

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Tuesday, July 1, 2014, 5:00 p.m.**
(or as soon thereafter as possible)

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

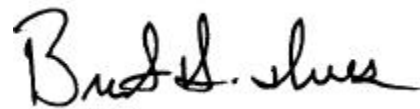
Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. 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.*
4. AUTHORIZE CLOSURE OF PUBLIC RIGHT OF WAYS FOR SCHEDULED NEIGHBORHOOD WATCH BLOCK PARTIES FOR NATIONAL NIGHT OUT EVENTS REGISTERED AND SPONSORED THROUGH THE TRACY POLICE DEPARTMENT ON THE FIRST TUESDAY OF EACH AUGUST
5. AUTHORIZE A ROADWAY RECONSTRUCTION AGREEMENT WITH PACIFIC GAS AND ELECTRIC (PG&E) FOR THE ASPHALT CONCRETE PAVEMENT RECONSTRUCTION OF THE NORTHERN HALF OF GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF MACARTHUR DRIVE, AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT
6. PUBLIC HEARING TO CONSIDER (1) APPROVING THE ENGINEER'S ANNUAL LEVY REPORT; (2) ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2014/15; AND (3) AUTHORIZING THE BUDGET OFFICER TO MAKE NECESSARY ADJUSTMENTS TO THE BUDGET

7. CLOSED SESSION - Request to Conduct a Closed Session Regarding the Matters Listed Below - (Estimated Time – Two Hours)
 - Personnel Matter (Gov. Code, § 54957)

Public Employee Appointment, Employment, Evaluation of Performance, Discipline, or Dismissal

Position Title: City Manager
8. Adjournment



Mayor

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

AUTHORIZE CLOSURE OF PUBLIC RIGHT OF WAYS FOR SCHEDULED NEIGHBORHOOD WATCH BLOCK PARTIES FOR NATIONAL NIGHT OUT EVENTS REGISTERED AND SPONSORED THROUGH THE TRACY POLICE DEPARTMENT ON THE FIRST TUESDAY OF EACH AUGUST

EXECUTIVE SUMMARY

On the first Tuesday of each August, the City of Tracy encourages Neighborhood Watch groups to participate in National Night Out. This requires Council action to effectuate street closures for the safety of the participants.

DISCUSSION

On the first Tuesday of each August, the City of Tracy encourages Neighborhood Watch groups to participate in National Night Out. This annual celebration is held in the evening, typically between the hours of 6 p.m. and 9 p.m. Caravans of City officials visit the various block parties, and help support their community in its fight against crime. Neighbors come out on this night to get to know one-another, enjoy BBQs or pot-luck dinners, and organize fun activities for kids and adults.

The Neighborhood Watch Programs in the City of Tracy are encouraged to celebrate National Night Out each year. National Night Out is a night that citizens across America can send a powerful message about neighborhood unity, awareness, safety and police-community partnerships. *"America's Night Out Against Crime"* remains the national theme, and over 37.8 million people in more than 120 communities will celebrate by having a social gathering with their neighbors. It is an opportunity for residents to come together and address community issues, as well as get to know one another.

Last year there were 21 block parties registered and visited, nearly double the number in 2012. Although every block party will not request a street closure or park usage, we anticipate approximately 10-20 requests per year, as this event grows.

Street Closures

California Vehicle Code section 21101(e) empowers local agencies to approve temporarily closing a portion of any street for celebrations, parades, local special events, and other purposes, when, in the opinion of local authorities having jurisdiction or a public officer or employee that the local authority designates by resolution, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing.

For consistency in safely closing streets, staff recommends that each Neighborhood Watch Block Captain/permit applicant for this event use City of Tracy barricades and traffic control signs and cones.

It will be a requirement that the permit applicant provide a detailed map of the street closure and the Tracy Police Department will provide them a diagram depicting the proper placement of barricades and/or cones. The Police Department will require all street closure applications be turned in three weeks prior to the event, to allow ample time to disseminate the information throughout the affected departments in the City.

Potentially, the barricades could be damaged. In an effort to reduce costs, staff recommends that an assessment be done at a later date if this becomes problematic or a burdensome expense to repair/replace damaged or un-returned equipment.

Other Cities have arrangements with local traffic safety equipment businesses that rent out street closure barricades and signs for a nominal fee, (approximately \$20 fee and \$75 deposit). This is an option that can be researched, should the City's equipment repair/replacement costs become excessive.

Park Usage

City of Tracy Municipal Code section 4.16.050(e) states, "A facility permit must be obtained from the Park and Recreation Department prior to sponsoring or conducting any organized activity in which fifty (50) or more persons are expected to participate or attend, or which is publicized prior to the date of the activity, or which requires special City services. Such activity includes, but is not limited to the following: A picnic, rally, group meeting, parade, play, musical event, art show or other show or exhibition." However, because the City is sponsoring this event, permits will not be required for use of the City's parks for National Night Out activities.

A majority of those participating in National Night Out chose to do so in their own neighborhoods. For those instances where a street closure is not approved or by choice of the Neighborhood Watch group, celebrating in a city park close to their residences might be a preferred option. Most Neighborhood Watch groups consist of ten to thirty households, which might put the gathering over the fifty person threshold.

STRATEGIC PLAN

This Agenda Item supports the City Council's Public Safety Strategy in the City of Tracy's Strategic Priority 2 "Public Safety." Goal 1: "Develop partnership with the community and engage residents in addressing public safety concerns."

Performance Measures—"Increase Neighborhood Watch Programs by 5%." This event has grown in numbers every year. By promoting Neighborhood Watch through the National Night Out Celebration reminds citizens of the power a community can have in the eradication of crime.

In turn, by significantly reducing crime, the quality of life of our residents will improve. This specifically relates to park accessibility and Strategic Priority 3 Quality of Life/Goal 2. "Address city amenities and facility usage with an emphasis on accessibility and streamlined services." The neighborhood parks provide a

safe gathering place for our residents, where street closures might not be appropriate or authorized.

FISCAL IMPACT

There is no direct impact to the City budget, including the General Fund. However, could assume additional costs if street closure equipment is unreturned or damaged.

RECOMMENDATION

Staff recommends that City Council authorize public right of way closures for scheduled Neighborhood Watch Block parties for National Night Out events registered and sponsored through the Tracy Police Department on the first Tuesday of each August.

Prepared by: Kami Ysit, Tracy Police Department, Lieutenant

Reviewed by: Gary R. Hampton, Interim Assistant City Manager

Approved by: Maria A. Hurtado, Interim City Manager

RESOLUTION _____

AUTHORIZING CLOSURE OF PUBLIC RIGHT OF WAYS FOR SCHEDULED NEIGHBORHOOD WATCH BLOCK PARTIES FOR NATIONAL NIGHT OUT EVENTS REGISTERED AND SPONSORED THROUGH TRACY POLICE DEPARTMENT ON THE FIRST TUESDAY OF EACH AUGUST

WHEREAS, On Tuesday, August 5, 2014, the City of Tracy will be celebrating National Night Out with the residents of Tracy. The Tracy Police Department and Tracy Fire Department, Volunteers and City Officials will be joining neighbors to support their efforts to prevent crime, and

WHEREAS, The residents are encouraged to host neighborhood gatherings with BBQs and potlucks to celebrate the event. The Tracy Police Department requests the City Council to authorize public right of way closures to encourage residents throughout the City to participate;

NOW, THEREFORE, BE IT RESOLVED, That the City Council does hereby authorize closure of public right of ways for scheduled Neighborhood Watch Block parties for National Night Out Events registered and sponsored through the Tracy Police Department on the first Tuesday of each August.

