure statement with the City Clerk who will retain a copy and forward the original to the Fair Political Practices Commission (FPPC) (California Government Code §§ 87201 and 87202). Financial disclosure shall be filed with nomination papers, not earlier than 113 days before the election with the deadline being no later than 88 days before the election (California Elections Code, § 10220-10227; California Government Code § 87200). When Councilmembers assume office or leave office, whether by election, appointment, end of term, or resignation, Statements of Economic Interests (FPPC Form 700) covering the previous 12 months, or the period since the previous statement was filed under Government Code § 87202 or 87203, must be filed within thirty days (California Government Code § 87204). In addition, Councilmembers are required to file financial disclosure statements (FPPC Form 700) on an annual basis after January 1 and before April 1 of each year covering the previous calendar year (California Government Code § 87203). Statements filed in any of the above circumstances will be available for public inspection.

## 4.04 Travel Policy and Procedures

The City Council has adopted a travel policy by resolution (Appendix C). Councilmembers, staff, and appointed officials will be reimbursed for all "approved travel" as defined in the City Travel Policy only up to the amount of an individual's funds allocated for travel/training. If a Councilmember desires to exceed his or her allocated annual travel budget, prior to travel he or she may submit a written request to the City Manager for a reallocation of another Councilmember's unused travel balance. The City Manager will confirm that the reallocation is approved by the donating Councilmember and is in the best interests of the City.

"Approved Travel" means pre-authorized travel to attend training or conferences, or other City Council-directed travel activities.

*A. Pre-authorization of Travel/Training*

Councilmembers and appointed officials traveling on City business that involves an overnight stay shall submit a Travel/Training Authorization Form to the City Manager for pre-approval. In advance of making travel arrangements, Councilmembers must check account balances, complete a Travel/Training Authorization Form and make all travel arrangements with the Executive Assistant to the City Manager. The travel authorization form will include a complete estimate of the costs of the trip, including conference registration, transportation, and per diem. The travel authorization form will also include the purpose of the trip, the dates of travel, and other pertinent details.

In advance of any travel on City business, a Travel/Training Authorization Form must be submitted to and signed by the City Manager. The City Manager must authorize:

a. Overnight travel by elected or appointed officials
b. Use of a rental vehicle by elected or appointed officials
c. Out-of-state travel by elected or appointed officials

*B. Authorization for Reimbursement of Travel Expenses*

Within 10 days of the close of the authorized travel period a final itemized Travel/Training Authorization Form, including all receipts and expense reimbursement requests, must be submitted to the Executive Assistant to the City Manager for processing and final approval and signature by the City Manager. The Executive Assistant to the City Manager will process and submit authorized travel reimbursement requests to the Finance Department.

**4.05 City Credit Card Policy**

*Card Issuance.* The Finance Department issues each Councilmember a City credit card. Use of City credit cards is set forth in the City Credit Card Policy (Appendix D).

*Cards Lost or Stolen.* Lost or stolen cards must be reported to the Finance Director within one working day of discovery.

*Leaving Office.* Each card holder must surrender the City credit card immediately upon leaving office, or upon request of the City Manager or Finance Director. Use of the card after privileges are withdrawn is prohibited.

# Chapter 5
# Communications

## 5.01 Overview

Perhaps the most fundamental role of a Councilmember is communication—communication with the public to assess community opinions and needs, and to share the vision and goals of the City with constituents; and communication with staff to provide policy direction and to gain an understanding of the implications of various policy alternatives.

Because the City Council performs as a body (that is, acting based on the will of the majority as opposed to individuals), it is important that general guidelines be understood when speaking for the Council. Equally important, when members are expressing personal views and not those of the Council, the public should be so advised.

## 5.02 Correspondence from Councilmembers

Members of the City Council will often be called upon to write letters to citizens, businesses, or other public agencies. Typically, the Mayor will be charged with transmitting the City's position on policy matters to outside agencies on behalf of the City Council. Individual members of Council will often prepare letters for constituents in response to inquiries, or to provide requested information. City letterhead is available for this purpose, and staff can assist in the preparation of such correspondence.

On occasion, members may wish to correspond on an issue on which the Council has yet to take a position, or about an issue for which the Council has no position. In these circumstances, members should clearly indicate that they are not speaking for the City Council as a whole, but for themselves as one member of the Council. City letterhead and office support may be utilized in these circumstances.

Councilmembers may occasionally be asked to prepare letters of recommendation for community members seeking employment or appointment. It is inappropriate for Councilmembers to make a recommendation or utilize City letterhead or their Council titles for such letters without approval of the majority of Council.

City letterhead and staff support cannot be utilized for personal or political purposes.

## 5.03 Local Ballot Measures

At times, initiatives that affect City Council policy may be placed on the ballot. There are restrictions regarding what actions the City may take on ballot measures. Specifically, state statutes prohibit the City from using its personnel, equipment, materials, buildings, or other resources to influence the outcome of elections. What the City can do is distribute informational reports or pamphlets for the purpose of informing the public of the facts of an issue.

## 5.04 Proclamations

Proclamations are issued by the City Council as a ceremonial commemoration of an event or issue (e.g., National Night Out). Proclamations are not statements of policy. Proclamations are a manner in which the City can make special recognition of an individual, event, or issue.

Proclamations can be directly made if they have been listed on a previously approved list (Appendix E). The Council-approved proclamations list is a separate document so that it can be added to after the Council has approved a new proclamation without having to pass a new resolution each time. All proposed proclamations not on the annually approved list must first be approved by the Council during a regular City Council meeting as an item on the Consent Calendar. When a proclamation is approved as a consent item, and if the proclamation is expected to be an annual event, description of the item shall include the phrase "and add proclamation to the Council-approved list." The decision to add or not to add a proclamation to the approved list shall be made following consultation between the City Manager and the Mayor at the time the Council meeting agenda is being prepared.

The list will be reviewed by the City Council every February following a City Council election. Proclamations not requested for two years will automatically be deleted from the list of pre-approved proclamations.

## 5.05 State Public Records Disclosure Act

To ensure that business communications submitted to and by elected and appointed officials comply with the California Public Records Act and the Ralph M. Brown Act (state open meetings act), the following is set forth:

*A. Communications, Generally*

All letters, memoranda, and interactive computer email communications involving City Councilmembers and members of boards, commissions, committees and task forces, the subject of which relate to the conduct of government or the performance of any governmental function, with a few exceptions as outlined in the Public Records Act, are public records. Copies of such letters, memoranda, and email communications may not be provided to the public or news media without the filing of a public information disclosure request with the City Clerk. The City Clerk has a system for processing such requests.

*B. Written Communications*

Written letters and memoranda received by the City on a specific agendum, addressed to a Councilmember or the Council as a body, will be photocopied and provided to all City Councilmembers, and a copy kept according to the City's Records Retention Schedule.

*C. Electronic Communications*

1. Informal messages with no retention value and that do not relate to the functional responsibility of the recipient or sender as a public official, such as meeting notices, reminders, telephone messages and informal notes, do not constitute a public record. Users should delete these messages once their administrative purpose is served.

2. All other messages that relate to the functional responsibility of the recipient or sender as a public official constitute a public record. Such records are subject to public inspection and copying; users may either print a copy of the record and file it with the City Clerk for retention, according to the City's Records Retention Schedule, or forward such email messages to citymgr@cityofarcata.org from which the City Clerk will print and file it according to the City's Records Retention Schedule.

3. Email communications that are intended to be shared among three or more Councilmembers, whether concurrently or serially, must be considered in light of the Ralph M. Brown Act (state open meetings act). If the intended purpose of the email is to have a discussion that should be held at an open meeting, the electronic discussion should not occur.

4. Email should be used cautiously when seeking legal advice or to discuss matters of pending litigation or other "confidential" City business. In general, email is discoverable in litigation, and even deleted email is not necessarily removed from the system. Confidential email communications should not be shared with individuals other than the intended recipients or the attorney-client privilege protecting the document from disclosure may be waived.

5. Email between Councilmembers and between Councilmembers and staff shall not be transmitted to the public or news media without the filing of a public disclosure request with the City Clerk.

6. Email shall not be used for personal use, since Councilmembers' conventional email addresses include the City's "return address."

**Chapter 6**

# Conflicts of Interest

## 6.01 Ethics, AB 1234 Ethics Training

The City maintains a commitment to conducting business according to the highest achievable ethical standards. Recognizing that ethical dilemmas may arise and that public officials must make difficult choices after careful consideration of competing public, personal and/or private interests at stake, the Council has adopted a code of ethical conduct, which is attached as Appendix F.

The City Manager is subject to a professional code of ethics as a member of the International City/County Management Association (ICMA). These principles appear in the appendix of this manual, as Appendix G. It should be noted that this code binds the City Manager to certain practices that are designed to ensure actions are in support of the City's best interests. Violations of such principles can result in censure by the ICMA.

State law (California Government Code § 53235, *et seq.*) requires public officials to complete two hours of training in ethics principles and laws every two years. In addition to Councilmembers, Arcata requires the training of all of its commissioners (Planning and Historic and Design Review), its City Manager, its department directors, its mid-managers when they staff a City commission, and the chairperson and vice-chairperson of each committee or board. Additionally, the City Council encourages all committee and board members to complete the training. At present, the City Attorney is able to provide periodic training sessions that satisfy the requirement. Alternatively, the League of California Cities offers AB 1234 training, often in conjunction with League conferences or other training workshops, and on-line training is offered through the Institute for Local Government and the Fair Political Practices Commission. Certificates of course completion are kept on file by the City Clerk.

## 6.02 Conflicts of Interest

There are numerous sources of conflicts of interest that may require a Councilmember to disqualify himself or herself from participating in decision-making. The Political Reform Act (PRA) controls financial conflicts of interest of public officials. The PRA is one of the most complicated laws affecting local government. This law is implemented and enforced by the Fair Political Practices Commission (FPPC) which has issued comprehensive implementing regulations. To understand the PRA's impact on a Councilmember's actions, it is suggested that members discuss the law and potential conflicts with the City Attorney or a private attorney.

In general, under the PRA, public officials are prohibited from making, participating in or in any way attempting to use their official position to influence a government decision in which they know or have reason to know they have a financial interest (California Government Code § 87100; 2 California Code of Regulations §§ 18700, 18702-18702.4). A "public official" is defined as including every member, officer, employee or consultant of the state or local government agency (California Government Code § 82048; 2 California Code of Regulations § 18701).

*A. Applicability*

Under the PRA, an official has a financial interest if it is reasonably foreseeable that a decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of his or her immediate family, or on any of the following:

1. Any business entity in which the public official has a direct or indirect investment worth $2,000 or more (California Government Code §§ 82005, 82034, 82035; 2 California Code of Regulations § 18703.1).
2. Any real property in which the public official has a direct or indirect interest worth $2,000 or more (California Government Code § 82033).
3. Any source of income other than gifts or certain loans aggregating $500 or more provided to the public official within 12 months prior to the time of the decision (California Government Code § 82030; 2 California Code of Regulations § 18703.3).
4. Any business entity in which the public official is a director, officer, partner, trustee, employee, or holds any position of management (2 California Code of Regulations § 18703.1).
5. Any gift totaling $420 (adjusted biannually by the FPPC) or more provided to, received by or promised within 12 months prior to the decision (2 California Code of Regulations §§ 18703.4, 18704-18961).

*B. Analysis*

In general, the FPPC suggests that an eight-part analysis be followed in determining whether a conflict of interest exists:

1. Is the person involved a public official? The PRA applies to "public officials at any level of state or local government" (California Government Code § 87100).
2. Is the public official making, participating in making, using, or attempting to use his/her official position to influence governmental decision (2 California Code of Regulations §§ 18700, 18702-18702.4)?
3. What are the actual economic interests of the official potentially impacted by the decision (California Government Code § 87103, 2 California Code of Regulations §§ 18704-18704.5)?
4. Is the economic interest directly or indirectly involved in the governmental decision (2 California Code of Regulations §§ 18704-18704.5)?
5. Is the financial effect on the economic interest material (2 California Code of Regulations §§ 18702-18702.5)?
6. Is it "reasonably foreseeable" that the governmental decision will have a material financial effect on the economic interest (2 California Code of Regulations §§ 18700-18706)?
7. Will the decision's effect on the official's economic interest differ from that on the public generally (2 California Code of Regulations §§ 18707-18707.10)?
8. Is participation by the public official legally required in order to create a quorum to vote on the matter (2 California Code of Regulations § 18708)?

*C. Disqualification and Disclosure*

When the agenda item is called, a City Councilmember who has a conflict of interest is required to publicly state that a conflict of interest exists, describe the nature of the economic interest giving rise to the conflict, disqualify himself or herself, and leave the room. Ideally, Councilmembers will become familiar enough with the sources of conflicts to determine in advance whether disqualification is necessary. However, if a Councilmember becomes aware of a potential conflict only during the meeting, it is perfectly appropriate for the Councilmember to ask for a break in order to discuss the matter with the City Attorney, if necessary. If any Councilmember questions a potential conflict of interest related to another Councilmember, a recess may be called at the request of the Councilmember who may have a conflict to allow discussion of the issue with the City Attorney to determine if there is a conflict. If the Councilmember decides a conflict exists, that Councilmember may not participate in any aspect of the decision making, including discussing the matter with City staff. When a conflict of interest arises involving a matter on the consent portion of the agenda, the Councilmember is not required to leave the room, unless that item is pulled from the consent agenda for separate discussion.

*D. Legally Required Participation*

In the event that a decision cannot be made because a majority of the Council is disqualified due to conflicts of interest, the PRA allows the minimum number of Councilmembers necessary to constitute a quorum to return and participate in the decision to the minimum extent required. The Councilmembers permitted to participate must be chosen through a random process (California Government Code § 87101).

*E. Conflict of Interest Code*

The City is required to adopt and maintain a Conflict of Interest Code. This code is found in the Arcata Municipal Code at Title 2, Chapter 8. Under state law, the code must be reviewed every two years and amended as circumstances change. The City's code must be consistent with minimum requirements of the PRA (California Government Code §§ 87300-87313).

*F. Advice on Conflict of Interest*

The City Attorney may provide advice to a Councilmember about the existence of a conflict of interest. However, advice given by the City Attorney does not protect the Councilmember from an enforcement action by the FPPC. A Councilmember may seek a formal written opinion from the FPPC on a particular set of facts. Such an opinion letter would provide protection from an enforcement action arising under the same set of facts.

*G. Other Sources of Conflict*

In addition to the PRA, State law prohibits Councilmembers from entering into contracts with the City. (California Government Code § 1090) In general, this type of conflict is not subject to remedy through the disqualification of the interested Councilmember, but must instead be entirely avoided by the Council. There are, however, numerous exceptions to this provision that will allow the Council to enter into certain contracts after disqualification of the interested Councilmember and those should be reviewed with the City Attorney on a case-by-case basis (California Government Code § 1090).

*H. Revolving Door Policies*

For a period of one year after leaving office, state law prohibits Councilmembers and chief administrators from accepting employment with the City, or from acting as agent or attorney for any other person by appearing formally or informally, orally or in writing, before the Council or any of its commissions, or committees if the appearance or communication is made for the purpose of influencing administrative or legislative action, or influencing any action or proceeding involving the issuance of, amendment to, award of, or revocation of a permit, license, grant, or contract, or the sale or purchase of goods or property (California Government Code § 87406.3).

Chapter 7

# Interaction with City Staff/Officials

## 7.01 Overview

City Council policy is implemented through dedicated and professional staff. Therefore, it is critical that the relationship between Council and staff be well understood by all parties so policies and programs may be implemented successfully. To support effective relationships, it is important that roles are clearly recognized.

## 7.02 Council-Manager Form of Government

Arcata has a Council-Manager form of government. Basically, with this structure, the City Council's role is to establish City policies and priorities. The Council appoints a City Manager to implement those policies and undertake the administration of the organization.

The City Manager is appointed by the City Council to enforce its laws, to direct the daily operations of city government, to prepare and monitor the principal budget, and to implement the policies and programs initiated by the City Council. The City Manager is responsible to the City Council, rather than to individual Councilmembers, and directs and coordinates the various departments. The City Manager is responsible for appointing all department directors and authorizing all other personnel positions. The City Council authorizes positions through the budget process; based upon that authorization, the City Manager makes the appointments.

The Council-Manager form of government is outlined in the California Government Code. The powers and duties of the City Manager include:

- Generally supervise over the administrative affairs of the City
- Appoint and remove at any time any department directors and employees
- Attend all meetings of the Council at which the Manager's attendance may be required by that body [AMC § 2107(d)]
- See that all laws and ordinances are faithfully executed, subject to the authority which the Council may grant the Mayor to maintain law and order in times of emergency
- Recommend for adoption by the Council such measures as the Manager may deem necessary or expedient
- Prepare and submit to the Council such reports as may be required by that body, or as deemed advisable to be submitted
- Keep the Council fully advised of the financial condition of the City and its future needs
- Prepare and submit to the Council a proposed budget for the fiscal year, and be responsible for its administration upon adoption
- Perform such other duties as the Council may determine by ordinance or resolution
- Implement and administer City Council policy

### 7.03 Non-interference by City Council

The City Council is to work through the City Manager when dealing with administrative services of the City.

In no manner, either directly or indirectly, shall a Councilmember become involved in, or attempt to influence, personnel matters that are under the direction of the City Manager. No member of the Council shall, by suggestion or otherwise, attempt to influence or coerce the City Manager concerning appointments to City offices or employment. Nor shall the City Council be involved in, or influence, the purchase of any supplies beyond the requirements of the City's procurement code/procedures.

Except for the purpose of inquiry, the Council and its members will deal with the administrative service solely through the City Manager or designee, and neither the Council nor any commission, committee or member of a board shall give an order to, try to influence, coerce or direct, either formally or informally, any subordinate of the City Manager.

Violations of the provisions of this section by any of the above persons, if reported by any staff to the City Manager, will be brought forth to the entire City Council for review. The Council, on a case-by-case basis, will establish what, if any, corrections and/or sanctions are appropriate. See Chapter 9, § 9.03.

### 7.04 City Council/City Manager Relationship

The employment relationship between the City Council and City Manager honors the fact that the City Manager is the chief executive of the City. All dealings with the City Manager, whether in public or private, should respect the authority of the City Manager in administrative matters. Disagreements should be expressed in policy terms, rather than in terms that question satisfaction with or support of the City Manager.

The City Manager respects and is sensitive to the policy responsibilities of the City Council and acknowledges that the final responsibility for establishing the policy direction of the City is held by the City Council.

*A. Performance Evaluation*

The City Council is to evaluate the City Manager on an annual basis to ensure that both the City Council and City Manager are in agreement about performance and goals based upon mutual trust and common objectives. The City Manager's performance is evaluated in the following areas: Leadership, teamwork, job knowledge, attitude, accountability, empowerment, communication, problem-solving skills, quality of service, safety/risk-taking, implementation and administration of adopted Council policy.

### 7.05 City Council/City Staff Relationship

City Councilmember contact with City staff members, inclusive of the City Manager, will be during regular business hours, except in the case of an emergency.

### 7.06 City Council/City Attorney Relationship

Pursuant to recommendation of the City Manager, the City Council shall make provision for obtaining legal counsel for the City, either by appointment of a City Attorney on a full-time or part-time basis, or by any reasonable contractual arrangement for such professional services. The City Attorney is a contract employee appointed by the City Council. The City Attorney is the legal advisor for the Council, its committees, commissions and boards, the City Manager, and all City officers and employees with respect to any legal question involving an official duty or any legal matter pertaining to the affairs of the City. The general legal responsibilities of the City Attorney are to:

1. Provide legal assistance necessary for formulation and implementation of legislative policies and projects;
2. Represent the City's interest, as determined by the City Council, in litigation, administrative hearings, negotiations, and similar proceedings;
3. Prepare or approve as to form ordinances, resolutions, contracts, and other legal documents to best reflect and implement the purposes and intentions of the City Council; and
4. Keep City Council and staff apprised of court rulings and legislation affecting the legal interests of the City.

It is important to note that the City Attorney does not represent individual members of the Council, but rather the City Council as a whole. Accordingly, with the exception of conflict of interest inquiries, in questions involving pending or upcoming matters, or protocol and procedure, the City Attorney's services are engaged and directed through the majority of the Council. Individual Councilmembers may seek advice or assistance from the City Attorney on other matters while exercising their best judgment on the most efficient and appropriate use of his/her resources. The City Attorney's performance is reviewed as provided by the services retention contract.

### 7.07 Roles and Information Flow

*A. Council Roles*

The full City Council retains the authority to accept, reject, or amend the staff recommendation on policy matters.

Members of the City Council must avoid intrusion into those areas that are the responsibility of staff. Individual Councilmembers may not intervene in staff decision making, the development of staff recommendations, scheduling of work, and executing department priorities without the prior knowledge and approval of the City Council as a whole. This is necessary to protect staff from undue influence and pressure from individual Councilmembers, and to allow staff to execute priorities given by management and the Council as a whole without fear of reprisal. If a Councilmember wishes to influence the actions, decisions, recommendations, workloads, work schedule, or priorities of staff, that member must prevail upon the Council to do so as a matter of Council policy.

*B. Access to Information*

The City Manager is the information liaison between the Council and City staff. Requests from Councilmembers for information are to be directed to the City Manager and will be responded to promptly. The information requested will be copied to all members of the Council so that each member may be equally informed. The sharing of information with the City Council is one of the City Manager's highest priorities.

There are limited restrictions controlling when information cannot be provided. The City is legally bound not to release certain confidential personnel information. Likewise, certain aspects of police department affairs (e.g., access to restricted or confidential information related to crimes) may not be available to members of the City Council.

*C. Staff Roles*

The Council recognizes the primary functions of staff as executing Council policy and actions taken by the Council, and keeping the Council informed. Staff is obligated to take guidance and direction only from the City Manager or Department Director. This direction follows the policy guidance of the City Council as a whole. Staff is directed to reject any attempts by individual Councilmembers to unduly direct or otherwise pressure them into making, changing, or otherwise influencing recommendations.

City staff will make every effort to respond in a timely and professional manner to all requests for information or assistance made by individual Councilmembers provided that, in the judgment of the City Manager, the request is not of a magnitude, either in terms of workload or policy, that it would be more appropriately assigned to staff through the direction of the full City Council.

**7.08 Dissemination of Information**

In addition to regular, comprehensive memoranda written by the City Manager directly to City Council concerning all aspects of City operations (exclusive of confidential personnel issues), all Councilmembers receive copies of all correspondence received by the City Manager that will assist them in their policy-making role. The City Manager also provides other documents to the Council on a regular basis, such as status reports, executive summaries, and agendas of all City commission and committee meetings and weekly senior staff meetings.

A variety of methods are used to share information with the Council. Workshops and study sessions are held to provide detailed presentations of matters. The City Manager's open-door policy allows individual Councilmembers to meet with the Manager on an impromptu or one-on-one basis.

**7.09 Magnitude of Information Request**

Any information, service-related needs, or policy positions perceived as necessary by individual Councilmembers that cannot be fulfilled based upon the above guidelines should be considered as an item for the agenda of a City Council meeting. If so directed by an action of the Council, staff will proceed to complete the work within a Council-established timeline.

**7.10 Staff Relationship to Advisory Bodies**

Staff support and assistance may be provided to the City's boards, commissions, committees and task forces. These bodies, however, do not have supervisory authority over City

employees. While staff may work closely with advisory bodies, staff members remain responsible to their immediate supervisors and, ultimately, the City Manager. The members of the commissions, boards, or committees are responsible for the functions of the advisory body. The chairperson is responsible for committee compliance with the municipal code and/or committee bylaws. Staff members are to assist the advisory body chair to ensure appropriate compliance with state and local laws and regulations.

Staff support includes: (1) preparation of a summary agenda and appropriate notice after approval by the chairperson; (2) preparation of reports providing a brief background of the issues, a list of alternatives, recommendations, and appropriate backup materials, if necessary; and (3) preparation of minutes of advisory body meetings. Advisory body members should have sufficient information to reach decisions based upon a clear explanation of the issues.

Advisory bodies wishing to communicate recommendations to the City Council shall do so through adopted Council agenda procedures as outlined in § 8.06(B) of this manual. In addition, when an advisory body wishes to correspond with an outside agency, correspondence shall be reviewed and approved by the City Council.

### 7.11 Restrictions on Political Involvement by Staff

Arcata is a nonpartisan local government. Professional staff formulates recommendations in compliance with Council policy for the good of the community, not influenced by political factors. For this reason, it is very important to understand the restrictions of political involvement of staff.

By working for the City, staff members do not surrender their right to be involved in political activities. Employees may privately express their personal opinions. They may register to vote, sign nominating or recall petitions, and they may vote in any election.

### 7.12 Council Attendance Policy

If a Councilmember intends to be absent from the City for more than 24 hours, he or she shall notify the City Manager of such absence and its duration.

*Vacancy for Nonattendance*

Under state law, if a Councilmember is absent without permission from all regular City Council meetings for 60 days consecutively from the last regular meeting he or she attended, his or her office becomes vacant and shall be filled as any other vacancy [California Government Code § 36513(a)].

At the start of each City Council meeting, the City Clerk, or designee, will call the roll. Any absent Councilmember who has called the Mayor or City Manager's Office before 5:00 p.m. on the day of the meeting to advise of such absence may request to be excused by the City Council.

**Chapter 8**

# City Council Meetings

The City Council's collective policy and law-making powers are put into action at the Council meetings. It is here that the City Council conducts its business. The opportunity for citizens to be heard, the availability of local officials to the citizenry, and the openness of Council meetings all lend themselves to the essential democratic nature of local government.

## 8.01 Meeting Schedule

Regular City Council meetings are held the first and third Wednesdays of each month at 6:00 p.m., in the Council Chamber, 736 F Street, Arcata. By a majority vote of the Council, meetings not completed by 10:30 p.m. will be continued to the following Thursday at 6:00 p.m. in the Council Chamber.

## 8.02 Public Notice of Meetings and Hearings

Pursuant to the California Government Code, cities are charged with establishing a procedure for notifying the public of upcoming hearings and the preliminary agenda for the forthcoming council meeting. The procedure followed by the City of Arcata is as follows:

*A. Notices*

Except where a specific means of notifying the public of a public hearing is otherwise provided by law or ordinance, notice of upcoming public hearings before the City Council or the City's boards and commissions shall be given by one publication of a notice containing the time, place, date, subject, and body before whom the hearing is to be held, in the City's official newspaper consistent with State law.

*B. Preliminary Agenda of Council Meeting*

The public shall be notified of the agenda for the forthcoming regular City Council meeting by the posting of a copy of the agenda in the following public places in the City at least 72 hours in advance of the meeting:

- Bulletin Board Outside Arcata City Hall
  736 F Street
  Arcata, CA 95501

A copy of the agenda will also be made available to the public as follows:

- Arcata Branch, Humboldt County Library

- Electronic Posting:
  Access Humboldt (Community Media)
  City of Arcata Website

*C. Duties of City Clerk*

The City Clerk is directed to publish notices and post agendas as required by § 8.02 of the Arcata City Council Protocol Manual.

The California Government Code addresses the subject of special meetings. For special meetings, only those items specifically listed on the agenda may be discussed, considered, or decided.

The City Clerk is responsible for posting a notice of public meeting at least 72 hours in advance of the meeting. Posting locations include the City Clerk's Office at City Hall.

**8.03 Emergency Meetings**

State Law permits the Council to hold an emergency meeting without providing advance 24-hour notice when prompt action is necessary due to the disruption or threatened disruption of public facilities during an emergency situation. Emergency situations are those matters immediately affecting the public health, safety and welfare of the community (California Government Code § 54956.5).

**8.04 Special Meetings**

Special meetings may be called by either the Mayor, Vice-Mayor or Acting Mayor in the absence of the Mayor. Additionally, as long as substantive consideration of agenda items does not occur, a majority of the Council may meet without providing notice to the public, in order to call a special meeting and prepare an agenda. When a special meeting is called by a majority of the Council, a representative of this majority shall notify the City Clerk of such special meeting call, who shall prepare a notice of special meeting, to be signed by all members of the majority calling the special meeting. Notice of a special meeting will be made by the City Clerk by delivering personally, by mail, or by facsimile, written notice to each member of the Council and to each local newspaper of general circulation, and to each local radio or television station which has on file with the City a written request to be notified of such special meeting or of all special meetings at least 24 hours before the time of such meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted.

The notices provided in this section may be dispensed with in the event a special meeting is called to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, when time requirements of such notice would make notice impractical, and increase the likelihood of such injury or damage.

At all regular and special meetings, public comments are invited during a public hearing before or during consideration of any item on the agenda. Public comment is appropriate on any matter within the jurisdiction of the City Council. All regular meeting agendas must provide a time for the public to address the body on items not on the agenda.

## 8.05 Study Sessions

The City Council may meet informally in a study session. The study session is the forum used by the Council to review forthcoming programs of the City, to receive progress reports on current issues, or to receive similar information from the City Manager and others. All discussions and conclusions held during a study session are of an informal nature. Although no final action is taken while in a study session, a majority of the Council may give City staff preliminary direction on what to bring back to the Council for later consideration. Such direction given at a study session does not in any way obligate a Councilmember to vote in a particular way if the item is later brought back to the Council for further review.

## 8.06 Placing Items on the Agenda

*A. City Council Agenda Planning*

Any Councilmember may request that an item be placed on a City Council agenda by submitting a written request to the City Manager/City Clerk. The written request must, at a minimum, contain all of the following:

1. A substantive outline or summary of the information that will be presented to the City Council;
2. A concise statement of the specific action the City Council will be asked to take on the item; and,
3. A statement of the reasons why the requesting party believes it is appropriate and within the jurisdiction of the City Council to consider this subject matter and to take the requested action.

All matters to be presented to the City Council at its regular meetings are reviewed by the Mayor and City Manager. The item shall be placed on the agenda as soon as possible with consideration for scheduling issues.

*B. Advisory Bodies and Civic Organizations*

Advisory bodies of the City Council and other civic agencies (e.g., Chamber of Commerce, Arcata Main Street) may submit items for Council consideration by submitting a written request, as outlined in paragraph *A. City Council Agenda Planning*—1, 2, and 3 above, to the City Manager/City Clerk at least 15 working days prior to the meeting, to be considered by the Mayor and City Manager for placement on an agenda.

*C. Members of the Public*

A member of the public may request an item be placed on a future agenda while addressing the City Council during a regular meeting and/or by submitting a written request to the City Manager/City Clerk as outlined in paragraph *A. City Council Agenda Planning*—1, 2, and 3 above. In order to allow sufficient time for the Council to review, and staff to research the matter, the request should be submitted at least 15 working days prior to the meeting for which the item is requested to be placed on the agenda. If the issue is placed on the agenda, the City Clerk will notify the requester so that he or she may plan to attend the meeting.

*D. Emergency or Other Items Added to the Agenda*

Emergency items may be added to an agenda in accordance with state law. The reason(s) for adding an emergency item to the agenda shall be announced publicly at the meeting, and the issue shall be included in the minutes of the meeting. Placing emergency items on the agenda requires a majority vote of the Council and the items are taken up as the last item on the agenda. Additionally, the Council may add items to the agenda upon a 4/5ths vote determining that there is need to take immediate action and that the need for action came to the City's attention after posting of the agenda [California Government Code § 54954.2(b)].

**8.07 Development of the Agenda**

Staff is required to submit a staff report for each topic of discussion on the City Council agenda. The deadline for submitting these reports and documentation is 3:00 p.m. on Wednesday of the week prior to the date of the meeting for which the item is scheduled.

The agenda packet will be available for the Councilmembers, staff, public and media by noon on the Friday prior to the Council Meeting.

**8.07.1 Communications Received After Agenda Distribution**

All writings, documents, or electronic communications relating to any item on the agenda, received after distribution of the Council agenda packet and prior to the Council meeting, shall be distributed to the entire City Council and made available for public inspection during normal business hours at Arcata City Hall in the agenda binder located in the lobby, and in the City Manager's Office (California Government Code § 54957.5).

Citizens providing writings or documents to the City Council during the Council meeting must present ten (10) copies of each document to the City Clerk for distribution. Failure to submit the required number of copies will result in the document(s) NOT being distributed to the City Council at that meeting and NOT being placed in the official record.

**8.08 Video/DVD, Web Streaming and Audio Recording of Meetings**

City Council meetings, except study sessions and those meetings or portions of meetings conducted in Closed Session pursuant to the California Government Code, are broadcast live over the local Community Access Channel and web streamed live and archived on the City's website. Video/DVDs are kept for the sole purpose of being able to rebroadcast the meetings on the Community Access Channel and web meetings are archived on the City's website for up to one year. Both forms of broadcasted meetings are for the convenient viewing by Arcata citizens, are not the permanent record of City Council proceedings, and are only retained consistent with state law.

**8.09 Order of Business** *(Set by Resolution No. 067-56)*

The City Council, by adoption of a resolution, establishes the general order of meetings. This section summarizes each meeting component. The Council may, at any time, by simple majority of those present, vote to consider items in a different order.

*I. Call to Order & Flag Salute*

The Mayor, or in the Mayor's absence the Vice-Mayor, presides over all meetings of the City Council, and after determining that a quorum is present, calls the meeting to order. In the absence of the Mayor and Vice-Mayor, the City Clerk shall call the Council to order, whereupon a temporary Mayor Pro-tem shall be elected by the members of the Council present. Following the call to order, those in attendance are asked to join the Council in reciting the Pledge of Allegiance.