* * * * *

The foregoing Resolution _____ was passed and adopted by the Tracy City Council on the 1st day of July, 2014, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 5

REQUEST

AUTHORIZE A ROADWAY RECONSTRUCTION AGREEMENT WITH PACIFIC GAS AND ELECTRIC (PG&E) FOR THE ASPHALT CONCRETE PAVEMENT RECONSTRUCTION OF THE NORTHERN HALF OF GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF MACARTHUR DRIVE, AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT

EXECUTIVE SUMMARY

Approval of the Roadway Reconstruction Agreement between the City of Tracy and Pacific Gas and Electric (PG&E) will facilitate an early start of the installation of a new PG&E gas pipeline and the reconstruction of the affected portion of Grant Line Road.

DISCUSSION

Background Information

In response to the San Bruno explosion which occurred in 2010, California gas operators including PG&E were ordered by the California Public Utility Commission (CPUC) to pressure-test and replace all natural gas transmission pipelines and segments that had not been pressure tested to modern standards. CPUC directed the utilities operators, to create implementation plans, including a prioritized schedule for completing pressure-testing and pipe replacement work. As a result, PG&E developed its Natural Gas Transmission Pipeline Replacement or Testing Implementation Plan (PSEP).

Under the PSEP, the L-162A project was identified and is required to be completed by the end of 2014. The L-162A project involves the replacement of an eight inch diameter steel pipeline on Grant Line Road starting from Holly Drive up to approximately 600 feet east of MacArthur Drive.

Project Description

PG&E owns an eight inch diameter gas pipeline along and under the westbound lanes of Grant Line Road from Holly Drive to the eastern City limits. The existing pipeline to be replaced is approximately 4,200 feet in length. There are two other utility pipelines in the immediate vicinity of the existing main: an abandoned 36 inch reinforced concrete storm drain and a three inch PG&E gas distribution main. A major portion of the new pipeline will be installed using horizontal directional drilling techniques at a depth of approximately 15 - 20 feet utilizing bore / receiving pits. Where necessary, conventional open-cut trench methods will be used.

Disposition of Existing Eight Inch Gas Pipeline

PG&E has requested that the City allow the old eight inch pipeline on Grant Line Road to remain in-place for use as a conduit for a new PG&E gas distribution system. Concurrent with the construction of the L-162A project, PG&E will install a four inch diameter PVC liner and a two inch diameter plastic gas pipeline inside the old eight inch diameter pipeline.

Public Impacts

Horizontal directional drilling methods will minimize traffic impacts and will result in less time to complete the project. Certain phases of the work will require lane closures. PG&E will provide access to local businesses along Grant Line Road throughout the duration of the project. Traffic Control Plans have been developed by PG&E and reviewed by City staff. PG&E has indicated they will implement a proactive outreach and provide assistance to affected residents and businesses during construction.

To expedite the construction schedule, certain phases of the work will be performed at night as allowed by the Tracy Municipal Code. Residents will be notified by PG&E in advance of those nighttime operations and advised of anticipated noise.

Roadway Reconstruction

The entire intersections of Holly Drive/Grant Line Road, East Street/Grant Line Road, and MacArthur Drive/Grant Line Road and the northern half of Grant Line Road in between these intersections and approximately 600 feet east of MacArthur Drive will be resurfaced with a two inch lift of rubberized asphalt concrete. Traffic loops will be replaced and damaged pavement marking and striping will be replaced.

Project Timeline

Based on the work schedule provided by PG&E, the installation of the new gas pipeline will begin in the middle of June 2014. Immediately after the pipeline tie-ins and backfilling of bore and receiving pits, PG&E will commence on the grinding of affected pavement area and the application of the asphalt concrete overlay. The asphalt concrete pavement overlay, restriping and general cleanup work is estimated to be completed by the end of October, 2014.

FISCAL IMPACT

There will be no impact to the General Fund. PG&E is responsible for all costs of gas main replacement and reconstruction of the affected portion of Grant Line Road. PG&E has paid the City cost of processing the agreement including plan checking, testing, and inspection fees.

STRATEGIC PLAN

This agenda item is a routine operational item and is not related to the Council's Strategic Priorities.

RECOMMENDATION

That City Council, by resolution, approve the Roadway Reconstruction Agreement with PG&E, for the pavement reconstruction of the northern half of Grant Line Road from Holly Drive to approximately 600 feet east of MacArthur Drive, and authorize the Mayor to execute the Roadway Reconstruction Agreement.

Agenda Item 5
July 1, 2014
Page 3

Prepared by: Cris Mina, Senior Civil Engineer
Aleck Cheney, City Consultant

Reviewed by: Victoria Dion, City Engineer/Assistant Development Services Director
Andrew Malik, Development Services Director
Gary Hampton, Interim Assistant City Manager

Approved by: Maria A. Hurtado, Interim City Manager

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Roadway Reconstruction Agreement with Pacific Gas & Electric

**CITY OF TRACY
ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

This **ROADWAY RECONSTRUCTION AGREEMENT** (hereinafter "Agreement") is made and entered into by and between the **CITY OF TRACY**, a municipal corporation (hereinafter "City"), and **PACIFIC GAS & ELECTRIC COMPANY**, a California corporation (hereinafter "PG&E").

RECITALS

- A.** PG&E owns and operates an 8-inch diameter underground gas transmission pipeline along and within the City's right-of-way on Grant Line Road from Holly Drive to the east City limits (hereinafter "Transmission Line L-162A").
- B.** Under the Pipeline Safety Enhancement Program that PG&E has filed and agreed with the California Public Utility Commission (CPUC), PG&E agreed to replace the portion of the Transmission Line L-162A that is located on the north side of Grant Line Road from Holly Drive to approximately 600 feet east of MacArthur Drive (hereinafter "Grant Line L-162A").
- C.** Pursuant to the Department of Transportation (DOT) 49 CFR 192.917(e)(4), Grant Line L-162A have been identified as a risk and it is required to be replaced by the end of October 2014.
- D.** Grant Line L-162A shall include but is not limited to, saw-cutting and excavating the existing asphalt concrete pavement, constructing a utility trench for the new 8-inch diameter gas transmission pipeline along the old and new gas transmission pipeline locations, capping of the old gas transmission pipeline, backfilling and compacting utility trench, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements as determined by the City Engineer and as shown on the Improvement Plans and Specifications.

As part of the work described above, PG&E will be required to grind the existing pavement to a uniform depth of 2 inches and apply 2" inches thick asphalt concrete overlay over the limits identified on the Improvement Plans and replace pavement marking and striping on Grant Line Road from Holly Drive to Station 34 + 75 (or 600 feet east of MacArthur Drive) as shown on the Improvement Plans.

Starting at Station 34 + 55 or at the point where the new gas transmission pipeline alignment changes to Station 46 + 95 (End of Curb) on the north side of Grant Line Road, PG&E will be required to grind the existing pavement to a uniform depth of 2 inches and apply 2" inches thick asphalt concrete overlay from the lip of gutter to the median curb or the northern pavement marking Detail ___ of the Two-Way-Left-Turn Lane (TWLTL), and install pavement marking and striping as shown on the Improvement Plans.

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 2 of 9

From Station 46 + 95 to the point of connection (tie-in weld) to the existing 8-inch diameter gas transmission main on Grant Line Road (Station 60 + 40), the limit of pavement replacement will be the trench width and 12 inches from both sides of the utility trench.

The work described above and as shown on the Improvement Plans (hereinafter "Work" or "Grant Line Road Improvements") must be completed within the time line specified in sub-section 7.3 of this Agreement.

- E. The Improvement Plans, Traffic Control Plan, and Specifications, as approved by the City Engineer, are on file with the City Engineer, and are incorporated herein by reference. The term "Improvement Plans, Traffic Control Plan, and Specifications" shall include: Twenty-two (22) sheets of improvement plans entitled "8-inch L-162A Replacement MP 6.62 to MP 7.40" prepared by PG&E, and twenty four (24) sheets of Traffic Control Plan prepared by PG&E and certified by K. Daniel Yau, a Registered Civil Engineer, as approved by the City Engineer.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **SCOPE OF WORK.** PG&E shall perform, or cause to be performed, the work described on the Final Improvement Plans and Specifications (hereinafter "Work" or "Grant Line Road Improvements"), to the satisfaction of the City Engineer. The Work shall be performed, and all materials and labor shall be provided, at PG&E's expense, in the manner described on the Improvement Plans and Specifications. No change shall be made to the Scope of Work unless authorized in writing by the City Engineer. PG&E may submit a written request to the City Engineer for a change in the Scope of Work, as required by Tracy Municipal Code Section 12.36.060(f).
2. **PG&E'S AUTHORIZED REPRESENTATIVE.** At all times during the progress of the Work, PG&E shall have a competent foreman or superintendent (hereinafter "Authorized Representative") on site with authority to act on behalf of PG&E. The PG&E shall, at all times, keep the City Engineer informed in writing of the name and telephone number of the Authorized Representative. PG&E shall, at all times, keep the City Engineer informed in writing of the names and telephone numbers of all contractors and subcontractors performing the Work.
3. **LOCATION OF PERFORMANCE.** PG&E shall perform all Work at the locations and grades shown on the Plans and Specifications. PG&E shall acquire all easements or rights-of-way necessary for the performance of the Work outside of Grant Line Road, all at PG&E's sole cost and expense.
4. **IMPROVEMENT SECURITY.** Concurrently with the execution of this Agreement by the PG&E, and prior to the commencement of any Work, PG&E shall furnish contract security, in a form authorized by the Tracy Municipal Code Section 12.36.080, in the following amounts:

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 3 of 9

- 4.1. Faithful Performance** security in the amount of **\$595,368.36** to secure faithful performance of this Agreement (until the date when the City Council accepts the Work as complete).
- 4.2. Labor and Material** security in the amount of **\$595,368.36** to secure payment by the PG&E to laborers and materialmen (until the date when claims are required to be made by laborers and materialmen).
- 4.3. Warranty** security in the amount of **\$59,536.84** to secure faithful performance of this Agreement (from the date when the City Council accepts the Work as complete until one year thereafter).
- 5. INSURANCE.** Concurrently with the execution of this Agreement by PG&E, and prior to the commencement of any Work, PG&E shall furnish evidence to the City that all of the following insurance requirements have been satisfied.
- 5.1. General.** PG&E shall, throughout the duration of this Agreement, maintain insurance to cover PG&E, its agents, representatives, contractors, subcontractors, and employees in connection with the performance of services under this Agreement at the minimum levels set forth herein. PG&E shall have the right to self-insure for any of the insurance requirements required by this Agreement.
- 5.2. Commercial General Liability** (with coverage at least as broad as ISO form CG 00 01 01 96) coverage shall be maintained in an amount not less than \$3,000,000 general aggregate and \$1,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.
- 5.3. Automobile Liability** (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") coverage shall be maintained in an amount not less than \$1,000,000 per accident for bodily injury and property damage.
- 5.4. Workers' Compensation** coverage shall be maintained as required by the State of California.
- 5.5. Endorsements.** PG&E shall obtain endorsements to the automobile and commercial general liability with the following provisions:
- 5.5.1.** The City (including its elected and appointed officials, officers, employees, agents, and volunteers) shall be named as an additional "insured."
- 5.5.2.** For any claims related to this Agreement, PG&E's coverage shall be primary insurance with respect to the City. Any insurance maintained by

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 4 of 9

the City shall be excess of the PG&E's insurance and shall not contribute with it.

- 5.6. Notice of Cancellation.** PG&E shall obtain endorsements to all insurance policies by which each insurer is required to provide thirty (30) days prior written notice to the City should the policy be canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.
- 5.7. Authorized Insurers.** All insurance companies providing coverage to PG&E shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.
- 5.8. Insurance Certificate.** PG&E shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance or self-insurance, in a form satisfactory to the City Attorney.
- 5.9. Substitute Certificates.** No later than thirty calendar (30) days prior to the policy expiration date of any insurance policy required by this Agreement, PG&E shall provide a substitute certificate of insurance.
- 5.10. PG&E's Obligation.** Maintenance of insurance by PG&E as specified in this Agreement shall in no way be interpreted as relieving PG&E of any responsibility whatsoever (including indemnity obligations under this Agreement), and the PG&E may carry, at its own expense, such additional insurance as it deems necessary.
- 6. PERMITS, LICENSES, AND COMPLIANCE WITH LAW.** PG&E shall, at PG&E's expense, obtain and maintain all necessary permits and licenses for the performance of the Work. Prior to the commencement of the Work, PG&E's contractors and subcontractors shall obtain a City of Tracy Business License. PG&E shall comply with all applicable local, state, and federal laws, whether or not said laws are expressly stated in this Agreement.
- 7. TIME OF PERFORMANCE.** Time is of the essence in the performance of the Work, and the timing requirements set forth herein shall be strictly adhered to unless otherwise modified in writing in accordance with this Agreement. PG&E shall submit all requests for extensions of time to the City, in writing, no later than ten (10) days after the start of the condition that purportedly caused the delay, and not later than the date on which performance is due.
- 7.1. Commencement of Work.** No later than fifteen (15) days prior to the commencement of Work, PG&E shall provide written notice to the City Engineer of the date on which PG&E shall commence Work. PG&E shall not commence Work until after the notice required by this section is properly provided, and PG&E shall not commence Work prior to the date specified in the written notice.

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 5 of 9

7.2. Schedule of Work. Concurrently with the written notice of commencement of Work, the PG&E shall provide the City with a written schedule of Work, which shall be updated in writing as necessary to accurately reflect PG&E's prosecution of the Work.

7.3. Completion of Work. PG&E shall complete all Work by no later than one hundred twenty (120) calendar days after the City's execution of this Agreement. The City Engineer may grant extension of time to complete the Work, if PG&E submits a written request for extension of time to complete the Work in a timely manner, and the City Engineer makes a finding that the time extension is necessary and it is in the best interest of the City and PG&E.

8. INSPECTION BY THE CITY. In order to permit the City to inspect the Work, PG&E shall, at all times, provide to the City proper and safe access to the project site, and all portions of the Work.

9. INSPECTION FEES. Concurrently with the execution of this Agreement by PG&E, and prior to the commencement of any Work, PG&E shall pay the City Inspection Fees in the amount of three and one-half percent (3-1/2 %) of the estimated costs (as approved by the City Engineer). In the event that the City determines that the City's actual costs of inspecting the Work (including all costs and expenses of inspection, reviewing maps and plans, field checking, testing, and administrative and overhead costs of fifteen percent (15 %)) exceeds the amount of Inspection Fees paid by PG&E, PG&E shall pay the City the actual costs of inspecting the Work less Inspection Fees previously paid within ten (10) working days from the date of written request from the City Engineer. In the event that the City requires an independent inspection, PG&E shall pay all such costs and provide a report to the City.

PG&E shall allocate fifteen percent (15%) of the project costs (i.e. \$89,305.25) as construction contingencies available at any time, to fund cost of design and construction of improvements under field changes required and approved by the City. The project cost is equal to the estimated construction cost of the Work. PG&E shall pay all the cost of design and construction of improvements not covered under the allocated construction contingencies but necessary to make the project functional as determined by the City Engineer.

10. DEFAULT.

10.1. In the event that PG&E is in default of this Agreement, as defined in this section, the City Engineer shall provide written notice to PG&E and PG&E's surety (if any) in which the default is described.