*II. Roll Call*

The City Clerk, or designee, takes roll and announces the presence or absence of individual Councilmembers.

*III. Ceremonial Matters*

Requests for proclamations, other than those listed on the Council approved list, will first be presented to the City Council under the Consent Calendar and will become Ceremonial at the following Council meeting.

*IV. Reports by Commission/Committee*

*V. Meeting of the Community Development Agency*

At this time the City Council presides as the Board of Directors of the Arcata Community Development Agency for the purpose of hearing redevelopment matters which relate specifically to the Community Development Agency of the City of Arcata.

*VI. Consent Calendar*

All matters on the Consent Calendar are considered to be routine by the City Council and are enacted on one motion. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Councilmembers or members of the public may remove an item.

*VII. Items Removed from Consent Calendar*

*VIII. Old Business*

*IX. New Business*

*X. Oral & Written Communications*

This time is provided for people to address the Council or submit written communications on matters not on the agenda. At the conclusion of all oral communications, the Council may respond to statements. Any request that requires Council action will be set by the Council for a future agenda or referred to staff. Speakers addressing the Council may be limited to three minutes, with a maximum of five minutes, and a time limit on the length of Oral Communications may be imposed. Speakers unable to be heard during this portion of Oral Communications, due to the Council setting a time limit, will be heard at 10:30 p.m. or directly following the completion of all other City business.

*XI. Council and Staff Reports*

All reports shall be specifically limited to items relating to City business and shall not

request or lead to action by the Council at this meeting.

*XII. Dates of Future Meetings*

*XIII. Closed Session: Litigation and/or Personnel and/or Real Estate*

*XIV. Closed Session Reports*

*XV. Adjournment*

By majority vote of the Council, meetings not completed by 10:30 p.m. will be continued to the following Thursday at 6:00 p.m. in the Council Chamber. Should the Council vote to continue the meeting past 10:30 p.m., discussion on an item on the agenda that either requires or allows for public input may not begin without a unanimous vote of the City Councilmembers present. (Closed session items may begin later.) (Resolution No. 067-56.)

## 8.10 Council Action

The City Council exercises legislative authority through a simple motion, an amendment to a motion, adoption of a resolution, or adoption of an ordinance. Depending on the item, staff reports will generally attempt to present appropriate motions, with options, for the Council to make. The City Council is encouraged to review the staff recommendations and use presented options as a template when making a motion. In most situations, a majority of the members present is adequate to adopt a motion, however this is not always the case, and staff will advise the Council when either a super majority or majority of the entire body is required. In addition, in most situations a voice vote is all that is required for Council action; however, staff will advise the Council when a roll call vote is required. Motions should be concise and give clear direction to staff.

Although finality in action is an important principle in government, there may be occasions when the Council wishes to reconsider a motion it has previously passed. In such circumstances, a motion to reconsider may be made either at the meeting where the item was first voted upon, or at the very next meeting of the Council. A motion to reconsider brought forward at the following meeting of the Council will require proper notice on the agenda. A motion to reconsider an item previously voted on can be made only by a Councilmember who voted in the majority.

## 8.11 Legislative and Quasi-Judicial Actions of the Council

The Council can take both legislative and quasi-judicial action. In general, the Council acts in a legislative capacity when it takes action to adopt policies, plans, and ordinances of general application. In these situations, a Councilmember may rely on any information he or she lawfully obtains when participating in a decision-making process. In contrast, the Council will also act in a quasi-judicial capacity when it acts on matters that implicate constitutionally protected property and liberty interests. These types of actions generally involve land use entitlements and other types of permits, licenses, etc.

The distinction between legislative and quasi-judicial activity is especially important because of the rights that are given to the applicant. Specifically, an applicant in a quasi-judicial matter is entitled to due process of the law. This includes a right to have a decision made on the record by a fair and impartial Council. In order to ensure these rights are satisfied, the Council must disclose all ex parte communication it receives; that is, information or evidence a Councilmember obtains from outside the Council hearing on the matter. Additionally, Councilmembers may be called upon to answer questions about potential bias.

### 8.12 General Parliamentary Procedure

Parliamentary procedures set the agreed-upon standard for conducting business. For general guidance, the Council will follow Rosenberg's Rules of Order, attached as Appendix H. Certain processes are subject to state code and must be complied with. The Council will accept direction from the City Manager/City Clerk and the City Attorney on the code. For other matters, the Arcata City Council has a tradition that adheres to the common parliamentary practices used by similar institutions to facilitate the orderly processing of the business of its meetings. When necessary to resolve issues that may arise over the process, the Mayor will refer to the City Attorney who will act as the Parliamentarian. Upon such advice, the Council will vote and follow the decision of the majority.

### 8.13 Public Presentations at Meetings

The Mayor may establish reasonable time restrictions on presentations from members of the public that take into consideration the complexity of the subject matter, the number of other members of the public wishing to address the Council, and the number of other items on the agenda to which the Council must attend. Members of the public who wish to utilize electronic media in their presentations must coordinate in advance with the City Manager or his/her designee. The City Manager may establish reasonable rules on the public's use of electronic media, to minimize the disruption of Council meetings as well as the burden on City staff, including the requirement of advance notice and/or submission of presentation data to ensure all compatibility issues are resolved before the Council meeting. Electronic media presentations are subject to time restrictions as established by the Mayor. The public may use the City's projector in the Council Chambers to assist in making their electronic presentations, subject to electronic media presentation rules established by the City Manager.

Chapter 9

# Protocol Administration

## 9.01 Biennial Review

The City Council will review and revise the City Council Protocol Manual as needed. The City Council will specifically review, and if necessary revise, the Protocol Manual every February following a City Council election.

## 9.02 City Attorney as Protocol Advisor

The City Attorney shall assist the Mayor and serve as an advisor for interpreting the City Council's adopted Protocol Manual.

## 9.03 Adherence to Non-interference Policy

The City Council delegates to the City Manager the responsibility to discuss with any Councilmember, on behalf of the full Council, any perceived or inappropriate interference or encroachment of administrative services. The City Manager will discuss with the Councilmember the action and suggest a more appropriate process or procedure to follow. If inappropriate action continues after this discussion, the City Manager will report the concern to the full Council.

## 9.04 Applicability of Protocol Manual

The City Council Protocol Manual shall apply when the Council is sitting as another entity or agency. The role of Mayor and Vice-Mayor shall be interchangeable with the Chair and Vice-Chair, or President and Vice-President, when sitting as another entity.

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# CITY OF ARCATA

# CITY COUNCIL PROTOCOL MANUAL

# *Appendix*

A. List of City Plans
B. Ralph M. Brown Act
   (California Government Code, Sections 54950-54963)
C. Travel Policy
D. Credit Card Policy
E. Council-Approved Proclamations List
F. City of Arcata Code of Ethics
G. ICMA Code of Ethics
H. Rosenberg's Rules of Order & Amendment

# PROCEDURES MANUAL
# Menlo Park City Council

CITY OF
MENLO
PARK

*Approved at the City Council Meeting of January 24, 2006*

**CITY OF MENLO PARK**
*Mission Statement*

It is the mission of the City government to ensure that Menlo Park is a desirable and vibrant community in which to live and do business, and to respond to the values and priorities of the residents so as to provide for the community's current and future needs.

Explicitly, the City fulfills its function by:

- Addressing the needs of the residents through the City Council, the appointed commissions, and the City staff.
- Providing easy and open access to information and encouraging dialogue, enabling residents to actively engage in civic life.
- Providing for the safety of its residents, businesses, and visitors.
- Providing timely and responsive service.
- Providing special assistance to those in need.
- Functioning effectively, efficiently and with accountability.
- Creating a positive and desirable workplace environment for City employees.
- Managing change for the betterment of the City.
- Creating and maintaining a viable revenue stream and providing for the unpredictable nature of our economy.
- Implementing and maintaining City infrastructure, facilities, and programs.
- Formulating sound environmental policies.
- Recognizing and supporting the City's diverse neighborhoods and population.
- Acting as a responsible member of the greater region.

Mission Statement adopted by the City Council on July 20, 2004.

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B Legislative Policy Guide
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D. City Manager Code of Ethics (available as hard copy only)

**The City of Menlo Park acknowledges and greatly appreciates the excellent work of the City of Davis, California, and its willingness to share its "procedures manual" as a helpful example.**

# CHAPTER 1

## Introduction

The Menlo Park City Council establishes policies and priorities for the community and is responsible for the fiscal health of a public corporation. In Fiscal Year 2005-06, the City has a General Fund budget of nearly $30 million and a total budget of $85 million. The City organization is comprised of 150 different services and has assets valued in excess of $370 million (roads, buildings, parks, etc).

## Purpose of the Procedures Manual

City of Menlo Park staff prepared a procedures manual to assist the City Council by documenting currently accepted practices. Through agreement of the City Council and staff to be bound by these practices, the effective administration of City Council affairs is greatly enhanced. While attempting not to be overly restrictive, procedures are established so that expectations and practices can be clearly articulated to guide Council Members in their actions. It is anticipated that this Procedures Manual will be reviewed by each two-year City Council and may be revised from time to time.

## Overview of City Documents

This procedures manual provides a summary of important aspects of City Council activities. However, it cannot incorporate all material and information necessary for undertaking the business of a city council. Many other laws, policies, plans and documents exist which bind the City Council to certain courses of action and practices. A summary of some of the most notable documents that establish City Council direction is provided below.

**Municipal Code**: The Municipal Code contains local laws and regulations adopted by ordinances. The administrative chapter of the code addresses the role of the City Council, Mayor and Mayor Pro Tempore. It also describes the organization of City Council meetings and responsibilities as well as the appointment of certain city staff positions and advisory commissions. In addition to these administrative matters, the Municipal Code contains a variety of laws. The municipal code is available either on the City's website or from the City Clerk.

**California Government Code**: The State Government Code contains many requirements for the operation of city government. Many of these requirements are also replicated within the municipal code to ensure there is broad awareness of such requirements. Menlo Park is a "general law" city, which means it is organized in accordance with provisions of the State Government Code. Also described within the government code is the Council-City Manager form of government. Basically, this form of government prescribes that a city council's role is to establish polices and priorities, while the role of the City Manager is to oversee the operations of the city government.

**Annual Budget**: The City's annual budget provides a description of city services and the resources used to provide services. The document contains both a broad overview of the budget as well as descriptions of programs and services organized for convenience by lead department. The City operates on a July 1 through June 30 fiscal year.

**General Plan:** The General Plan is comprised of a number of elements, such as land use, transportation, open space and housing, in accordance with State requirements, and provides a policy framework for various matters that fall within these areas.

## Orientation of New Council Members

It is important that members of the Council have an understanding of the full range of services and programs provided by the organization. As new members join the City Council, the City Clerk coordinates with department heads to provide tours of City facilities and meetings with key staff.

## League of California Cities Guide

A publication that provides additional useful information is the *Mayors and Council Members Resource Guide* published by the League of California Cities. The Guide contains general information on the role and responsibilities of city council members and on the specific requirements and laws that govern Council actions. The Guide is available from the City Clerk.

C H A P T E R 2

# Menlo Park City Council: Powers and Responsibilities

## City Council Generally

The powers of a city council in California to establish policy are quite broad. Essentially, councils may undertake any action related to city affairs other than those forbidden or preempted by state or federal law. Specifically, *the Council shall have the power, in the name of the city, to do and perform all acts and things appropriate to a municipal corporation and the general welfare of its inhabitants and which are not specifically forbidden by the Constitution and laws of the State of California (California Government Code).*

It is important to note that the Council acts as a body. No member has any extraordinary powers beyond those of other members. While the Mayor and Mayor Pro Tem have some additional ceremonial and administrative responsibilities as described below, in the establishment of policies, voting and in other significant areas, all members are equal. It is also important to note that policy is established by at least a majority vote of the Council. While individual members may disagree with decisions of the majority, a decision of the majority does bind the Council to a course of action. In turn, it is staff's responsibility to ensure the policy of the Council is upheld. Actions of staff to pursue the policy direction established by a majority of Council do not reflect any bias against Council members who held a minority opinion on an issue.

The City Council has occasionally debated whether it should take positions of a broader nature or limit itself to purely municipal functions. Historically, Menlo Park City Councils have chosen to not take positions on issues outside of their immediate authority to effect. The propensity of the City Council to involve itself in such issues reflects the personalities and outlooks of the members who make up the two-year Council sessions.

Limitations are imposed on a Council member's ability to serve on appointed boards of the city. State law expresses that no member of the Council shall serve as a voting member of any city board, committee, or commission, whether composed of citizen volunteers, city employees, or a combination of both. This is not construed as prohibiting members of the Council from serving on committees or subcommittees of the Council itself, or of agencies representing other levels of government. In fact, Council members often participate and provide leadership in regional and state programs and meetings. Council members are strongly encouraged to report to the Council on matters discussed at subcommittees and other regional or state board/agency/group activities in which they have been involved.

## Role of Mayor & Mayor Pro Tempore

**Mayor**: As reflected in the Municipal Code, the Mayor is to preside at all meetings of the City Council and perform such other duties consistent with the office as may be imposed by the Council or by vote of the people. The Mayor does not possess any power of veto. As presiding officer of the Council, the Mayor is to faithfully communicate the will of the Council majority in matters of policy. The Mayor is also recognized as the official head of the city for all ceremonial purposes.

The Mayor, unless unavailable, shall sign all ordinances, and other documents that have been adopted by the City Council and require an official signature; except when the City Manager has been authorized by Council action to sign documents. In the event the Mayor is unavailable, the Mayor Pro Tempore's signature may be used.

Traditionally, the Mayor has also been assigned by the City Council to consult and coordinate with the City Manager in the development of agendas for meetings of the City Council. The scope of such review focuses on the timing of business items and the volume of business that can be considered at any one meeting. Such review does not allow for a unilateral unlimited delay of items to be considered by the Council or the introduction of new items not otherwise part of the Council's identified priorities or staff's work plan. Should any significant disagreement arise regarding the scheduling of items, these matters are to be resolved by the full City Council. The staff maintains a "tentative" Council Calendar that programs when matters will likely be considered at future meetings.

**Mayor Pro Tempore**: The City Council has specified that the Mayor Pro Tempore shall perform the duties of the Mayor during the Mayor's absence or disability. The Mayor Pro Tempore shall serve in this capacity at the pleasure of the City Council. The Mayor Pro Tempore title is often abbreviated to Mayor Pro Tem; and a more common and contemporary title of Vice Mayor may be substituted as well.

## Appointment of City Manager, City Attorney

The City Council appoints two positions within the city organization: the City Manager and City Attorney. Both positions serve at the will of the City Council. The City Manager is an employee of the City and has an employment agreement that specifies certain terms of employment including an annual evaluation by the City Council. The City Manager is responsible for all other personnel appointments within the City. The current City Attorney is a part-time employee, and a partner in a local law firm that has served the City for many years.

## Role in Disaster

The City Council has some special, extraordinary powers in the case of a disaster. Some meeting restrictions and expenditure controls are eased in such extreme situations. In critical situations the Council may be directed by the City Manager/Emergency Services Director to assemble in the City's Emergency Operations Center (EOC), located within the Police Department, to provide policy guidance and to receive information in an emergency. Should the City Council not be available during an emergency, state law specifies a hierarchy of others who may serve in place of the City Council. The most likely scenario is that the County Board of Supervisors would serve in the place of the Council.

## Appointment of Advisory Bodies

The city has a number of standing advisory bodies. Appendix C contains adopted policy #CC-01-0004 on the appointment, roles and responsibilities of the various Commissions. These procedures apply to all appointments and reappointments to standing advisory bodies.

In addition, resident committees and task forces are occasionally appointed by the City Council to address issues of interest. A task force or other ad hoc body is a body created by Council for a specific task. Council subcommittees, when used, are to help the Council do its job. Committees ordinarily will assist the Council by preparing policy alternatives and implications for Council deliberation. Council subcommittees will normally not have direct

dealings with staff operations. Council subcommittees may not speak or act for the Council. Subcommittees will be used sparingly and ordinarily in an ad hoc capacity. This policy applies to any group that is formed by Council action, whether or not it is called a subcommittee. Unless otherwise stated, a subcommittee ceases to exist as soon as its task is complete. The Council may assign, and specify the role of, one or two Council Members to the task force (if more, it becomes a defacto Council meeting). Unless otherwise specified, Council Members have all the rights, and only the rights, of ordinary citizens with respect to task forces and other ad hoc bodies.

Note that both appointed advisory bodies and ad hoc committees are usually subject to the open meetings laws commonly known as the Brown Act.

## Council Relationship with Advisory Bodies

The City Council has determined that Council Members should not lobby commissioners for particular votes. However, Council Members may attend meetings as residents and request that commissioners consider certain issues during their deliberations or in unusual instances as Council Members to reflect the views of the Council as a body.

Council Members choosing to attend commission or committee meetings should be sensitive to the fact that they are not participating members of the body. Council Members have the rights, and only the rights, of ordinary citizens with respect to Commissions – including the right to write to and speak to the Commission during public comment periods.

## Role of Commission Liaison

Members of the Council are assigned to serve in a liaison capacity with one or more city commissions. The purpose of the liaison assignment is to facilitate communication between the City Council and the advisory body. The liaison also helps to increase the Council's familiarity with the membership, programs and issues of the advisory body. In fulfilling their liaison assignment, members may elect to attend commission meetings periodically to observe the activities of the advisory body or simply maintain communication with the commission chair on a regular basis.

Members should be sensitive to the fact that they are not participating members of the commission, but are there rather to create a linkage between the City Council and commission. In interacting with commissions, Council Members are to reflect the views of the Council as a body. Being a Commission liaison bestows no special right with respect to Commission business.

Typically, assignments to commission liaison positons are made at the beginning of a Council term in December. The Mayor will ask Council members which liaison assignments they desire and will submit recommendations to the full Council regarding the various committees, boards, and commissions which City Council Members will represent as a liaison. In the rare instance where more than one Council Member wishes to be the appointed liaison to a particular commission, a vote of the Council will be taken to confirm appointments.

CHAPTER 3

# City Council Meetings

## General Procedures

By resolution, the City Council has adopted a modified version of Roberts Rules of Order.

**Presiding Officer**: The Mayor is the presiding officer and acts as chair at Council meetings. In the absence or incapacity of the Mayor, the Mayor Pro Tempore serves as presiding officer.

**Seating arrangement of the Council**: The Mayor Pro Tempore is seated immediately next to the Mayor. The Mayor, with the approval of individual Council members, shall establish the seating arrangement for regular Council meetings.

**Quorum**: Three-fifths of the Council members constitute a quorum for the transaction of business.

## Meeting Schedule

The Council approves and follows an annual calendar that reflects its priorities and coincides with the budgeting process, beginning at the start of the calendar year. Project priorities are ranked in February for the following fiscal year, in order to reflect the commitment of resources required. Other Council priorities are overlayed on the calendar as time permits.

Regular meetings are usually held in the Council Chambers, 701 Laurel Street, on Tuesdays at 7 pm, with study sessions and closed sessions generally being convened earlier, as needed, or at the end of the meeting at the conclusion of public business.

On occasion, the Council meeting will be held in alternative locations such as the Senior Center. No Council meeting will typically be held in the event that a regular meeting of the Council falls on a legal holiday or the day after a holiday. Other meetings throughout the year may be cancelled as well. Council Members should inform the City Manager's secretary as soon as possible if they intend to be out of town on a set meeting date. On occasion, arrangements may be made in order for Council Members to remotely participate in Council meetings by telephone conference call when out of town.

## Special Meetings

Special meetings may be called by the Mayor or by three members of the City Council. Written notice must be given to the City Council and to the media 24 hours prior to a special meeting. No business other than that officially noticed may be discussed.

Public Comment: At all regular and special meetings, public comments must be permitted before or during consideration of any agendized item. Public comment is appropriate on any matter within the jurisdiction of the City Council.

Meeting Notices and Minutes: Notice requirements of the Brown Act are complied with for all meetings; minutes of the meeting are taken by the City Clerk or designee and made available for public inspection.

## Development of Agenda

The City Council adopts a yearly meeting calendar identifying meeting dates and cancellations to aid members and staff with planning and scheduling. A medium-range "tentative" Council calendar that reflects an estimate of when various items will be scheduled over the next few weeks is available on the City's website. A copy of the draft agenda is transmitted to the Mayor for review on the Monday one-week prior to the meeting. Staff is required to submit reports for a Tuesday Council meeting to the City Clerk by noon on the Thursday of the week preceding the meeting. All agenda materials are available after 5:30pm on the Thursday before the Tuesday Council meeting. Website posting includes a tentative Council calendar that shows Council meeting dates and planned agenda items 3-5 weeks in advance.

Given this agenda development schedule, it is usually extremely difficult when Council requests at a Tuesday meeting that a report be prepared for consideration the following week. For this reason, it will usually require at least one week for the preparation of a report requested by the City Council. Complex reports, of course, will require more time to prepare, and an estimated time of completion can be provided to the City Council. The ability to schedule new agenda items depends on the nature of the item itself, other agenda subjects that are already scheduled and the amount of time available.

## Placing Items on Agenda

**City Council**: A Council Member may request an item be considered on a future agenda and, upon agreement of a majority of Council, staff will prepare a staff report if formal Council action is required. Council Members may make this request verbally during a meeting or may submit written requests. Normally, the process involves two steps: initial consideration of the request by the full Council at the soonest possible regularly scheduled meeting; and, if a majority agrees, the matter is then scheduled for further consideration on an upcoming meeting agenda.

**Members of the public**: A member of the public may request that an item be placed on a future agenda during public comment or through other communication with Council Members. Upon approval of a majority of Council, the item will be agendized and a staff report may be prepared. The City Manager will inform the Council of the potential impact the request will have on established priorities or staff workload and seek approval by the City Council before authorizing the work or scheduling the item as appropriate.

**Emergency and Non-Agendized items**: Emergency and non-agendized items may be added to an agenda only in accordance with state law. Emergency items are only those matters affecting public health or safety such as work stoppages, disasters and other severe emergencies. Adding an emergency item requires a majority vote. Emergency items are very rare. More likely, after the agenda is posted an item arises that the Council would like to act on. Non-agendized items may be added to the agenda only if the Council makes findings that (1) the need to consider the item arose after the posting of the agenda, and; (2) there is a need to take immediate action at this meeting of the City Council. These findings must be approved by a 4/5th vote; if less than five members of Council are present, the findings require a unanimous vote of those present.

## Notification and Advertising

The City attempts to well publicize matters of significant neighborhood or community public interest that appear on a City Council agenda, as well as all matters where advertising is required by law. Advertisements and notifications are intended to inform all interested individuals.

## Order of Business

The City Council established the order of business for meetings through the adoption of a policy on meeting procedures. Technically, the order of the agenda is as follows: roll call; special business; proclamations; council, committee and staff reports; public comment #1; appointments to boards/commissions/committees; consent calendar; public hearings; regular business; public comment #2; written communications; information items; adjournment. The following section describes the various types of meeting components.

1. **Closed Sessions** *(closed to the public)*: The ability of the City Council to conduct sessions not open to the public is restricted by state law to ensure open proceedings. Certain defined circumstances exist wherein a city council may meet without the public in attendance. Such circumstances include:

   Real Property: The purchase, sale, exchange or lease of real property with the City's negotiator; the real property and the person(s) with whom the City may negotiate must be announced in open session prior to the closed session *(Cal Govt Code 54956.8)*.

   Litigation: Pending or a significant exposure to litigation or the decision to initiate litigation; the litigation title must be identified in open session prior to the closed session unless the Council states that to do so would jeopardize its ability to conclude existing settlement negotiations or effectuate service of process.

   Compensation: Salaries and benefits of employees; Council meets in closed session to review its position and instruct designated representatives *(Cal Govt Code §54957.6)*.

   Personnel: A closed session is held to discuss the appointment, employment, evaluation of performance, or dismissal of a public employee, or to hear a complaint against the employee unless the employee requests a public hearing *(Cal Govt Code §54957.6)*.

   It is critical to stress that there shall be no disclosure of closed session confidential information. Members of the Council, employees of the City, or anyone else present shall not disclose to any person, including affected/opposing parties, the press, or anyone else, the content or substance of any discussion which takes place in a closed session without Council direction and concurrence. Whenever possible, written reports received for closed session items will be turned in at the end of the meeting.

   Typically, closed sessions will be scheduled prior to the public portions of the meeting or at the end of the meeting after public business has been concluded. This is done so public portions of the meeting are not interrupted by closed sessions. In addition, such sessions may require the attendance of special legal counsel and consultants. In an attempt to manage the costs of these professionals, it is beneficial to conduct closed sessions at a time certain. On occasion, during the course of a regular meeting, an issue arises that requires the Council to adjourn to a closed session on the advice of the City Attorney.

2. **Council Member Reports:** Provides members of the Council an opportunity to introduce matters not currently before the Council, including brief announcements, to pose questions of staff and make requests for items to be placed on the agenda at a future meeting. Examples of appropriate communications would be information of general interest received from outside agencies, comments or inquiries received from the public, requests to agendize future items, or announcements of interest to the public.

   State law provides that Council can take action only on such matters that have been noticed at least three days (72 hours) in advance of the regular meeting, or 24 hours in the case of a special meeting, unless special circumstances are found to exist (as mentioned above). Formal action or approval on non-agendized items is not allowed, and such items should be placed on the agenda of the next available regular meeting.

3. **Consent Calendar:** Those items on the Council agenda that are considered to be of a routine and non-controversial nature by the City Manager are placed on the "Consent Calendar." These items shall be approved, adopted, accepted, etc., by one motion of the Council. Typical consent calendar items include the final reading and adoption of ordinances, various resolutions approving agreements, awards of contracts, minor budgetary adjustments, meeting minutes, status reports, and reports of routine city operations.

   Council Members may request that any item listed under "Consent Calendar" be removed from the Consent Calendar, and Council will then take action separately on this item. A member of the public may request that an item listed under "Consent Calendar" be removed and Council action taken separately on the item; the City Council must concur with such a request. Items that are removed ("pulled") by members of the Council for discussion will typically be heard after other Consent Calendar items are approved unless the majority of Council chooses an earlier or later time.

   Council Members are encouraged to contact the City Manager's office prior to 12:00 noon on the day of a Council meeting day to provide notification of items to be removed from the Consent Calendar. This practice allows the City Manager to notify staff that may need to be present to respond to removed items. Equally important, it also allows the Manager to inform staff who do not need to be present at the meeting. Unless contacted in advance of the meeting with sufficient time, the presumption is that staff will not be present.

4. **Public Comment:** A block of 30 minutes time is set aside at the beginning of the meeting and again at the end to receive general public comment about issues not on the agenda. Comments on agenda items should not be heard until the appropriate item is called. Individuals desiring to speak are to address the Council from the speaker podium after giving their name and place of residence. Speaker cards may be required and should be filled out, including the speaker's actual jurisdiction of residence, and given to the City Clerk prior to Public Comment.

   Comments should focus on a specific matter within the Council's jurisdiction. Members of the public are encouraged to present written comments, preferably in advance of the meeting, as a way to fully communicate their thoughts on agenda or non-agenda items. When written materials are presented, they should be submitted to the City Clerk for distribution and record keeping ahead of time. Comments are typically limited to three minutes per speaker so that all have an opportunity to address the Council.

Videos, PowerPoint or similar presentations may accompany in-person testimony but are subject to the same speaking time limits. Prior notice and coordination with the City Clerk is strongly encouraged and the Mayor reserves the privilege to limit such requests as necessary for the effective conduct of the meeting. Speakers are to address their comments to the City Council from the podium.

Public comment on regular business items normally follows staff's presentation of the staff report, clarifying questions from Council Members and applicant comments as necessary and appropriate. Typically, applicants or appellants are limited to a maximum of 10 minutes. Council will then hear public comment.

5. **Public Hearing:** In the case of public hearings, once the Council has voted to close the hearing, no member of the public shall be permitted to address the Council or the staff from the audience, except at the discretion of the presiding officer (Mayor).

6. **Regular Business Items:** Regular items are shown on the agenda and are normally taken in the order listed.

7. **Written Communications:** The City Council has established a practice of placing written communication between Members requesting items to be agendized and select letters sent by agencies to Council Members on the meeting agenda so that this correspondence receives wide distribution. If letters or emails from the public are received on the day of or just before a meeting, copies will be placed at the Council Members' positions on the dais.

8. **Commission Reports:** Commission reports provide an opportunity for designated members of appointed boards to address the Council on matters of importance or to update the Council and community on studies that are underway.

9. **Study Session:** From time to time, the Council will hold study sessions. These meetings are normally scheduled before the regular Council meeting. On occasion, dedicated study sessions are held instead of a regular meeting on the first Tuesday of the month. The purpose of study sessions is to give the Council a less formal and more interactive forum to discuss issues in advance of any official action to be taken. Staff often presents policy alternatives and is more directly engaged in the dialogue. Official minutes are not generally kept, but meetings are open to the public and are broadcast and videotaped when held in the Council Chambers and at the direction of the Council. While general direction may be given to staff or the proponent behind the topic of discussion, no formal action by the Council is taken in a study session.

## Discussion Rules

To assist the City Council in the orderly discussion of items, rules are followed which represent accepted practices for the management of Council meetings.

1. **Obtaining the floor**: A member of the City Council or staff shall first address the Mayor and gain recognition. Comments and questions should be directed through the chair and limited to the issue before the Council. Cross-exchange between Council Members and public should be avoided.

2. **Questions to staff**: A Council Member shall, after recognition by the Mayor, address questions to the City Manager, City Attorney, department head or designated staff member. If a Council Member has questions on an agenda item, that member should

preferably contact staff prior to the meeting in order to allow staff time to research a response for the meeting.

3. **Interruptions**:
   a. Once recognized, a Council Member is considered to have the floor, and another Council Member may not interrupt the speaker except to make a point of order or point of personal privilege. In such a circumstance, the Council Member holding the floor shall cease speaking until the point of order or privilege is resolved.

   b. Upon being recognized by the Mayor, members of the staff shall hold the floor until completion of their remarks or until recognition is withdrawn by the Mayor.

4. **Discussion:** A Council Member should not speak more than once on a particular subject until every other Council Member has had the opportunity to speak. Council Members are encouraged to discuss items during the decision-making process and may ask staff to respond when appropriate. The Mayor normally allows other members to speak first, then will give his/her views and summarize.

5. **Tabling procedure**: Tabling an item immediately stops discussion and causes a vote to postpone a matter indefinitely or to a time and date certain. A motion to "continue" an agenda item has the same effect, but is generally used when a scheduling problem arises or when insufficient time is available to address the matter thoroughly.

6. **Right of protest**: A Council Member is not required to state reasons for a dissenting vote.

7. **Calling for the question**: The purpose of calling for the question is to disallow further debate and put an issue to an immediate vote. A Council Member may move to "call for the question" on an item which is being considered. The motion requires a second, is not debatable, and must pass by a four-fifths vote. If the motion carries, the item is no longer debatable and the City Council must vote on it.

8. **Conducting business at a late hour**. According to Council policy, all regular meetings of the Council are to end by midnight unless there is a three-fourths vote taken by 11:00 pm to extend the meeting. The motion to extend is to include the title of the items to be considered after 11:00 and a new ending time for the meeting.

## Voting Procedures

When present, all Council Members are to vote. Failure of a seated member to orally express a vote constitutes an affirmative vote.

No ordinance, resolution or motion shall be passed or become effective without an affirmative vote by the majority with a quorum present.

A conflict of interest shall be declared whenever appropriate and in compliance with state law. The affected Council Member will step down from the dais and leave the Chambers.

Council members may declare general consensus at the discretion of the presiding officer, if there are no negative votes or objections.

Upon the request of any Council Member, a roll call vote will be taken and recorded.

**Tie vote**: A tie vote is equivalent to a motion that has failed. The presiding officer may publicly explain the effect of the tie vote for the audience or may direct a member of the staff to do so.

**Motions**. There are a number of types of motions, each of which must meet certain requirements before a vote can be taken. A reference guide to motions is provided in chart form in Appendix A of this manual.

**Reconsideration**: Reconsideration of an item shall be allowed in accordance with the following Council guidelines. A Member of the prevailing majority when the previous vote was taken must make a motion for reconsideration. The City Council has determined that any motion for reconsideration should be made at the meeting immediately following that at which the action was taken. No motion for reconsideration will be entertained after this time unless the City Council determines significant new information has arisen which warrants such action.

## Other Guidelines

Other guidelines have been developed to ensure that meetings of the Council are conducted in a civil and professional manner. Council members and staff shall:

1. Work to preserve appropriate order and decorum during all meetings.

2. Discourage side conversations, disruptions, interruptions or delaying efforts.

3. Inform the Mayor before departing from a meeting.

4. Limit disruptive behavior. The Mayor will call persons demonstrating rude, boisterous, or profane behavior to order. If such conduct continues, the Mayor may call a recess, request the removal of such person(s) from the Council Chambers, adjourn the meeting, or take such other appropriate action. The Council has a policy to discourage applause, booing or other similar behaviors from the public during meetings.

5. Recognize that only the City Council, staff, advisory body chairs or designated representatives, and those authorized by the presiding officer shall be permitted to sit at the Council or staff tables.

6. Limit breaks of the City Council to 5-10 minutes. The Council has authorized the Mayor to resume the meeting if a quorum exists and other members have not returned from the break within the announced time period.