10.2. PG&E shall be in default of this Agreement if the City Engineer determines that any one of the following conditions exist:

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 6 of 9

- 10.2.1. PG&E is insolvent, bankrupt, or makes a general assignment for the benefit of its creditors.
 - 10.2.2. PG&E abandons the Project site.
 - 10.2.3. PG&E fails to perform one or more material requirements of this Agreement.
 - 10.2.4. PG&E fails to replace or repair any damage caused by PG&E or its agents, representatives, contractors, subcontractors, or employees in connection with performance of the Work.
 - 10.2.5. PG&E violates any material legal requirement related to the Work.
- 10.3. In the event that PG&E fails within fifteen calendar (15) days after receipt of written notice to either cure the default, or provide adequate written assurance to the satisfaction of the City Engineer that the cure will be promptly commenced and diligently prosecuted to its completion, the City may, in the discretion of the City Engineer, take any or all of the following actions:
 - 10.3.1. Cure the default and charge PG&E for the costs therefore, including administrative costs and interest in an amount equal to seven percent (7 %) per annum from the date of default.
 - 10.3.2. Demand PG&E to complete performance of the Work.
 - 10.3.3. Demand PG&E's surety (if any) to complete performance of the Work.
11. **ACCEPTANCE OF WORK.** Prior to acceptance of the Work by the City Council, PG&E shall be solely responsible for maintaining the quality of the Work, and maintaining safety at the Project site. PG&E's obligation to perform the Work shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been completed and all outstanding fees and charges owing under this Agreement have been paid, and the City Council has accepted the Work as complete.
12. **WARRANTY PERIOD.** PG&E shall warrant the quality of the Work, in accordance with the terms of the Plans and Specifications, for a period of one year after acceptance of the Work by the City Council. In the event that (during the one year warranty period) any portion of the Work is determined by the City Engineer to be defective as a result of an obligation of PG&E under this Agreement, PG&E shall be in default.
13. **INDEPENDENT CONTRACTOR STATUS.** PG&E is an independent contractor and is solely responsible for all acts of its employees, agents, or subcontractors, including any negligent acts or omissions. PG&E is not City's employee and PG&E shall have no

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 7 of 9

authority, express or implied, to act on behalf of the City as an agent, or to bind the City to any obligation whatsoever, unless the City provides prior written authorization to PG&E.

14. ATTORNEY'S FEES. In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

15. INDEMNIFICATION. In accordance with PG&E's gas franchise agreement with the City, PG&E shall indemnify, defend, and hold harmless the City (including its elected officials, officers, agents, and employees) from and against any and all claims, demands, damages, liabilities, costs, and expenses (including court costs and attorney's fees) resulting from or arising out of the performance of the Work by PG&E or PG&E's agents, representatives, contractors, subcontractors, or employees.

16. ASSIGNMENT AND DELEGATION. This Agreement and any portion thereof shall not be assigned or transferred, nor shall any of PG&E's duties be delegated, without the written consent of the City. Any attempt to assign or delegate this Agreement without the written consent of the City shall be void and of no force and effect. Consent by the City to one assignment shall not be deemed to be consent to any subsequent assignment.

17. NOTICES.

17.1. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered or mailed to the respective party as follows:

To CITY:
Victoria Dion, P. E.
City Engineer
City of Tracy
Development Services
333 Civic Center Plaza
Tracy, CA 95376

To PG&E:
Brian Garber
Project Manager
Pacific Gas & Electric Company
6121 Bollinger Canyon Road
San Ramon, CA 94583

17.2. Communications shall be deemed to have been given and received on the first to occur of: (1) actual receipt at the address designated above, or (2) two working days following the deposit in the United States Mail of registered or certified mail, sent to the address designated above.

18. MODIFICATIONS. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE
Page 8 of 9**

19. **WAIVERS.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.
20. **SEVERABILITY.** In the event a court of competent jurisdiction holds any term of this Agreement invalid, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect.
21. **JURISDICTION AND VENUE.** The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.
22. **ENTIRE AGREEMENT.** This Agreement, including all documents incorporated by reference, comprises the entire integrated understanding between the parties concerning the improvements to be constructed for this Project. This Agreement supersedes all prior negotiations, representations, or agreements.

Portion of This Page Intentionally Left Blank

**CITY OF TRACY - ROADWAY RECONSTRUCTION AGREEMENT
GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF
MACARTHUR DRIVE**

Page 9 of 9


23. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of PG&E and the City. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties do hereby agree to the full performance of the terms set forth herein.

CITY OF TRACY,
a municipal corporation

By: Brent H. Ives
Title: MAYOR
Date: _____

PACIFIC GAS & ELECTRIC COMPANY,
a California corporation



By: BENJAMIN C. CAMPBELL
Title: Director
Date: 6/16/14

Attest:

By: CAROLE FLEISCHMANN
Title: INTERIM CITY CLERK
Date: _____

Approved as to Form:

By: Daniel Sodergren
Title: CITY ATTORNEY
Date: _____

RESOLUTION 2014-_____

AUTHORIZE A ROADWAY RECONSTRUCTION AGREEMENT WITH PACIFIC GAS & ELECTRIC (PG&E) FOR THE ASPHALT CONCRETE PAVEMENT RECONSTRUCTION OF THE NORTHERN HALF OF GRANT LINE ROAD FROM HOLLY DRIVE TO APPROXIMATELY 600 FEET EAST OF MACARTHUR DRIVE, AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT

WHEREAS, Approval of the Roadway Reconstruction Agreement between the City of Tracy and Pacific Gas & Electric (PG&E) will facilitate an early start of the installation of a new PG&E gas pipeline and the reconstruction of the affected portion of Grant Line Road, and

WHEREAS, California gas operators including PG&E were ordered by the California Public Utility Commission (CPUC), to pressure-test and replace all natural gas transmission pipelines and segments that had not been pressure tested to modern standards, and

WHEREAS, The CPUC directed the utilities operators, to create implementation plans, including a prioritized schedule for completing pressure-testing and pipe replacement work. PG&E developed its Natural Gas Transmission Pipeline Replacement or Testing Implementation Plan (PSEP), and

WHEREAS, Under the PSEP, the L-162A project was identified and requires completion of the pipeline replacement by the end of 2014 and will involve the replacement of an eight inch diameter steel pipeline on Grant Line Road starting from Holly Drive up to approximately 600 feet east of MacArthur Drive, and

WHEREAS, PG&E has indicated they will implement a proactive outreach and provide assistance to affected residents and businesses during construction. To expedite the construction schedule, certain phases of the work will be performed at night as allowed by the Tracy Municipal Code. Residents will be notified by PG&E in advance of those nighttime operations and advised of anticipated noise, and

WHEREAS, The estimated completion date of the asphalt concrete pavement overlay, restriping and general cleanup work is by the end of October, 2014, and

WHEREAS, There will be no impact to the General Fund and PG&E is responsible for all costs of gas main replacement and reconstruction of the affected portion of Grant Line Road. PG&E has paid the City cost of processing the agreement including plan checking, testing, and inspection fees;

NOW, THEREFORE BE IT RESOLVED, That City Council approves the Roadway Reconstruction Agreement with PG&E, for the pavement reconstruction of the northern half of Grant Line Road from Holly Drive to approximately 600 feet east of MacArthur Drive, and authorizes the Mayor to execute the Roadway Reconstruction Agreement.

* * * * *

The foregoing Resolution 2014-_____ was adopted by the Tracy City Council on the 1st day of July, 2014, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 6

REQUEST

PUBLIC HEARING TO CONSIDER (1) APPROVING THE ENGINEER'S ANNUAL LEVY REPORT; (2) ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2014/15; and (3) AUTHORIZING THE BUDGET OFFICER TO MAKE NECESSARY ADJUSTMENTS TO THE BUDGET

EXECUTIVE SUMMARY

After considering public comments, it is recommended that the City Council approve the Tracy Consolidated Landscape Maintenance District Engineer's Report, and authorize the levy and collection of assessments for Fiscal Year 2014/15. The assessments pay for improvements within the public right-of-way such as median landscaping, small parks, and streetscape aligned with neighborhoods.

Due to minor adjustments to the preliminary Engineer's report EDU count, expected revenue and expenditures are now \$5,451,568 (\$23 less than in the preliminary Engineer's Report). Revenue from the levy of assessments will be \$2,665,860 (\$25,670 more than last year's approved assessment revenue), \$115,000 from the Drainage Fund to cover the costs of channel way/bike path landscape improvements (\$35,000 less than last year¹), \$200,000 from the Gas Tax support for zones that have arterial, median and right-of-way landscaping (\$10,000 more than last year), \$235,000 from General Fund support for improvements that are largely general in benefit (\$7,734 less than last year), and \$2,235,708 from Zone Capital Reserves².

DISCUSSION

Since the formation of the Tracy Consolidated Landscape Maintenance District (LMD), 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 that were presented to Council on June 17, 2014.

The purpose of this agenda item is to allow 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 LMD for Fiscal Year 2014/15.

¹ The \$115,000 figure represents a \$129,000 total reduction from Storm Drainage Enterprise funds since 2010.

² A portion of assessments is set aside each year as "Capital Reserves" for planned cyclical maintenance such as park renovation, streetscape revitalization, and tree pruning since the cost of these services can not reasonably be collected in a single year. Capital Reserves may also be used to fund shortfalls within Zones—for instance, when the cost for services exceeds the maximum rates of levied assessments, or due to increased utility costs.

ASSESSMENT LEVIES

Maximum assessment rates were previously approved by the LMD property owners. Although maximum rates were approved, the assessments levied for the 39 assessable zones are based upon whether the needs of each zone warrant the levying of the maximum approved rates or a lesser rate.

It is recognized that the cost of maintaining the improvements increases slightly each year as a result of inflation. The District assessments include a formula for increasing the maximum assessment rates for each future Fiscal Year to offset increases in inflationary costs. These annual increases (two cents per dollar in Fiscal Year 2013/14) have not been sufficient to keep up with the cost of services. Per Attachment "B", 1/3 of the zones have not increased their maximum rates in 27 years; on average, for the entire District, it has been 18 years since rates have been increased beyond the minor inflationary rate increase.

The aforementioned formula allows the maximum rates to be increased annually by the lesser of three percent or the percentage increase of the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area Region³. The District's assessment formula complies with Government Code Section 54954.6 (a) and was approved by the City Council and the original District Property Owners.

The percentage difference for the CPI applicable for Fiscal Year 2013/2014 was 2.556%. Therefore, the maximum assessment rates allowed for Fiscal Year 2014/15 will be adjusted by 2.556% over the prior year's maximum assessment rates (or by approximately 3 cents per dollar). Although an inflationary rate may be applied, only the assessment needed for maintenance will be levied.

Based upon the estimated costs and expenditures to maintain the long and short-term landscaping and appurtenant improvements within the LMD, as more particularly described in the Engineer's Report, staff recommends the assigned assessment rates found in Section IV, Appendix A (Budget Fiscal Year 2014/15) of the Engineer's Report for Fiscal Year 2014/15. Of the forty-one zones, twenty-four zones would be assessed the maximum assessment rates allowed for Fiscal Year 2014/15 primarily due to the zones having insufficient funding to cover all of their maintenance costs, eleven zones would be assessed at a level below their maximum rate due to lower operating costs, and six zones will not be assessed due to a Home Owners Association providing maintenance, adequate reserves, no improvements, or the zone providing a general benefit to the City of Tracy (such as Zone 38, Eleventh Street) which is funded by the General Fund.

Because the proposed assessment rates for Fiscal Year 2014/15 are less than or equal to the maximum rates previously approved by voters, no ballot proceedings are required.

³ California Consumer Price Indexes consist of the aforementioned Index, San Diego, Los Angeles-Orange County, and Western Region Indexes. A vote of the LMD property owners is necessary to change the Index to another index.

STRATEGIC PLAN

This item is in accordance with Council Governance Strategy, Goal 2: Ensure continued fiscal sustainability through budgetary and financial stewardship; Objective 3: Enhance Fiscal Transparency.

FISCAL IMPACT

If the City Council approves the Engineer's Report, the total revenue from assessments will be \$2,665,860. The remaining District revenues will be \$235,000 from General Fund support for improvements that are largely general in benefit; \$115,000 from the Drainage Fund to cover the costs of channel way landscape improvements; \$200,000 from the Gas Tax support for zones that have arterial, median and right-of-way landscaping; and \$2,235,708 from Zone Capital Reserves to cover the costs of capital improvement projects or funding shortfalls.

The total expenditures for the LMD for Fiscal Year 2014/15 are estimated to be \$5,451,568.

RECOMMENDATION

At the close of the Public Hearing, it is recommended that Council approve by resolution the final Engineer's Report, order the levy and collection of assessments for Fiscal Year 2014/15, and authorize the Budget Officer to make necessary changes to the City budget.

Prepared by: Anne Bell, Management Analyst II, Administrative Services Department

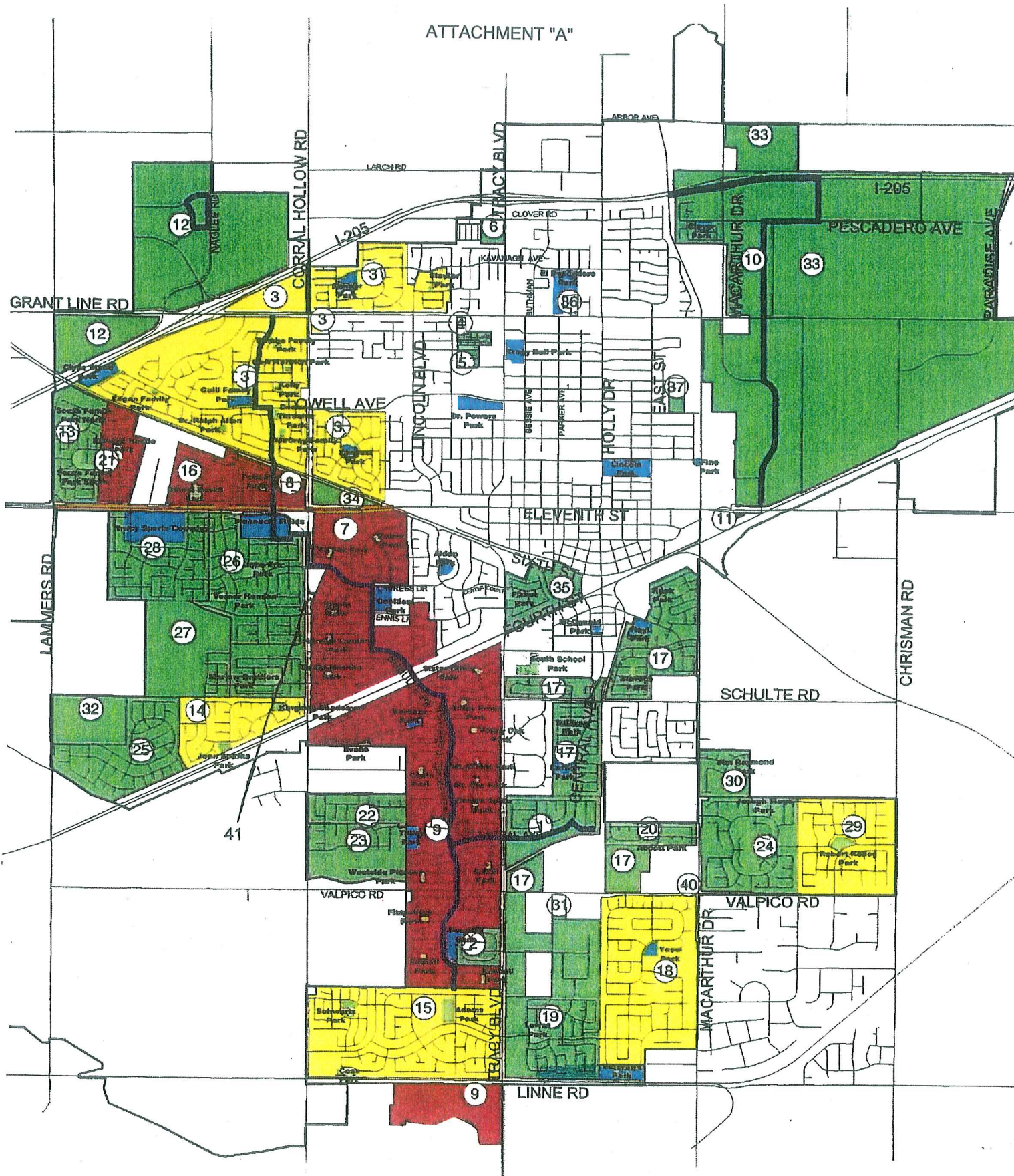
Reviewed by: Jenny Haruyama, Administrative Services Director
Gary Hampton, Interim Assistant City Manager