7. Impose time limits on speakers. While the City Council encourages and embraces the need for and right of public participation, it acknowledges that public comments must, at times, be limited. Therefore, the City Council authorizes the Mayor, as presiding officer, to poll the audience for an indication of the number of people wishing to speak, and to impose time limits per speaker. Typically, speakers are limited to three minutes but a shorter time limit may be established as deemed necessary. When a member of the public is to speak on behalf of others in attendance, a maximum time limit of ten minutes is usually imposed. After the time limit, Council may ask questions of the speaker for clarification, if needed. Each speaker will be thanked for his or her participation.

**Values of Respect**: The City Council has also recognized the importance of approaching the public's business in an environment of personal respect and courtesy, which places emphasis on the consideration of policy and avoids personalization of comments. Some guidelines utilized by the City Council include:

1. Discussion should focus on policy matters

2. Personal criticism of members is inappropriate

3. Proper decorum should be displayed as other members express their views

4. Treat members of the public equally, applying rules in a fair and consistent manner

**Enforcement of Order**: The Police Chief or his designee acts as the Sergeant-At-Arms. Any Council Member may request the presiding officer to enforce the rules of protocol. Upon motion and majority vote, the presiding officer shall be required to do so.

## Open Meeting Laws ("The Brown Act")

Operations and procedures of the City and City Council incorporate requirements of the state's open meeting law (commonly referred to as the Brown Act). Because this law is such an important part of local government operations, some specific requirements of the law are highlighted below.

**Applicability and Penalties**: The entire city organization conducts its business in compliance with the Ralph M. Brown Act, State Government Code Section 54950. The intent of the Act is to ensure that deliberation and actions of local public agencies are conducted in open and at public meetings.

A. Applicability: The Act applies to Council and all commissions, boards and Council appointed subcommittees (except if comprised entirely of two Council Members) and task forces that advise Council. Staff cannot promote actions that would violate the Act.

B. Meetings: All meetings shall be open and public. A City Council meeting takes place whenever a quorum (3 or more members) is present and information about the business of the body is received; discussions qualify as a meeting. Social functions (e.g., receptions, dinners) do not fall under the Act unless city business is discussed.

   Serial meetings take place when any member of Council or city staff contact more than two Council Members for the purpose of deliberating or acting upon an item pending before the City Council. This restriction does not apply to the public or media who may contact Council Members. Correspondence that merely takes a position on an issue is acceptable. Note that the Brown Act applies to City Council Members immediately after their election and prior to their swearing-in ceremony.

C. Agendas: Agendas for regular meetings must be posted 72 hours in advance of the meeting and must meet various requirements.

D. Actions: No action can be taken on any item not appearing on the posted agenda.

   *Exceptions*: 1) An emergency situation exists (determined by a majority of the Council). 2) The need to take action arose subsequent to the agenda being posted and there is a need for immediate action (determined by 2/3 vote of the Council; or if less than 2/3 are

present, by unanimous vote). 3) The item was continued to another meeting that was scheduled and posted within 5 days of the original agenda.

E. Public Input: The public, by law, has an opportunity to address the Council on any item of interest to the public that is within the jurisdiction of the Council, at the time the matter is heard. The Mayor has the right to establish a time limit on speakers and the total time allocated for a particular issue. Three minutes per speaker has been standard, but in unusual cases either shorter or longer time periods may be established by the Mayor or the Council.

F. Public Disruptions: A portion or all of the public may be removed if willful disruption makes conducting the meeting "unfeasible"; the press may remain unless they participate in the disruption.

G. Correspondence: All writings distributed for discussion or consideration at a public meeting are public records.

H. Special Meetings: Special meetings may be called by the Mayor or a majority of the Council with strict notification requirements for delivery to the media and Council 24 hours before the time of the meeting.

I. Emergency Meetings: Emergency meetings may be called without notification due to the disruption or threatened disruption of public facilities. Only work stoppages or crippling disasters that impair the public health and/or safety qualify for emergency meetings.

J. Other Provisions: The Act provides many other restrictions and requirements; this chapter is intended merely as a Council summary and overview of the Act, and nothing in this Chapter supersedes the provisions of the Brown Act. Please check with the City Attorney and/or the City Clerk for more information.

CHAPTER 4

# Council Communications

## Overview

Perhaps the most fundamental role of a Council Member is communication—communication with the public to assess community opinions and needs—communication with staff to provide policy direction and to gain an understanding of the implications of various policy alternatives. Because the City Council performs as a body (that is, acting based on the will of the majority as opposed to individuals), it is important that general guidelines be understood when speaking as a Council Member. Equally important, when members are expressing personal views and not those of the Council, the public should be so advised.

## Correspondence from Council Members

Members of the City Council may occasionally be called upon to write letters to citizens, businesses or other public agencies. Typically, the Mayor will be charged with transmitting the City's position on policy matters to outside agencies on behalf of the City Council. Correspondence sent on behalf of the Council is placed on official City letterhead and is signed by the Mayor or City Manager. Individual members of Council may prepare letters to constituents in response to inquiries or to provide requested information. Individualized City Council Member letterhead is available for this purpose, and staff can assist in the preparation of such correspondence. Council Members are required to place on file and to provide copies upon request of any correspondence sent on City letterhead.

On occasion, members may wish to transmit correspondence on an issue upon which the Council has yet to take a position or about an issue for which the Council has no position. In these circumstances, members should use their personalized letterhead and clearly indicate within letters that they are not speaking for the City Council as a whole, but for themselves as one member of Council.

After the City Council has taken a position on an issue, official correspondence should reflect this position. While members who may disagree with a position are free to prepare correspondence on such issues as private citizens, City letterhead, official Council title, and staff support should not be utilized in order to avoid confusion. In addition, City letterhead and staff support cannot be utilized for personal or political purposes.

Council Members may be asked to prepare letters of recommendation for students and others seeking appointment. It is appropriate for individual Council Members to utilize City letterhead and their Council titles for such letters. No review by the full Council is required, however, copies will be kept on file.

## Speaking for "the City"

Similar to written correspondence, when members are requested to speak to groups or are asked the Council's position on an issue, the response should reflect the position of the Council as a whole. Of course, a member may clarify their vote on a matter by stating, for example, "While I voted against "X", the City Council voted in support of it." When representing the City

at meetings or other venues, it is important that those in attendance gain an understanding of the City Council's position rather than that of an individual member.

When dealing with members of the media, it is usually the Mayor who represents the position and interest of the City Council. When the City Manager or Department Heads are contacted, they too will refer the media first to the Mayor for comment. Similarly, when the City issues a Press Release, the Mayor is consulted in terms of any Council Member quotes or references. The City Manager decides whether staff are available to respond to media requests directly or not.

## Local Ballot Measures

At times measures that affect City Council policy may be placed on the ballot. There are restrictions regarding what actions a City Council or individual Members may take on ballot measures. Guidelines as to what is permissible are available from the City Clerk or City Attorney upon request.

## State Legislation, Propositions

The City has been a member of the League of California Cities for many years. In addition, the City has a representative on the City/County Association of Governments (C/CAG). Both of these groups actively track legislation at the state level. Either through the advisories received from these two organizations or as a result of City staff following key legislative bills of importance to the City, the Council is at times requested to take a position or an action on pending state legislation. Unless Council has previously acted on a similar bill in the recent past, in which the City's position is clear, the Council has a practice of requiring analysis and discussion of bills prior to taking an official position. The analysis includes a summary of the legislation's purpose and a listing of those entities both in support of and against the proposed legislation. As a framework for screening bills that are pending to determine if the City should weigh in, Appendix B serves as a Legislative Policy Guide, with the explicit understanding that the City will express itself on legislation dealing with issues that will directly effect its financial stability or effective operation, and that the City may enter into alliances with other entities to promote common goals.

## Proclamations

Ceremonial proclamations are often requested of the City in recognition of an event or individual. Proclamations are not statements of policy but a manner in which the city can make special recognition of an event (e.g., Recycling Week) or individual. As part of his/her ceremonial responsibilities, the Mayor is charged with administration of proclamations. Individual Council Members do not issue proclamations. Proclamations can be sent to the requestor or presented at a City Council meeting as arranged with the requesting body and at the Mayor's discretion.

CHAPTER 5

# Interaction with City Staff

## Overview

City Council policy is implemented on a daily basis through staff. Therefore, it is critical that the relationship between Council and staff be well understood by all parties so that policies and programs may be implemented successfully. The City of Menlo Park has a long tradition of positive relationships between members of the City Council and staff. To maintain these effective relationships it is important that roles are clearly recognized.

## Council-Manager Form of Government

Like most California cities, Menlo Park has adopted a City Council-City Manager form of government. The Council appoints a City Manager to implement policy, enforce its laws, to direct the daily operations of city government, and to prepare and monitor the municipal budget. The Municipal Code specifies roles and responsibilities and requires that Council Members work through the City Manager in dealing with City staff unless simply requesting information from department heads or other staff members. The City Manager is responsible to the City Council as a body rather than to individual Council Members.

## Council-Manager Relationship

The employment relationship between the City Council and City Manager reflects the fact that the City Manager is the chief executive officer of the City. The City Manager has an employment agreement with the City Council. Regular communication between the City Council and City Manager is important in maintaining effective interpersonal relations. All dealings with the City Manager, whether in public or private, should be consistent with the authority of the City Manager in administrative and personnel matters. Council Members should avoid situations that can result in City staff being directed, intentionally or unintentionally, by one or more members of the City Council. Further, Council Members should avoid involving themselves in matters regarding individual City employees or related affairs.

The City Council evaluates the City Manager's performance on a regular basis to ensure that both the City Council and City Manager are in agreement about organizational performance and priority goals that are based on mutual trust and common objectives.

As in any professional relationship, it is important that the City Manager keep the City Council informed. The City Manager respects that the final responsibility for establishing the policy direction of the City is held by the City Council. The City Manager communicates with City Council in various ways. In addition to the formal Council meetings, there are periodic briefing meetings with individual Council members and written memoranda and email. Communication must be undertaken in such a way that all Council Members are treated similarly and kept equally informed. It is also important that the Council provide ongoing feedback, information and perceptions to the City Manager including responses to written communications and surveys requesting feedback.

## City Manager Code of Ethics

The City Manager is subject to a professional code of ethics that binds the City Manager to certain practices that are designed to ensure his or her actions are in support of the City's best

interests. Violations of such standards can result in censure. Appendix D is a copy of the City Manager's Code Of Ethics.

## City Council-City Attorney Relationship

The City Attorney is the legal advisor for the Council, City Manager and departments. The general legal responsibilities of the City Attorney are to: 1) provide legal assistance necessary for formulation and implementation of legislative policies and projects; 2) represent the City's interest, as determined by the City Council, in litigation, administrative hearings, negotiations and similar proceedings; 3) prepare ordinances, resolutions, contracts and other legal documents to best reflect and implement the purposes for which they are prepared; and 4) keep City Council and staff apprised of court rulings and legislation affecting the legal interest of the City. It is important to note that the City Attorney does not represent individual members of Council, but the City Council as a whole.

## Roles and Information Flow

**Objectives**: It is the intent of staff to ensure Council members have free and easy access to information from the City and to ensure that such information is communicated completely, with candor and without bias. Individual Council Members may not intervene in staff decision-making, the development of staff recommendations, scheduling of work, or executing department priorities without the prior knowledge and approval of the City Council as a whole. This is necessary to protect staff from undue influence and pressure from individual Council Members, and to allow staff to execute the priorities given by management and the Council as a whole without fear of reprisal.

**Council roles**: The full City Council retains power to accept, reject, amend, influence, or otherwise guide and direct staff actions, decisions, recommendations, service levels, work loads and schedules, departmental priorities, and the performance of City business. If a Council Member wishes to influence the actions, decisions, recommendations, workloads, work schedule, and priorities of staff, that member must prevail upon the Council to do so as a matter of Council policy.

Should a Council Member become dissatisfied about a department, he/she should always talk it over with the City Manager and/or the Assistant City Manager, not the department head. Concerns about a department head must be taken to the City Manager only.

**Access to Information**: Individual Council Members as well as the Council as a whole shall receive the full cooperation and candor of staff in being provided with any requested information. The City Manager or appropriate staff will inform council when a critical or unusual event occurs about which the public would be concerned.

To assist the City Manager in his ability to monitor the flow of information, requests for information are best tracked if submitted in writing, either in memorandum form or through email. And to ensure proper responsiveness, Council Members are asked to "cc" both the department head and the City Manager on all correspondence with staff. Staff further encourages Council Members and constituents to utilize the "Menlo Park Direct Connect" web-based system that is accessed via the home page of the City's website.

There are limited restrictions when information cannot be provided. Draft documents (e.g., staff reports in progress, administrative draft EIRs) under review are not available for release until complete and after review by city management. In addition, there are legal restrictions on the City's ability to release certain personnel information even to members of the City Council. Certain aspects of Police Department affairs (access to restricted or confidential information related to crimes) may not be available to members of the Council.

City Council Members have a responsibility in this information flow as well. It is critical that they make use of staff reports and commission minutes. Council Members should come to meetings well prepared – having read staff reports and attachments, and requesting in advance any necessary and available information from staff. If a Council Member has questions on an agenda item, that member should preferably contact staff prior to the meeting in order to allow staff time to research a response for the meeting.

**Staff roles**: The Council recognizes the primary functions of staff as serving the community, executing Council policy and actions and in keeping the Council informed. Staff is obligated to take guidance and direction only from the Council as a whole or from the appropriate management supervisors. Staff is directed to report to the City Manager any attempts by individual members of the Council to unduly direct or otherwise pressure them into making, changing or otherwise influencing recommendations.

City staff will make every effort to respond in a timely and professional manner to all requests made by individual Council Members for information or assistance; provided that, in the judgment of the City Manager, the request is not of a magnitude, either in terms of workload or policy, which would require that it would be more appropriately assigned to staff through the direction of the full City Council. If a request by an individual Council Member is determined by the City Manager to take one hour or more of staff time to complete, that request may be included on the formal Council agenda for full Council discussion.

## Dissemination of Information

In cases where a staff response to an individual Council Member request involves written materials that may be of interest to other Council Members, the City Manager will provide copies of the material to all other Council Members. In making this judgment, the City Manager will consider whether the information is significant, new, otherwise not available to the Council or of interest to the Council.

## Magnitude of Information Request

Any information, service-related request, or revised policy position perceived as necessary by individual Council Members, and that cannot be fulfilled based on the above guidelines, should be submitted by the individual Council Member in writing to the Council as a whole. When raised at a Council meeting, the full Council can decide whether and when to agendize the request for further consideration. The City Manager will seek necessary clarification as to whether the Council desires staff research or a report prepared; and, if so, the relative priority that should be given to such a request in light of other priorities and potential workload impacts.

## Staff Relationship with Advisory Bodies

Staff support and assistance is typically provided to commissions and task forces. However, advisory bodies do not have authority over City employees. While staff may work closely with

advisory bodies, staff members remain responsible to their immediate supervisors and ultimately the City Manager and City Council. The members of the commission/ board/committee are responsible for the functions of the advisory body, and the chairperson is responsible for committee compliance with City policies and practices as outlined in the Commission Handbook.

Staff support often includes preparation of an agenda and its posting in compliance with the Brown Act. Staff may also prepare reports providing background on the issue, alternatives, a recommendation, and appropriate backup materials, if necessary. Advisory body members should have sufficient information to reach decisions based upon a clear explanation of the issues. The assigned staff person may serve as secretary, taking minutes as needed. Staff members are to assist the advisory body chair to ensure appropriate compliance with state and local laws and regulations.

It is important that advisory bodies wishing to communicate recommendations to the City Council do so through approved Council agenda procedures. In addition, if a commission wishes to correspond with an outside agency, that correspondence will be prepared by staff for review by the City Manager and possible approval by the City Council. Individuals who would like staff to perform research or for the commission to review a particular issue must gain the approval for such a request from the full City Council before any work is planned or done. The annual work plan for the City's commissions is determined by the City Council at its priority-setting that preceeds the adoption of the fiscal year budget.

## Restrictions on Political Involvement by Staff

Local governments are non-partisan entities. Professional staff, as reflected within the principles of the Council-Manager form of government, formulates recommendations in compliance with Council policy and for the good of the community and is not influenced by political factors. For this reason, it is very important to understand the restrictions of staff in any level of political involvement through campaigns, fund-raisers, or other means.

By working for the City, staff members do not surrender rights to be involved in local elections. Indeed, laws are in place to preserve those rights. However, there are limitations to such involvement. Different restrictions apply to management and to general employees.

General employees have no restrictions while off the job. No participation in campaigns or other activities may take place while on the job. No City resources may be used by staff in support of any campaign. Even while off the job, no employee may participate in campaign or other activities in a City uniform. For example, posing for a promotional photograph for a candidate for local office while in uniform is inappropriate. The support of the City Council in these matters is requested. A Council Member asking staff to sign petitions or similar items can similarly create an awkward situation.