Approved by: Maria A. Hurtado, Interim City Manager

ATTACHMENTS

Attachment "A" - Map of Landscape Maintenance District
Attachment "B" - Assessment Rate Increase Analysis
Attachment - Engineer's Report⁴

⁴ The Tax Roll for the Engineer's Report is available for review in the Administrative Services Department.



CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT

ATTACHMENT "B"

TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT					
Zone	LMD	The Year the Maximum Rate was Established by Property Owners	The Year the Maximum Rate Increased by Vote of Property Owners	Years Since Last Maximum Rate Increase (Other than Annual Inflationary Increase)	Ability to Meet Cyclical Maintenance Needs (Pruning, Park Renovation, Streetscape Renovation)
41	TCLMD	2010		4	
40	TCLMD	2007		7	
17	LMD 9802	1999	2006	8	
30	LMD 9802	2000	2006	8	
1	LMD 8501	1985	2003	11	
18	LMD 9802	1999	2003	11	
26	LMD 9802	1999	2003	11	
34	LMD 9802	1999	2003	11	Yes
23	LMD 9802	2000		14	
27	LMD 9802	2000		14	Yes
28	LMD 9802	2000		14	Yes
29	LMD 9802	2000		14	
31	LMD 9802	2000		14	Yes
35	LMD 9802	2000		14	
14	LMD 9802	1999		15	
15	LMD 9802	1999		15	
16	LMD 9802	1999		15	
19	LMD 9802	1999		15	
20	LMD 9802	1999		15	
21	LMD 9802	1999		15	
22	LMD 9802	1999		15	
24	LMD 9802	1999		15	
25	LMD 9802	1999		15	
32	LMD 9802	1999		15	
33	LMD 9802	1999		15	Yes
3	LMD 8801	1987		27	
4	LMD 8801	1987		27	Yes
5	LMD 8801	1987		27	Yes
6	LMD 8801	1987		27	Yes
7	LMD 8801	1987		27	
8	LMD 8801	1987		27	
9	LMD 8801	1987		27	
10	LMD 8801	1987		27	
11	LMD 8801	1987		27	Yes
12	LMD 8801	1987		27	Yes
13	LMD 8801	1987		27	
36	LMD 8801	1987		27	Yes
37	LMD 8801	1987		27	Yes
2	LMD 8501	1985		29	
Average:				18	31%



Think Inside the Triangle™

City of Tracy

Tracy Consolidated Landscape Maintenance District

2014/2015 ENGINEER'S REPORT

Intent Meeting: June 17, 2014

Public Hearing: July 1, 2014

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



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 2014/2015, 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 _____, 2014

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

By: _____

Stacee Reynolds, Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

TABLE OF CONTENTS

<i>I. OVERVIEW</i>	1
A. INTRODUCTION	1
B. HISTORICAL BACKGROUND.....	3
<i>II. DESCRIPTION OF THE DISTRICT AND SERVICES</i>	4
<i>III. METHOD OF APPORTIONMENT</i>	9
A. GENERAL	9
B. ASSESSMENT METHODOLOGY	9
C. LAND USE CLASSIFICATIONS	10
D. ASSESSMENT ADJUSTMENT FORMULA TO OFFSET INFLATION	13
<i>IV. DISTRICT BUDGET</i>	14
A. DESCRIPTION OF BUDGET ITEMS	14
<i>APPENDIX A – BUDGET FISCAL YEAR 2014/2015</i>	A
<i>APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS</i>	B
<i>APPENDIX C – ZONE DESIGNATIONS</i>	C
<i>APPENDIX D – 2014/2015 ASSESSMENT ROLL</i>	D

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, 2014 through June 30, 2015. 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 2014/2015 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 2014/2015. 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 XIII D* (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 where 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 June and the CPI for the previous June (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 June 2012 to June 2013 was 2.556%. Therefore, the maximum assessment rates allowed for fiscal year 2014/2015 have been adjusted by 2.556% 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 2014/2015

Revenues	Zone 1	Zone 2	Zone 3
Special Assessments	\$12,054.75	\$10,170.24	\$317,334.90
Zone Reserves	\$23,981.05	\$11,524.82	\$97,559.28
Gas Tax Support	\$0.00	\$550.23	\$41,598.78
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$6,818.85	\$0.00	\$17,177.61
Total Revenue	\$42,854.65	\$22,245.28	\$473,670.56
Expenses			
Personnel	\$9,970.24	\$4,795.77	\$82,424.92
Grounds Maintenance Contract	\$14,626.43	\$3,046.22	\$55,078.03
Tree Maintenance Contract	\$11,577.99	\$8,231.19	\$96,861.63
Utilities, Water & Sewer	\$2,241.84	\$3,992.04	\$88,216.40
Utilities, Gas & Electric	\$0.00	\$117.00	\$3,445.00
Utilities, Waste	\$2.20	\$1.06	\$2,578.88
Supplies	\$834.50	\$339.80	\$8,446.41
Radio/Computer/Controllers	\$403.18	\$193.93	\$3,333.09
Equipment/Vehicles	\$811.07	\$390.13	\$6,705.19
Training/Licenses	\$78.46	\$37.74	\$648.67
LMD Administration	\$724.97	\$338.59	\$7,126.23
Internal Service Charges	\$597.62	\$287.46	\$4,940.62
Indirect Costs	\$986.17	\$474.36	\$8,152.75
Sub-Total (1)	\$42,854.65	\$22,245.28	\$367,957.83
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$10,760.70
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$72,152.03
Sub-Total	\$0.00	\$0.00	\$82,912.73
Capital Improvement Projects	\$0.00	\$0.00	\$22,800.00
Total Expenses	\$42,854.65	\$22,245.28	\$473,670.56
Levy Information			
Special Assessment to Levy	\$12,054.75	\$10,170.24	\$317,334.90
Total Parcels Levied	\$294.00	\$125.00	\$2,292.00
Total EDUs Levied	\$485.00	\$125.00	\$2,623.84
Total EDUs	\$485.00	\$125.00	\$2,623.84
Levy Per EDU	\$24.86	\$81.36	\$120.94
Max Rate Per EDU (2.556% Increase)	\$54.53	\$81.38	\$120.95

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 4	Zone 5	Zone 6
Special Assessments	\$46.67	\$201.76	\$129.24
Zone Reserves	\$594.92	\$1,417.44	\$729.33
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$641.59	\$1,619.20	\$858.57
Expenses			
Personnel	\$85.30	\$665.40	\$210.13
Grounds Maintenance Contract	\$0.00	\$0.00	\$0.00
Tree Maintenance Contract	\$267.44	\$504.44	\$318.44
Utilities, Water & Sewer	\$0.00	\$0.00	\$0.00
Utilities, Gas & Electric	\$170.00	\$0.00	\$120.00
Utilities, Waste	\$0.02	\$0.15	\$0.05
Supplies	\$34.01	\$129.16	\$102.29
Radio/Computer/Controllers	\$3.45	\$26.91	\$8.50
Equipment/Vehicles	\$6.94	\$54.13	\$17.09
Training/Licenses	\$0.67	\$5.24	\$1.65
LMD Administration	\$60.20	\$128.07	\$47.03
Internal Service Charges	\$5.11	\$39.88	\$12.60
Indirect Costs	\$8.44	\$65.82	\$20.78
Sub-Total (1)	\$641.59	\$1,619.20	\$858.57
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$641.59	\$1,619.20	\$858.57
Levy Information			
Special Assessment to Levy	\$46.67	\$201.76	\$129.24
Total Parcels Levied	\$144.00	\$69.00	\$2.00
Total EDUs Levied	\$144.00	\$69.00	\$44.85
Total EDUs	\$144.00	\$69.00	\$44.85
Levy Per EDU	\$0.32	\$2.92	\$2.88
Max Rate Per EDU (2.556% Increase)	\$120.95	\$120.95	\$120.95

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 7	Zone 8	Zone 9
Special Assessments	\$191,767.35	\$33,007.70	\$329,889.32
Zone Reserves	\$555,051.09	\$27,051.72	\$72,599.45
Gas Tax Support	\$36,805.55	\$0.00	\$82,175.67
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$15,789.97	\$0.00	\$70,515.63
Total Revenue	\$799,413.96	\$60,059.42	\$555,180.07
Expenses			
Personnel	\$51,206.23	\$13,544.59	\$96,637.21
Grounds Maintenance Contract	\$42,418.49	\$11,612.26	\$112,643.71
Tree Maintenance Contract	\$69,105.32	\$9,660.08	\$24,916.37
Utilities, Water & Sewer	\$55,670.72	\$10,977.73	\$171,236.44
Utilities, Gas & Electric	\$4,000.00	\$30.00	\$6,600.00
Utilities, Waste	\$2,002.77	\$230.63	\$5,759.93
Supplies	\$4,889.78	\$1,451.78	\$10,341.32
Radio/Computer/Controllers	\$2,070.67	\$547.71	\$3,907.80
Equipment/Vehicles	\$4,165.58	\$1,101.84	\$7,861.35
Training/Licenses	\$402.98	\$106.59	\$760.52
LMD Administration	\$3,817.19	\$1,044.61	\$7,964.39
Internal Service Charges	\$3,069.34	\$811.87	\$5,792.51
Indirect Costs	\$5,064.87	\$1,339.71	\$9,558.51
Sub-Total (1)	\$247,883.96	\$52,459.42	\$463,980.07
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$37,170.92	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$37,359.08	\$0.00	\$0.00
Sub-Total	\$74,530.00	\$0.00	\$0.00
Capital Improvement Projects	\$477,000.00	\$7,600.00	\$91,200.00
Total Expenses	\$799,413.96	\$60,059.42	\$555,180.07
Levy Information			
Special Assessment to Levy	\$191,767.35	\$33,007.70	\$329,889.32
Total Parcels Levied	\$1,171.00	\$219.00	\$2,368.00
Total EDUs Levied	\$1,272.34	\$219.00	\$2,441.03
Total EDUs	\$1,272.34	\$219.00	\$2,441.03
Levy Per EDU	\$150.72	\$150.72	\$135.14
Max Rate Per EDU (2.556% Increase)	\$150.72	\$150.72	\$135.15

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 10	Zone 11	Zone 12
Special Assessments	\$172,665.22	\$1,460.02	\$729.78
Zone Reserves	\$104,434.31	\$0.00	\$52,974.46
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$277,099.53	\$1,460.02	\$53,704.24
Expenses			
Personnel	\$42,893.63	\$156.99	\$7,748.29
Grounds Maintenance Contract	\$73,231.46	\$0.00	\$14,911.63
Tree Maintenance Contract	\$65,749.54	\$228.43	\$7,672.29
Utilities, Water & Sewer	\$40,169.96	\$0.00	\$17,927.19
Utilities, Gas & Electric	\$1,100.00	\$0.00	\$1,265.00
Utilities, Waste	\$811.02	\$0.03	\$1.71
Supplies	\$3,067.20	\$20.28	\$661.69
Radio/Computer/Controllers	\$1,734.53	\$6.35	\$313.32
Equipment/Vehicles	\$3,489.36	\$12.77	\$630.32
Training/Licenses	\$337.57	\$1.24	\$60.98
LMD Administration	\$3,501.54	\$22.01	\$1,281.00
Internal Service Charges	\$2,571.08	\$9.41	\$464.44
Indirect Costs	\$4,242.66	\$15.53	\$766.39
Sub-Total (1)	\$242,899.53	\$473.04	\$53,704.24
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$376.90	\$0.00
Tree Maintenance	\$0.00	\$610.08	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$986.98	\$0.00
Capital Improvement Projects	\$34,200.00	\$0.00	\$0.00
Total Expenses	\$277,099.53	\$1,460.02	\$53,704.24
Levy Information			
Special Assessment to Levy	\$172,665.22	\$1,460.02	\$729.78
Total Parcels Levied	\$258.00	\$1.00	\$98.00
Total EDUs Levied	\$2,146.43	\$18.15	\$933.46
Total EDUs	\$2,146.43	\$18.15	\$933.46
Levy Per EDU	\$80.44	\$80.44	\$0.78
Max Rate Per EDU (2.556% Increase)	\$80.46	\$80.46	\$116.90

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 13	Zone 14	Zone 15
Special Assessments	\$96,513.11	\$52,482.56	\$200,310.22
Zone Reserves	\$29,525.53	\$42,725.76	\$54,730.30
Gas Tax Support	\$0.00	\$1,431.15	\$10,608.04
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$126,038.64	\$96,639.47	\$265,648.56
Expenses			
Personnel	\$27,100.52	\$26,823.35	\$60,445.61
Grounds Maintenance Contract	\$23,871.64	\$11,384.14	\$30,463.59
Tree Maintenance Contract	\$20,019.08	\$33,053.28	\$45,461.89
Utilities, Water & Sewer	\$37,238.23	\$10,587.05	\$76,028.85
Utilities, Gas & Electric	\$1,580.00	\$285.00	\$5,000.00
Utilities, Waste	\$2,807.99	\$1,428.63	\$5,765.42
Supplies	\$3,538.86	\$3,663.74	\$8,384.35
Radio/Computer/Controllers	\$1,095.89	\$1,084.68	\$2,444.29
Equipment/Vehicles	\$2,204.60	\$2,182.06	\$4,917.20
Training/Licenses	\$213.28	\$211.10	\$475.70
LMD Administration	\$2,063.59	\$1,675.51	\$4,449.93
Internal Service Charges	\$1,624.43	\$1,607.81	\$3,623.16
Indirect Costs	\$2,680.55	\$2,653.13	\$5,978.75
Sub-Total (1)	\$126,038.64	\$96,639.47	\$253,438.72
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$10,947.72
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$1,262.13
Sub-Total	\$0.00	\$0.00	\$12,209.85
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$126,038.64	\$96,639.47	\$265,648.56
Levy Information			
Special Assessment to Levy	\$96,513.11	\$52,482.56	\$200,310.22
Total Parcels Levied	\$358.00	\$369.00	\$1,187.00
Total EDUs Levied	\$374.28	\$371.00	\$1,415.98
Total EDUs	\$374.28	\$371.00	\$1,415.98
Levy Per EDU	\$257.86	\$141.46	\$141.46
Max Rate Per EDU (2.556% Increase)	\$257.88	\$141.48	\$141.48