For management staff, the City Manager strongly discourages any involvement in a local campaign even while on personal time. Such involvement could erode the tenet that staff is to provide an equal level of service to all members of the City Council. The City Manager specifically prohibits any political involvement in local campaigns by department heads.

CHAPTER 6

# Support Provided to City Council

## Staff Support

General administrative support to members of the City Council is provided through the City Manager's Office. Secretarial services including scheduling of appointments, receipt of telephone messages, and word processing are available as needed. In addition to supporting the five City Council members, the two administrative support staff members also assist the City Manager, Assistant City Manager, City Clerk and Business Development Manager. Sensitivity to the workload of support staff members in the City Manager's Office is appreciated. Should requested tasks require significant time commitments, prior consultation with the City Manager is requested.

## Office Equipment

To enhance Council Members' ability to communicate with staff and the public, the City Council office is equipped with a computer and telephones with voicemail. The Council can also receive and send faxes.

Council Members may be connected from their home to the City's computer network. Information Services staff will provide initial assistance in setting up necessary software and hardware. While staff will maintain those computer applications related to City affairs, staff cannot provide assistance for personal computer applications. When individual Council Members have completed their term of office, any installed software and external modems must be returned to the City.

These technologies facilitate efficient communication by Council Members. However, their use also raises important legal issues to which Council Members must pay special attention. First, the Brown Act prohibits members from using "technological devices" to develop a concurrence by a majority regarding an action to be taken by the Council. "Technological devices" under the Brown Act include phones, faxes, computer email, public access cable TV and video. Council Members should not use e-mail, faxes or phones for communicating with other Council Members in order to develop a majority position on any particular issue that may come before the full Council. Particular caution is advised when using or responding to email received via the "CCIN" feature on the City's website and email directory. Correspondence sent using CCIN automatically goes to all five Council Members, certain staff and to the local newspapers.

Second, be aware that most emails sent by Council Members probably are public records under the Public Records Act. Even though it does not create paper, sending email is more similar to mailing a letter than placing a telephone call. The information in the email is stored on the computer network until deleted, and may continue to exist on the network's back-up systems even after being deleted. As a result, emails can become records of the City maintained in the course of business, and thus available for public disclosure under the Public Records Act.

Finally, the City's email system is intended for the conduct of official business, and not for political reasons. See CHAPTER 8 for a detailed discussion on the prohibition against using City property and funds for personal or political purposes.

## Meeting Rooms

An office is available adjacent to the City Manager's Office for shared use by members of the City Council. Council Members can also reserve larger meeting space for use by contacting the City Manager's Office staff.

## Mail, Deliveries

Members of the City Council receive a large volume of mail and other materials from the public, private interests and staff. The City Manager's Office staff maintains a mailbox for each member. Meeting agenda materials are available for pick up Thursday evenings at 5:30pm and are posted on the City's website. Members are encouraged to return unwanted reports and documents to staff for distribution to the public or for recycling.

CHAPTER 7

# Financial Matters

## Council Compensation

State law and the Municipal Code provide for modest compensation to members of the City Council. State law limits an increase in City Council salaries to 5% per year, effective only following the next election after adoption. Currently, Council Members receive a stipend of $640 per month. Council Members are also eligible for participation in group insurance benefits including retirement, medical, dental, vision, and life insurance plans available at the level provided to management employees.

## Expenditure Allowance

The annual city budget includes limited funding for members to undertake official City business. Eligible expenses include travel for attendance at conferences or educational seminars, and the purchase of publications and annual subscriptions. Travel expense reimbursement for meals does not allow reimbursement for alcohol. Donations to organizations are not eligible nor are meals for individuals other than Council Members. Available funds are disbursed on a first come first served basis, with the Mayor and City Manager monitoring expenses during the year. Appendix D includes a copy of #CC-91-0002 pertaining to travel and meeting expenses.

## Expenditure Guidelines

It is important to note that any expense must be related to City affairs. Public property and funds may not be used for any private or personal purpose. Courts have ruled that this prohibition includes personal political purposes. For example, reimbursement could not be allowed to pay for meals at a meeting designed to discuss political or campaign strategies. It is also inappropriate for City funds to pay for a meal or other expenses of a private citizen.

City budgetary practices and accounting controls apply to expenditures within the City Council budget. Reimbursement requests should be made through the City Manager's Office monthly with receipts. Expenditure records are public information. Questions arising as to the proper application or interpretation of the adopted policy will result in the City Manager conferring with the Mayor.

CHAPTER 8

# Conflicts & Liability

## Conflict of Interest

State laws are in place to prevent an action by a Council Member that would or may constitute a conflict of interest. The purpose of such laws and regulations is to ensure that all actions are taken in the public interest. At any time a Member believes a potential for conflict of interest exists, he/she is encouraged to consult with the City Attorney or private legal counsel for advice. Staff may also request an opinion from the City Attorney regarding a member's potential conflict. Laws that regulate conflicts are very complicated. Violations may result in significant penalties including criminal prosecution.

There are two primary laws that govern conflicts of interest for public officials in California - the Political Reform Act and Government Code §1090. In general terms, the Political Reform Act prohibits a public official from having a financial interest in a decision before the official; §1090 prohibits a public official from having an interest in government contracts.

The Political Reform Act prohibits public officials from making, participating in, or in any way attempting to use their official position to influence a governmental decision in which they know, or have reason to know, that they have a financial interest. Therefore, if a public official has a conflict of interest, the official must disqualify himself or herself from acting on or participating in the decision before the City. Once a year Council Members and certain staff are required to file statements of economic interests.

Government Code §1090 is similar to the Political Reform Act, but applies only to City contracts in which a public official has a financial interest. The financial interests covered by §1090 are different from those in the Political Reform Act. A Member having an interest in a contract may preclude the City from entering into the contract at all. In addition, the penalties for violating §1090 are severe. If a Council Member believes that he or she may have any financial interest in a contract that will be before the Council, the Member should immediately seek advice from the City Attorney or the Member's personal attorney.

There are a number of other restrictions placed on Council actions that are highlighted in the League of California Cities' *Guide*. Such restrictions include prohibitions on secrecy and discrimination as well as assurance that all city funds are spent for public purposes. Violations of these restrictions may result in personal liability for individual Council Members.

## City Attorney Advice

The City Attorney has an affirmative duty to protect the City and City Council from conflicts of interest wherever possible. It is critical to note that while the City Attorney can render advice on the interpretation of State laws and regulations on conflict matters, such advice is solely an interpretation of the law. The only authority that can provide binding interpretations on such matters is the State Fair Political Practices Commission (FPPC). Members or the full Council may also solicit opinions on such matters directly from the FPPC; however, such opinions often take time to develop and may not readily respond to urgent matters. It is important to note that

the City Attorney does not represent individual members of Council, but the City Council as a whole.

## Conflict of Interest Forms

Annual disclosure statements are required of all Council members, designated commissioners and senior staff which indicate potential conflicts of interest including sources of income, ownership of property and receipt of loans and gifts. Council Members and the City Manager often serve on the governing board of other agencies as a result of their positions. These agencies also require submittal of disclosure forms. These forms require information including income, loans, receipt of gifts, and interest in real property among other items.

## Liability

The City is a large institution offering a variety of services and may occasionally find itself subject to legal actions through lawsuits. For example, those involved in automobile accidents sometimes choose to take actions against a City since the accident occurred on a City roadway. The City must always approach its responsibilities in a manner that reduces risk to all involved; however, with such a wide variety of high-profile services all risk cannot be eliminated. The City belongs to an agency with other governments to manage insurance and risk activities.

It is important to note that violations of certain laws and regulations by individual members of the City Council may result in that member's being personally liable for damages which would not be covered by the City's insurance. Examples may include discrimination, harassment or fraud.

C H A P T E R 9

# Additional Training & Resource Materials

## League of California Cities

The League is an association of virtually all cities in California. It provides many services including the production of educational conferences for local officials, publication of various newsletters and the monthly magazine *Western City*. The League has lobbyists on staff to represent the interest of cities before the state legislature and federal government and supports committees having local officials as members that are organized to address issues as they arise. The League has an Internet web site at *www.cacities.org*. The City of Menlo Park participates in League activities through the Peninsula Division.

## Local Government Commission

The Commission is a California-based organization that focuses largely on planning and resource conservation issues. It conducts workshops, offers periodic seminars, and publishes newsletters.

## International City/County Management Association (ICMA)

ICMA is a professional association of local government chief executives/city managers. The association has an extensive list of publications to assist local officials.

## Other Reference Material Available

The Brown Act - Open Meetings for Local Legislative Bodies

Report on City Participation in Ballot Measure Campaigns

A Guide to the Politcal Reform Act

Elected Officials Handbooks:

- Setting Goals for Action: An Overview of Policy Development
- Building a Policy-Making Team
- Setting Policies for Service Delivery
- Pursuing Personal Effectiveness

City of Menlo Park Municipal Code

# APPENDIX A – Reference Guide to Motions

| Type of Motion | Second Required | Debatable | Amendable | Priority Over Pending Motion | Reconsidered | Interrupt Speaker |
|---|---|---|---|---|---|---|
| | | | | | | |
| Adjourn | Y | n/a | n/a | Y | n/a | n/a |
| Amend or Substitute 1 | Y | Y | Y | Y | Y | n/a |
| Appeal | Y | Y | n/a | n/a | Y | Y |
| Call the Question 7 | Y | n/a | n/a | Y | n/a | n/a |
| Take Up New Business Past 12 pm 8 | Y | Y | n/a | Y | n/a | n/a |
| Limit Debate | Y | n/a | Y | Y Except "table" | Y | n/a |
| Main Motion | Y | Y | Y | n/a | Y | n/a |
| Nominations | n/a | Y | n/a | n/a | n/a | n/a |
| Personal Privilege or Point or Order | n/a | n/a | n/a | Y | Y | Y |
| Postpone to Time Certain | Y | Y | Y | Y | Y | n/a |
| Previous Question | Y | n/a | n/a | Y | Y | n/a |
| Recess or Adjourn to Time Certain | Y | Y | Y | n/a | n/a | n/a |
| Reconsider | Y2 | Y3 | n/a | n/a | n/a | 4 |
| Table or Take From Table | Y | n/a | n/a | Y5 | n/a | n/a |
| Take up Out of Order | Y | n/a | n/a | n/a | n/a | n/a |
| Withdraw a Motion 6 | n/a | n/a | n/a | Y | Y | Y |

"Y" indicates that this action can be taken, is necessary, is required, is permitted or is applicable
"n/a" indicates that this action cannot be taken, is unnecessary or is inapplicable

1 Limit of three substitute motions.
2 May only be made by a person who voted on prevailing side; not applicable to "table" motions. Must be made within two meetings of original action.
3 If prior motion was debatable.
4 Except for request for later action.
5 Highest subsidiary motion – takes precedence over all motions except adjourn and privilege.
6 Must be voted unless there is no objection.
7 Requires 4/5 vote.
8 Requires ¾ vote taken by 11:00 p.m. to extend beyond midnight.

## APPENDIX B

### LEGISLATIVE POLICY GUIDE

**The City Council of Menlo Park believes:**

- *In conducting the business of government with openness, respect, and civility, and including the involvement of all stakeholders in establishing goals and in solving problems.*

- *The vitality of cities is dependent upon their fiscal stability and local autonomy, and that local self-governance is the cornerstone of democracy.*

**Therefore:**

- The City supports legislation that reflects the need to conduct the public's business in public.

- The City opposes legislation that mandates costly and unnecessary procedures.

- The City supports the use of the general plan as a guide to meeting community planning needs, and opposes mandatory review or approval by another level of government and legislation that restricts the land use authority of cities.

- The City emphasizes efficiency and effectiveness to achieve the best possible use of city resources and believes the state should implement fiscal and legislative reforms in order to allow local government to adequately finance its service responsibilities, with accountability to the taxpayers for its programs.

- The City supports additional funding for local transportation and other critical unmet infrastructure needs and enhanced autonomy for local transportation decision-making.

- The City supports strategic alliances with counties, schools, other cities and local agencies, nonprofit and civic organizations and business and professional associations.

September 2005

# ATTACHMENT D:

Sample Codes of Conduct/Guidelines from the City of Sunnyvale and the Mountain House Community Services District

# City of Sunnyvale

# 2011 Code of Ethics and Conduct for Elected and Appointed Officials

*"Conduct is three-fourths of our life and its largest concern."*
*-- Matthew Arnold*

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*For ease of reference in the Code of Ethics and Conduct, the term "member" refers to any member of the Sunnyvale City Council or the City's boards and commissions established by the City Charter, City Ordinance or Council policy.*

**Policy Purpose**

The Sunnyvale City Council has adopted a Code of Ethics and Conduct for members of the City Council and the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation.

## A. ETHICS

The citizens and businesses of Sunnyvale are entitled to have fair, ethical and accountable local government which has earned the public's full confidence for integrity. In keeping with the City of Sunnyvale Commitment to Excellence, the effective functioning of democratic government therefore requires that:

- public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government;
- public officials be independent, impartial and fair in their judgment and actions;
- public office be used for the public good, not for personal gain; and
- public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Sunnyvale City Council has adopted a Code of Ethics and Conduct for members of the City Council and of the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. The Ethics section of the City's Code of Ethics and Conduct provides guidance on ethical issues and questions of right and wrong.

1. Act in the Public Interest. Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Sunnyvale and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Sunnyvale City Council, boards and commissions.

2. Comply with both the spirit and the letter of the Law and City Policy. Members shall comply with the laws of the nation, the State of California and the City of Sunnyvale in the performance of their public duties. These laws include, but are not limited to: the United States and California constitutions; the Sunnyvale City Charter; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.

3. Conduct of Members. The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public.

4. Respect for Process. Members shall perform their duties in accordance with the processes and rules of order established by the City Council and board and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

5. Conduct of Public Meetings. Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

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6. Decisions Based on Merit. Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations.

7. Communication. Members shall publicly disclose substantive information that is relevant to a matter under consideration by the Council or boards and commissions, which they may have received from sources outside of the public decision-making process.

8. Conflict of Interest. In order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship which may give the appearance of a conflict of interest. In accordance with the law, members shall disclose investments, interests in real property, sources of income, and gifts; and they shall abstain from participating in deliberations and decision-making where conflicts may exist.

9. Gifts and Favors. Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office, that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits which might compromise their independence of judgment or action or give the appearance of being compromised.

10. Confidential Information. Members shall respect the confidentiality of information concerning the property, personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

11. Use of Public Resources. Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

12. Representation of Private Interests. In keeping with their role as stewards of the public interest, members of Council shall not appear on behalf of the private interests of third parties before the Council or any board, commission or proceeding of the City, nor shall members of boards and commissions appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

13. Advocacy. Members shall represent the official policies or positions of the City Council, board or commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Sunnyvale, nor will they allow the inference that they do. Councilmembers and board and commission members have the right to endorse candidates for all Council seats or other elected offices. It is inappropriate to mention or display endorsements during Council meetings, board/commission meetings, or other official City meetings.

14. Policy Role of Members. Members shall respect and adhere to the council-manager structure of Sunnyvale City government as outlined by the Sunnyvale City Charter. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards and commissions, and City staff. Except as provided by the City Charter, members therefore shall not interfere with the administrative functions of the City or the professional duties of City staff; nor shall they impair the ability of staff to implement Council policy decisions.

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15. Independence of boards and commissions. Because of the value of the independent advice of boards and commissions to the public decision-making process, members of Council shall refrain from using their position to unduly influence the deliberations or outcomes of board and commission proceedings.

16. Positive Work Place Environment. Members shall support the maintenance of a positive and constructive work place environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees to in no way create the perception of inappropriate direction to staff.

## B. CONDUCT

The Conduct section of the City's Code of Ethics and Conduct is designed to describe the manner in which Councilmembers and board and commission members should treat one another, City staff, constituents, and others they come into contact with in representing the City of Sunnyvale. It reflects the work of a Council Policy and Protocol Subcommittee that was charged with defining more clearly the behavior, manners, and courtesies that are suitable for various occasions. The Subcommittee also considered a wide variety of policy changes and clarifications designed to make public meetings and the process of governance run more smoothly.

The constant and consistent theme through all of the conduct guidelines is "respect." Councilmembers experience huge workloads and tremendous stress in making decisions that could impact thousands of lives. Despite these pressures, elected and appointed officials are called upon to exhibit appropriate behavior at all times. Demonstrating respect for each individual through words and actions is the touchstone that can help guide Councilmembers and board and commission members to do the right thing in even the most difficult situations.

### 1. Elected and Appointed Officials' Conduct with One Another

*"In life, courtesy and self-possession, and in the arts, style, are the sensible impressions of the free mind, for both arise out of a deliberate shaping of all things and from never being swept away, whatever the emotion, into confusion or dullness."*
*-- William Butler Yeats*

Elected and appointed officials are composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve and protect the present and the future of the community. In all cases, this common goal should be acknowledged even though individuals may "agree to disagree" on contentious issues.

#### 1(a). In Public Meetings

*Use formal titles*
Elected and appointed officials should refer to one another formally during public meetings, such as Mayor, Vice Mayor, Chair, Commissioner or Councilmember followed by the individual's last name.

*Practice civility and decorum in discussions and debate*
Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, public officials to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated.

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*Honor the role of the chair in maintaining order*
It is the responsibility of the chair to keep the comments of members on track during public meetings. Members should honor efforts by the chair to focus discussion on current agenda items. If there is disagreement about the agenda or the chair's actions, those objections should be voiced politely and with reason, following procedures outlined in parliamentary procedure.

*Avoid personal comments that could offend other members*
If a member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other member to justify or apologize for the language used. The chair will maintain control of this discussion.

*Demonstrate effective problem-solving approaches*
Members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

Outside of official board or commission meetings, individual board and commission members are not authorized to represent the City or their board or commission unless specifically designated by the Council or the board or commission to do so for a particular purpose. In private settings, board and commission members may communicate at any time and on any subject with individual members of the City Council, and may express to them individual viewpoints and opinions. In public, however, all members shall represent the official policies or positions of their board or commission, with the following exception. During a Council public hearing on any item addressed by the board or commission, any member may speak under standard time limits, but shall indicate whether their testimony represents an official position (majority opinion) or a minority opinion of the board/commission to which they belong. The chair shall represent the majority view of the board or commission, but may report on any minority views as well, including his or her own. When an official board or commission position differs from staff's recommendation on a particular policy issue, then at the Mayor's discretion additional time may be provided to the chair of the board or commission (or his/her designee) to explain the position of the board/commission or to rebut statements made by staff or the public. If new information is brought to light during a public hearing which was not shared previously with the board or commission, the Mayor may allow the board or commission chair to respond. If the Council deems the new information sufficient to warrant additional study, then by majority vote Council may remand the issue back to the board or commission for further study prior to taking other action itself.

Individual opinions and positions may be expressed by board and commission members regarding items that have not come before the particular board/commission to which they belong. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Sunnyvale, nor will they allow the inference that they do.

Although a board or commission may disagree with the final decision the Council makes, the board or commission shall not act in any manner contrary to the established policy adopted by the Council.

**1(b). In Private Encounters**

*Continue respectful behavior in private*
The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.

*Be aware of the insecurity of written notes, voicemail messages, and E-mail*
Technology allows words written or said without much forethought to be distributed wide and far. Would you feel comfortable to have this note faxed to others? How would you feel if this voicemail message were

played on a speaker phone in a full office? What would happen if this E-mail message were forwarded to others? Written notes, voicemail messages and e-mail should be treated as potentially "public" communication.

*Even private conversations can have a public presence*
Elected and appointed officials are always on display – their actions, mannerisms, and language are monitored by people around them that they may not know. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noted.

In private, board and commission members may communicate at any time and on any subject with the City Council, and may express to Council individual viewpoints and opinions.

## 2. Elected and Appointed Officials' Conduct with City Staff

*"Never let a problem become an excuse."*
*-- Robert Schuller*

Governance of a City relies on the cooperative efforts of elected officials, who set policy, appointed officials who advise the elected, and City staff who implements and administers the Council's policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

*Treat all staff as professionals*
Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

*Member questions/inquiries to City staff*

1. General. Council and board/commission communications with City staff should be limited to normal City business hours unless the circumstances warrant otherwise. Responses to Council questions posed outside of normal business hours should be expected no earlier than the next business day.

2. Routine Requests for Information and Inquiries. Members may contact staff directly for information made readily available to the general public on a regular basis (e.g., "What are the library's hours of operation?" or "How does one reserve a tee time at the golf course?"). Under these circumstances staff shall treat the member no differently than they would the general public, and the member shall not use their elected status to secure preferential treatment. The city manager does not need to be advised of such contacts.

3. Non-Routine Requests for Readily Available Information. Members may also contact staff directly for easily retrievable information not routinely requested by the general public so long as it does not require staff to discuss the issue or express an opinion (e.g., "How many traffic lights are there in the City?" or "Under what circumstances does the City lower its flags to half mast?")

4. Non-Routine Requests Requiring Special Effort. Any member request or inquiry that requires staff to compile information that is not readily available or easily retrievable and/or that requests staff to express an opinion (legal or otherwise) must be directed to the city manager, or to the city attorney, as appropriate (e.g., "How many Study Issues completed over the past five years have required 500 or more hours of staff time?", or "What is the logic behind the City's sign ordinances affecting businesses along El Camino Real?"). The city manager (or city attorney as appropriate) shall be responsible for

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distributing such requests to his/her staff for follow-up. Responses to such requests shall be copied to all Councilmembers (if originating from a Councilmember), relevant board or commission members (if originating from a board or commission member), the city manager, the city attorney as appropriate and affected department directors.

5. Meeting Requests. Any member request for a meeting with staff must be directed to the city manager or city attorney, as appropriate.

6. Public Safety Restrictions. Under certain circumstances, requests for information regarding operations or personnel of the Department of Public Safety may be legally restricted. Applicable statutes include: The Peace Officers' Procedural Bill of Rights (California Government Code Section 3300, et seq.), Confidentiality of Peace Officer Records (California Penal Code Section 832.5-7), and a number of exceptions to the California Public Records Act, defined in Government Code Section 6254. Providing information in response to such requests could violate the law, and might also violate due process rights that have been defined for peace officers in the State of California. Accordingly, it shall be the policy of the City of Sunnyvale to strictly comply with all applicable legal authorities governing the release of Department of Public Safety information and records.

*Do not disrupt City staff from their jobs*
Elected and appointed officials should not disrupt City staff while they are in meetings, on the phone, or engrossed in performing their job functions in order to have their individual needs met. Do not attend City staff meetings unless requested by staff – even if the elected or appointed official does not say anything, his or her presence implies support, shows partiality, intimidates staff, and hampers staff's ability to do their job objectively.

*Never publicly criticize an individual employee*
Elected and appointed officials should never express concerns about the performance of a City employee in public, to the employee directly, or to the employee's manager. Comments about staff performance should only be made to the city manager through private correspondence or conversation. Comments about staff in the office of the city attorney should be made directly to the city attorney. Appointed officials should make their comments regarding staff to the city manager or the Mayor.

*Do not get involved in administrative functions*
Elected and appointed officials must not attempt to influence City staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits. [See Code of Ethics] The Sunnyvale City Charter, Section 807, also contains information about the prohibition of Council interference in administrative functions.

*Check with City staff on correspondence before taking action*
Before sending correspondence, Councilmembers should check with City staff to see if an official City response has already been sent or is in progress. Board and commission members shall not send correspondence except as authorized under the City's policies governing volunteers. (Council Policy 7.2.19, Boards and Commissions.)

*Limit requests for staff support*
Routine secretarial support will be provided to all Councilmembers. The Council Executive Assistant opens all mail for Councilmembers, unless a Councilmember requests other arrangements. Mail addressed to the Mayor is reviewed first by the city manager who notes suggested action and/or follow-up items.

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Requests for additional staff support – even in high priority or emergency situations – should be made to the city manager who is responsible for allocating City resources in order to maintain a professional, well-run City government.

*Do not solicit political support from staff*
Elected and appointed officials should not solicit any type of political support (financial contributions, display of posters or lawn signs, name on support list, etc.) from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

## 3. Elected and Appointed Officials' Conduct with the Public

*"If a man be gracious and courteous to strangers, it shows he is a citizen of the world, and that his heart is no island cut off from other lands, but a continent that joins to them."*
*-- Francis Bacon*

### 3(a). In Public Meetings

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect should be evident on the part of individual members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public testimony.

*Be welcoming to speakers and treat them with care and gentleness. While questions of clarification may be asked, the official's primary role during public testimony is to listen.*
"I give many public presentations so standing up in front of a group and using a microphone is not new to me. But I found that speaking in front of Council was an entirely different experience. I was incredibly nervous and my voice was shaking. I think the reason was because the issue was so personal to me. The Council was going to take a vote that would affect my family's daily life and my home. I was feeling a lot of emotion. The way that Council treats people during public hearings can do a lot to make them relax or to push their emotions to a higher level of intensity."

*Be fair and equitable in allocating public hearing time to individual speakers.*
"The first thing the Mayor said to me was to be brief because the meeting was running late and the Council was eager to go home. That shouldn't be my problem. I'm sorry my item was at the end of the agenda and that there were a lot of speakers, but it is critically important to me and I should be allowed to say what I have to say and believe that the Council is listening to me."

The chair will determine and announce limits on speakers at the start of the public hearing process. Questions should not be asked for the express purpose of allowing one speaker to evade the time limit imposed on all others (e.g., "Was there something else you wanted to say?"). Generally, each speaker will be allocated three minutes with applicants and appellants or their designated representatives allowed ten. If many speakers are anticipated, the chair may shorten the time limit and/or ask speakers to limit themselves to new information and points of view not already covered by previous speakers.

No speaker will be turned away unless he or she exhibits inappropriate behavior. Each speaker may only speak once during the public hearing unless the chair requests additional clarification later in the process. After the close of the public hearing, no more public testimony will be accepted unless the chair reopens the public hearing for a limited and specific purpose.

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*Give the appearance of active listening*
It is disconcerting to speakers to have members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.

*Maintain an open mind*
Members of the public deserve an opportunity to influence the thinking of elected and appointed officials. To express an opinion or pass judgment prior to the close of a public hearing casts doubt on a member's ability to conduct a fair review of the issue. This is particularly important when officials are serving in a quasi-judicial capacity.

*Ask for clarification, but avoid debate and argument with the public*
Only the chair – not individual members – can interrupt a speaker during a presentation. However, a member can ask the chair for a point of order if the speaker is off the topic or exhibiting behavior or language the member finds disturbing.

If speakers become flustered or defensive by questions, it is the responsibility of the chair to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by members to the public testifying should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker. Members' personal opinions or inclinations about upcoming votes should not be revealed until after the public hearing is closed.

*No personal attacks of any kind, under any circumstance*
Members should be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive.

*Follow parliamentary procedure in conducting public meetings*
The city attorney serves as advisory parliamentarian for the City and is available to answer questions or interpret situations according to parliamentary procedures. The chair, subject to the appeal of the full Council or board/commission makes final rulings on parliamentary procedure.

**3(b). In Unofficial Settings**

*Make no promises on behalf of the Council, board/commission or City*
Members will frequently be asked to explain a Council or board/commission action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of City policy and to refer to City staff for further information. It is inappropriate to overtly or implicitly promise Council or board/commission action, or to promise City staff will do something specific (fix a pothole, remove a library book, plant new flowers in the median, etc.).

*Make no personal comments about other members*
It is acceptable to publicly disagree about an issue, but it is unacceptable to make derogatory comments about other members, their opinions and actions.

*Remember that despite its impressive population figures, Sunnyvale is a small town at heart*
Members are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the City of Sunnyvale. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by members, 24 hours a day, seven days a week. It is a serious and continuous responsibility.

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## 4. Council Conduct with Other Public Agencies

*"Always do right. This will gratify some people and astonish the rest."*
*-- Mark Twain*

*Be clear about representing the City or personal interests*
When representing the City, the Councilmember must support and advocate the official City position on an issue, not a personal viewpoint. Outside of official board or commission meetings, board and commission members are not authorized to represent the City or their board or commission unless specifically designated by the Council or the board or commission to do so for a particular purpose.

When representing another organization whose position is different from the City, the Councilmember should withdraw from voting on the issue if it significantly impacts or is detrimental to the City's interest. Councilmembers should be clear about which organizations they represent and inform the Mayor and Council of their involvement.

*Correspondence also should be equally clear about representation*
City letterhead may be used when the Councilmember is representing the City and the City's official position. A copy of official correspondence should be given to the Council Executive Assistant to be filed in the Council Office as part of the permanent public record.

City letterhead should not be used for non-City business nor for correspondence representing a dissenting point of view from an official Council position.

## 5. Council Conduct with Boards and Commissions

*"We rarely find that people have good sense unless they agree with us."*
*--Francois, Duc de La Rochefoucauld*

The City has established several boards and commissions as a means of gathering more community input. Citizens who serve on boards and commissions become more involved in government and serve as advisors to the City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

*If attending a board or commission meeting, be careful to only express personal opinions*
Councilmembers may attend any board or commission meeting, which are always open to any member of the public. However, they should be sensitive to the way their participation especially if it is on behalf of an individual, business or developer -- could be viewed as unfairly affecting the process. Any public comments by a Councilmember at a board or commission meeting should be clearly made as individual opinion and not a representation of the feelings of the entire City Council.

*Limit contact with board and commission members to questions of clarification*
It is inappropriate for a Councilmember to contact a board or commission member to lobby on behalf of an individual, business, or developer, and vice versa. It is acceptable for Councilmembers to contact board or commission members in order to clarify a position taken by the board or commission.

*Remember that boards and commissions serve the community, not individual Councilmembers*
The City Council appoints individuals to serve on boards and commissions, and it is the responsibility of boards and commissions to follow policy established by the Council. But board and commission members do not report to individual Councilmembers, nor should Councilmembers feel they have the power or right to

threaten board and commission members with removal if they disagree about an issue. Appointment and re-appointment to a board or commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A board or commission appointment should not be used as a political "reward."

*Be respectful of diverse opinions*
A primary role of boards and commissions is to represent many points of view in the community and to provide the Council with advice based on a full spectrum of concerns and perspectives. Councilmembers may have a closer working relationship with some individuals serving on boards and commissions, but must be fair and respectful of all citizens serving on boards and commissions.

*Keep political support away from public forums*
Board and commission members may offer political support to a Councilmember, but not in a public forum while conducting official duties. Conversely, Councilmembers may support board and commission members who are running for office, but not in an official forum in their capacity as a Councilmember.

**6. Conduct with the Media**

*"Keep them well fed and never let them know that all you've got is a chair and a whip."*
*-- Lion Tamer School*

Board and commission members are not authorized to represent the City outside of official board/commission meetings unless specifically authorized to do so.

Councilmembers are frequently contacted by the media for background and quotes.

*The best advice for dealing with the media is to never go "off the record"*
Most members of the media represent the highest levels of journalistic integrity and ethics, and can be trusted to keep their word. But one bad experience can be catastrophic. Words that are not said cannot be quoted.

*The Mayor is the official spokesperson for the City on City positions.*
The Mayor is the designated representative of the Council to present and speak on the official City position. If an individual Councilmember is contacted by the media, the Councilmember should be clear about whether their comments represent the official City position or a personal viewpoint.

*Choose words carefully and cautiously*
Comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.

## C. SANCTIONS

*"You cannot have a proud and chivalrous spirit if your conduct is mean and paltry;*
*for whatever a man's actions are, such must be his spirit."*
*-- Demosthenes*

*Public Disruption*
Members of the public who do not follow proper conduct after a warning in a public hearing may be barred from further testimony at that meeting or removed from the Council Chambers.

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*Inappropriate Staff Behavior*
Councilmembers should refer to the city manager any City staff or to the city attorney any City Attorney's staff who do not follow proper conduct in their dealings with Councilmembers, other City staff, or the public. These employees may be disciplined in accordance with standard City procedures for such actions. (Please refer to the section on Council Conduct with City Staff for more details on interaction with Staff.)

*Councilmembers Behavior and Conduct*
Compliance and Enforcement. The Sunnyvale Code of Ethics and Conduct expresses standards of ethical conduct expected for members of the Sunnyvale City Council, boards and commissions. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government. The chairs of boards and commissions and the Mayor and Council have the additional responsibility to intervene when actions of members that appear to be in violation of the Code of Ethics and Conduct are brought to their attention.

City Councilmembers who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Council, lose seniority or committee assignments (both within the City of Sunnyvale or with inter-government agencies) or have official travel restricted. Serious infractions of the Code of Ethics or Code of Conduct could lead to other sanctions as deemed appropriate by Council.

Councilmembers should point out to the offending Councilmember infractions of the Code of Ethics and Conduct. If the offenses continue, then the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being challenged, then the matter should be referred to the Vice Mayor.

It is the responsibility of the Mayor to initiate action if a Councilmember's behavior may warrant sanction. If no action is taken by the Mayor, the alleged violation(s) can be brought up with the full Council in a public meeting.

*Board and Commission Members Behavior and Conduct*
Counseling, verbal reprimands and written warnings may be administered by the Mayor to board and commission members failing to comply with City policy. These lower levels of sanctions shall be kept private to the degree allowed by law. Copies of all written reprimands administered by the Mayor shall be distributed in memo format to the chair of the respective board or commission, the city clerk, the city attorney, the city manager, and the City Council. Written reprimands administered by the Mayor shall not be included in packets for public meetings and shall not be publicized except as required under the Public Records Act.

The City Council may impose sanctions on board and commission members whose conduct does not comply with the City's policies, up to and including removal from office. Any form of discipline imposed by Council shall be determined by a majority vote of at least a quorum of the Council at a noticed public meeting and such action shall be preceded by a Report to Council with supporting documentation. The Report to Council shall be distributed in accordance with normal procedures, including hard copies to numerous public facilities and posting online. Any Report to Council addressing alleged misconduct by a board or commission member shall be routed through the Office of the city attorney for review of whether any information is exempt from disclosure (subject to redaction) based on privacy interests authorized under the Public Records Act.

When deemed warranted, the Mayor or majority of Council may call for an investigation of board or commission member conduct. Should the city manager or city attorney believe an investigation is warranted,

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they shall confer with the Mayor or Council. The Mayor or Council shall ask the city manager and/or the city attorney to investigate the allegation and report the findings.

The results of any such investigation shall be provided to the full Council in the form of a Report to Council, and shall be placed on the agenda of a noticed public meeting as "Information Only". Any such report shall be made public and distributed in accordance with normal procedures (i.e., hard copies to numerous public locations and posted online). Any report to Council addressing the investigation of board and commission members shall be routed through the Office of the City Attorney for review of whether any information is exempt from disclosure (subject to redaction) based on privacy interests authorized under the Public Records Act.

It shall be the Mayor and/or the Council's responsibility to determine the next appropriate action. Any such action taken by Council (with the exception of "take no further action") shall be conducted at a noticed public hearing. These actions include, but are not limited to: discussing and counseling the individual on the violations; placing the matter on a future public hearing agenda to consider sanctions; forming a Council ad hoc subcommittee to review the allegation, the investigation and its findings, as well as to recommend sanction options for Council consideration.

Under the City Charter, the City Council also may remove members of boards and commissions from office. A violation of this Code of Ethics and Conduct shall not be considered a basis for challenging the validity of a Council, board or commission decision.

## D. PRINCIPLES OF PROPER CONDUCT

**Proper conduct IS ...**

- Keeping promises
- Being dependable
- Building a solid reputation
- Participating and being available
- Demonstrating patience
- Showing empathy
- Holding onto ethical principles under stress
- Listening attentively
- Studying thoroughly
- Keeping integrity intact
- Overcoming discouragement
- Going above and beyond, time and time again
- Modeling a professional manner

**Proper conduct IS NOT ...**

- Showing antagonism or hostility
- Deliberately lying or misleading
- Speaking recklessly
- Spreading rumors
- Stirring up bad feelings, divisiveness
- Acting in a self-righteous manner

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**It all comes down to respect**

Respect for one another as individuals … respect for the validity of different opinions … respect for the democratic process … respect for the community that we serve.

## E. CHECKLIST FOR MONITORING CONDUCT

- Will my decision/statement/action violate the trust, rights or good will of others?
- What are my interior motives and the spirit behind my actions?
- If I have to justify my conduct in public tomorrow, will I do so with pride or shame?
- How would my conduct be evaluated by people whose integrity and character I respect?
- Even if my conduct is not illegal or unethical, is it done at someone else's painful expense? Will it destroy their trust in me? Will it harm their reputation?
- Is my conduct fair? Just? Morally right?
- If I were on the receiving end of my conduct, would I approve and agree, or would I take offense?
- Does my conduct give others reason to trust or distrust me?
- Am I willing to take an ethical stand when it is called for? Am I willing to make my ethical beliefs public in a way that makes it clear what I stand for?
- Do I exhibit the same conduct in my private life as I do in my public life?
- Can I take legitimate pride in the way I conduct myself and the example I set?
- Do I listen and understand the views of others?
- Do I question and confront different points of view in a constructive manner?
- Do I work to resolve differences and come to mutual agreement?
- Do I support others and show respect for their ideas?
- Will my conduct cause public embarrassment to someone else?

## F. GLOSSARY OF TERMS

| | |
|---|---|
| **attitude** | The manner in which one shows one's dispositions, opinions, and feelings |
| **behavior** | External appearance or action; manner of behaving; carriage of oneself |
| **civility** | Politeness, consideration, courtesy |
| **conduct** | The way one acts; personal behavior |
| **courtesy** | Politeness connected with kindness |
| **decorum** | Suitable; proper; good taste in behavior |
| **manners** | A way of acting; a style, method, or form; the way in which thing are done |
| **point of order** | An interruption of a meeting to question whether rules or bylaws are being broken, such as the speaker has strayed from the motion currently under consideration |
| **point of personal privilege** | A challenge to a speaker to defend or apologize for comments that a fellow member considers offensive |
| **propriety** | Conforming to acceptable standards of behavior |
| **protocol** | The courtesies that are established as proper and correct |
| **respect** | The act of noticing with attention; holding in esteem; courteous regard |

## G. IMPLEMENTATION

As an expression of the standards of conduct for members expected by the City, the Sunnyvale Code of Ethics and Conduct is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, this document shall be included in the regular orientations for candidates for City Council, applicants to board and commissions, and newly elected

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and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of Sunnyvale Code of Ethics and Conduct. In addition, the Code of Ethics and Conduct shall be annually reviewed by the City Council, boards and commissions, and the City Council shall consider recommendations from boards and commissions and update it as necessary.

(Adopted: RTC 08-113 (4/8/08), Update: RTC 09-036 (2/3/09); Updated: RTC 09-047 (2/24/09); Approved with no changes: RTC 10-078 (3/23/10); Approved with no changes: RTC 11-058 (3/29/11))

Lead Department: Office of the City Manager

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**BEFORE THE BOARD OF DIRECTORS OF THE**
**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

**RESOLUTION**

**MMXI-21**

**RESOLUTION AMENDING THE BOARD OF DIRECTORS**
**RULES OF PROCEDURE TO ADD A BOARD OF DIRECTORS CODE OF CONDUCT**

WHEREAS, the Mountain House Community Services District (MHCSD) Board of Directors is committed to providing excellence in legislative leadership that results in the provision of the highest quality services to its constituents and to comply with State laws, including AB 1234 (Salinas) approved in 2006;

WHEREAS, the MHCSD Board of Directors desires to establish a Code of Conduct;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT AS FOLLOWS:

1) The Board of Directors Rules of Procedure are hereby amended to add Article XIV entitled "BOARD OF DIRECTORS CODE OF CONDUCT," a true and correct copy of which is attached to this Resolution as Attachment A and incorporated by this reference as though fully set forth herein.

PASSED AND ADOPTED this **20th day of October, 2011**, by the following vote of the Board of Directors of the Mountain House Community Services District, to wit:

AYES: FARRON, LAMB, SINGH, TINGLE, SU

NOES:

ABSENT:

ANDY SU, PRESIDENT
Board of Directors of the Mountain House Community Services District, County of San Joaquin, State of California

ATTEST: MIMI DUZENSKI
Secretary of the Board of Directors of the Mountain House Community Services District, County of San Joaquin, State of California

By:

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
2008

## Article XIV
## BOARD OF DIRECTORS CODE OF CONDUCT

All members of the Board of Directors, including those serving as President and Vice President, have equal votes. No Board Member has more power than any other Board Member and all should be treated with equal respect. Board Members are responsible for monitoring the District's progress in attaining its goals and objectives, while pursuing its mission. The work of the District is a team effort. All individuals should work together in the collaborative process, assisting each other in conducting the affairs of the District.

In order to assist in the governance of the behavior between and among members of the Board of Directors and District staff, all Board Members should:

- Fully participate in Board of Directors meetings and other public forums while demonstrating respect, kindness, consideration, and courtesy to others. Responsiveness and attentive listening in communication is encouraged.
- Prepare in advance of Board meetings and be familiar with issues on the agenda
- Be respectful of other people's time. Stay focused and act efficiently during public meetings
- Serve as a model of leadership and civility to the community
- Demonstrate honesty and integrity in every action and statement
- Participate in scheduled activities to increase team effectiveness and review Board procedures, such as this Code of Conduct

Meeting Chair

The President will chair official meetings of the Board of Directors, unless the Vice President or another Board Member is designated as Chair of a specific meeting.

- Maintains order, decorum, and the fair and equitable treatment of all speakers
- Keeps discussion and questions focused on specific agenda item under consideration

Board Conduct with One Another

IN PUBLIC MEETINGS

- Use formal titles
  The Board should refer to one another formally during public meetings as President, Vice President, or Director followed by the individual's last name.
- Practice civility and decorum in discussions and debate
  The dignity, style, values and opinions of each Board Member shall be respected. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, Board Members to make belligerent,

personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated.

- Honor the role of the Chair in maintaining order
  It is the responsibility of the Chair to keep the comments of Board Members on track during public meetings. Board Members should honor efforts by the Chair to focus discussion on current agenda items. If there is disagreement about the agenda or the Chair's actions, those objections should be voiced politely and with reason, following procedures outlined in parliamentary procedure.
- Avoid personal comments that could offend other Board Members
  If a Board Member is personally offended by the remarks of another Board Member, the offended Board Member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other Board Member to justify or apologize for the language used. The Chair will maintain control of this discussion.
- Demonstrate effective problem-solving approaches
  Board Members have a public stage to show how individuals with disparate and differing points of view can find common ground and seek a compromise that benefits the community as a whole.
- Differing viewpoints are healthy in the decision-making process. Individuals have the right to disagree with ideas and opinions, but without being disagreeable. Once the Board of Directors takes action, Board Members should commit to supporting said action and not to create barriers to the implementation of said action.

IN PRIVATE ENCOUNTERS

- Continue respectful behavior in private
  The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.
- Board Members should commit themselves to emphasizing the positive, avoiding double talk, hidden agendas, gossip, backbiting, and other negative forms of interaction.

<u>Board Conduct with District Staff</u>

- The primary responsibility of the Board of Directors is the formulation and evaluation of policy. Routine matters concerning the operational aspects of the District are to be delegated to professional staff members of the District.
- Treat all staff as professionals
  Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable. Board Members should develop a working relationship with the General Manager wherein current issues, concerns and District projects can be discussed comfortably and openly.
- Limit contact to specific District staff
  Questions of District staff and/or requests for additional background information

should be directed only to the General Manager, District Counsel, or Department Heads. The Office of the General Manager should be copied on any request, except those to the District Counsel. In seeking clarification for policy-related concerns, especially those involving personnel, legal action, land acquisition and development, finances, and programming, said concerns should be referred directly to the General Manager or District Counsel.

Requests for follow-up or directions to staff should be made only through the General Manager or the District Counsel when appropriate. When in doubt about what staff contact is appropriate, Board Members should ask the General Manger for direction. Materials supplied to a Board Member in response to a request will be made available to all members of the Board so that all have equal access to information.

- In handling items related to safety, concerns for safety or hazards should be reported to the General Manager or to the District office. Emergency situations should be dealt with immediately by seeking appropriate assistance.
- Do not disrupt District staff from their jobs
  Board Members should not disrupt District staff while they are in meetings, on the phone, or engrossed in performing their job functions in order to have their individual needs met.
- Never publicly criticize an individual employee
  Board should never express concerns about the performance of a District employee in public, to the employee directly, or to the employee's manager. Comments about staff performance should only be made to the General Manager through private correspondence or conversation.
- Do not get involved in administrative functions
  Outside of regular or special Board meetings, Board Members must not attempt to influence District staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of District licenses and permits. The Board's authority to make decisions regarding such matters during Board meetings, is not limited by this section. If approached by District personnel concerning specific District policy, Board Members should direct inquiries to the appropriate staff supervisor or General Manager. The chain of command should be followed.
- Do not attend administrative meetings with District staff unless requested by staff
  Even if the Board Member does not say anything, the Board Member's presence implies support, shows partiality, intimidates staff, and hampers staff's ability to do their job objectively.
- Do not solicit political support from staff
  Board Members should not solicit any type of political support (financial contributions, display of posters or lawn signs, name on support list, etc.) from District staff. District staff may, as private citizens with constitutional rights, support political candidates, but all such activities must be done away from the workplace.

Board Conduct with The Public

IN PUBLIC MEETINGS

- Be welcoming to speakers and treat them with care and gentleness
- Be fair and consistent in allocating public hearing time to individual speakers
  The Chair will determine and announce limits on speakers at the start of the public hearing process. Generally, each speaker will be allocated five-minutes with applicants and appellants or their designated representatives allowed more time. If many speakers are anticipated, the Chair may shorten the time limit and/or ask speakers to limit themselves to new information and points of view not already covered by previous speakers.

  No speaker will be turned away unless he or she exhibits inappropriate behavior. Each speaker may only speak once during the public hearing unless the Board requests additional clarification later in the process.

- Give the appearance of active listening
  It is disconcerting to speakers to have Board Members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time gazing around the room gives the appearance of disinterest. Be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.
- Ask for clarification, but avoid debate and argument with the public
  Only the Chair – not individual Board Members -- can interrupt a speaker during a presentation. However, a Board Member can ask the Chair for a point of order if the speaker is off the topic or exhibiting behavior or language the Board Member finds disturbing. If speakers become flustered or defensive by Board questions, it is the responsibility of the Chair to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by Board Members to members of the public testifying should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker. Board Members' personal opinions or inclinations about upcoming votes should not be revealed until after the public hearing is closed.
- No personal attacks of any kind, under any circumstance
  Board Members should be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive.

IN UNOFFICIAL SETTINGS

- The needs of the District's constituents should be the priority of the Board of Directors. When a Director believes he or she may have a conflict of interest, the legal counsel shall be requested to make a determination if one exists or not.
- When responding to constituent requests and concerns, Directors should be courteous, responding to individuals in a positive manner and routing their questions through appropriate channels and to responsible management personnel. When handling complaints, said complaints should be referred directly to the General Manager.

- Make no promises on behalf of the Board
  Board Members will frequently be asked to explain a Board action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of District policy and to refer to District staff for further information. It is inappropriate to overtly or implicitly promise Board action, or to promise District staff will do something specific (fix a pothole, secure employment, remove a library book, plant new flowers in the median, etc.).
- Make no personal comments about other Board Members
  It is acceptable to publicly disagree about an issue, but it is unacceptable to make derogatory comments about other Board Members, their opinions and actions. Board Members are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper deportment in Mountain House. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by Board Members, 24 hours a day, seven days a week.

Board Conduct with Other Public Agencies

- Be clear about representing the District or personal interests
  If a Board Member appears before another governmental agency or organization to give a statement on an issue, the Board Member must clearly state: 1) if his or her statement reflects personal opinion or is the official stance of the District; 2) whether this is the majority or minority opinion of the Board.
  If the Board Member is representing the District, the Board Member must support and advocate the official District position on an issue, not a personal viewpoint.
  If the Board Member is representing another organization whose position is different from the District, the Board Member should withdraw from voting on the issue if it significantly impacts or is detrimental to the District's interest.
  Board Members should be clear about which organizations they represent and inform the President and Board of their involvement.
- Correspondence also should be equally clear about representation
  District letterhead should not be used by Board Members.

Board Conduct with the Media

Board Members are frequently contacted by the media for background and quotes.

- The General Manager is the official spokesperson for the Board and representative of the District position
  The President is the designated representative of the Board to present and speak on the official District position. If an individual Board Member is contacted by the media, the Board Member should be clear about whether their comments represent the official District position or a personal viewpoint.

Sanctions

- Board Members Behavior and Conduct
  Board Members who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Board.

Principles of Proper Conduct

Proper conduct IS …
Keeping promises
Being dependable
Building a solid reputation
Participating and being available
Demonstrating patience
Showing empathy
Holding onto ethical principles under stress
Listening attentively
Studying thoroughly
Keeping integrity intact
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Showing antagonism or hostility
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Acting in a self-righteous manner

It all comes down to respect. Respect for one another as individuals . . respect for the validity of different opinions . . .respect for the democratic process . . . respect for the community that we serve.

Checklist for Monitoring Conduct

Will my decision/statement/action violate the trust, rights or good will of others?
What are my interior motives and the spirit behind my actions?
If I have to justify my conduct in public tomorrow, will I do so with pride or shame?
How would my conduct be evaluated by people whose integrity and character I respect?

Even if my conduct is not illegal or unethical, is it done at someone else's painful expense? Will it destroy their trust in me? Will it harm their reputation?
Is my conduct fair? Just? Morally right?

If I were on the receiving end of my conduct, would I approve and agree, or would I take offense?
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Do I exhibit the same conduct in my private life as I do in my public life?
Can I take legitimate pride in the way I conduct myself and the example I set?

Do I listen and understand the views of others?
Do I question and confront different points of view in a constructive manner?
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Do I support others and show respect for their ideas?
Will my conduct cause public embarrassment to someone else?

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**Glossary of Terms**

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| Attitude | The manner in which one shows one's dispositions, opinions, and feelings |
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| Civility | Politeness, consideration, courtesy |
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| Protocol | The courtesies that are established as proper and correct |
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