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 16	Zone 17	Zone 18
Special Assessments	\$41,165.33	\$272,898.51	\$98,473.40
Zone Reserves	\$22,181.24	\$505,563.22	\$102,186.99
Gas Tax Support	\$0.00	\$11,509.18	\$9,803.43
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$63,346.57	\$789,970.91	\$210,463.81
Expenses			
Personnel	\$15,448.93	\$42,283.99	\$34,740.26
Grounds Maintenance Contract	\$9,205.00	\$44,166.71	\$14,718.20
Tree Maintenance Contract	\$12,183.46	\$52,003.87	\$91,093.95
Utilities, Water & Sewer	\$16,340.96	\$50,716.03	\$29,982.70
Utilities, Gas & Electric	\$690.00	\$2,800.00	\$680.00
Utilities, Waste	\$1,663.06	\$2,569.58	\$7.66
Supplies	\$2,450.78	\$3,806.31	\$2,455.08
Radio/Computer/Controllers	\$624.72	\$1,709.87	\$1,404.82
Equipment/Vehicles	\$1,256.76	\$3,439.76	\$2,826.09
Training/Licenses	\$121.58	\$332.77	\$273.40
LMD Administration	\$907.23	\$3,047.83	\$2,091.57
Internal Service Charges	\$926.02	\$2,534.54	\$2,082.36
Indirect Costs	\$1,528.07	\$4,182.36	\$3,436.20
Sub-Total (1)	\$63,346.57	\$213,593.62	\$185,792.29
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$14,728.12	\$0.00
Tree Maintenance	\$0.00	\$31,369.53	\$24,671.52
Park Rehabilitation & Renovation	\$0.00	\$79,879.64	\$0.00
Sub-Total	\$0.00	\$125,977.29	\$24,671.52
Capital Improvement Projects	\$0.00	\$450,400.00	\$0.00
Total Expenses	\$63,346.57	\$789,970.91	\$210,463.82
Levy Information			
Special Assessment to Levy	\$41,165.33	\$272,898.51	\$98,473.40
Total Parcels Levied	\$252.00	\$1,136.00	\$968.00
Total EDUs Levied	\$291.00	\$1,673.15	\$977.65
Total EDUs	\$291.00	\$1,673.15	\$977.65
Levy Per EDU	\$141.46	\$163.10	\$100.72
Max Rate Per EDU (2.556% Increase)	\$141.48	\$163.12	\$100.74

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 19	Zone 20	Zone 21
Special Assessments	\$129,894.82	\$32,280.01	\$54,887.24
Zone Reserves	\$78,086.90	\$19,417.92	\$58,576.17
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$207,981.72	\$51,697.93	\$113,463.41
Expenses			
Personnel	\$39,295.29	\$8,524.16	\$28,061.24
Grounds Maintenance Contract	\$34,240.65	\$4,758.09	\$13,724.20
Tree Maintenance Contract	\$68,588.38	\$15,285.73	\$36,268.36
Utilities, Water & Sewer	\$26,038.77	\$6,918.09	\$20,490.96
Utilities, Gas & Electric	\$1,200.00	\$350.00	\$1,000.00
Utilities, Waste	\$1,199.10	\$597.05	\$601.70
Supplies	\$3,768.93	\$911.06	\$3,692.98
Radio/Computer/Controllers	\$1,589.02	\$344.70	\$1,134.74
Equipment/Vehicles	\$3,196.64	\$693.43	\$2,282.76
Training/Licenses	\$309.25	\$67.08	\$220.84
LMD Administration	\$2,466.07	\$731.59	\$1,528.05
Internal Service Charges	\$2,355.39	\$510.95	\$1,682.01
Indirect Costs	\$3,886.75	\$843.13	\$2,775.57
Sub-Total (1)	\$188,134.23	\$40,535.07	\$113,463.41
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$18,634.76	\$4,150.98	\$0.00
Park Rehabilitation & Renovation	\$1,212.74	\$7,011.88	\$0.00
Sub-Total	\$19,847.49	\$11,162.86	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$207,981.72	\$51,697.93	\$113,463.41
Levy Information			
Special Assessment to Levy	\$129,894.82	\$32,280.01	\$54,887.24
Total Parcels Levied	\$429.00	\$168.00	\$388.00
Total EDUs Levied	\$702.43	\$174.56	\$388.00
Total EDUs	\$702.43	\$174.56	\$388.00
Levy Per EDU	\$184.92	\$184.92	\$141.46
Max Rate Per EDU (2.556% Increase)	\$184.93	\$184.93	\$141.48

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 22	Zone 23	Zone 24
Special Assessments	\$29,435.63	\$49,207.93	\$84,627.46
Zone Reserves	\$16,166.54	\$0.00	\$8,820.95
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$45,602.17	\$49,207.93	\$93,448.41
Expenses			
Personnel	\$7,858.66	\$4,956.67	\$20,551.09
Grounds Maintenance Contract	\$11,274.84	\$7,000.00	\$18,382.37
Tree Maintenance Contract	\$13,938.68	\$8,887.44	\$3,687.44
Utilities, Water & Sewer	\$8,898.65	\$4,940.09	\$12,859.01
Utilities, Gas & Electric	\$180.00	\$140.00	\$125.00
Utilities, Waste	\$1.73	\$1.09	\$5.03
Supplies	\$565.37	\$349.06	\$3,422.48
Radio/Computer/Controllers	\$317.79	\$200.44	\$831.04
Equipment/Vehicles	\$639.30	\$403.22	\$1,671.81
Training/Licenses	\$61.85	\$39.01	\$161.73
LMD Administration	\$616.94	\$21,503.53	\$1,448.24
Internal Service Charges	\$471.05	\$297.11	\$1,231.85
Indirect Costs	\$777.31	\$490.27	\$2,032.73
Sub-Total (1)	\$45,602.17	\$49,207.93	\$66,409.83
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$894.35
Tree Maintenance	\$0.00	\$0.00	\$2,245.96
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$23,898.28
Sub-Total	\$0.00	\$0.00	\$27,038.58
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$45,602.17	\$49,207.93	\$93,448.41
Levy Information			
Special Assessment to Levy	\$29,435.63	\$49,207.93	\$84,627.46
Total Parcels Levied	\$147.00	\$113.00	\$591.00
Total EDUs Levied	\$208.08	\$347.85	\$598.24
Total EDUs	\$208.08	\$347.85	\$598.24
Levy Per EDU	\$141.46	\$141.46	\$141.46
Max Rate Per EDU (2.556% Increase)	\$141.48	\$141.48	\$141.48

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 25	Zone 26	Zone 27
Special Assessments	\$0.00	\$200,045.29	\$9,166.57
Zone Reserves	\$0.00	\$172,603.15	\$1,935.00
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$4,697.94	\$0.00
Total Revenue	\$0.00	\$377,346.38	\$11,101.57
Expenses			
Personnel	\$0.00	\$89,146.93	\$1,717.52
Grounds Maintenance Contract	\$0.00	\$68,219.79	\$3,500.00
Tree Maintenance Contract	\$0.00	\$115,346.67	\$2,190.44
Utilities, Water & Sewer	\$0.00	\$51,897.48	\$2,341.86
Utilities, Gas & Electric	\$0.00	\$9,000.00	\$160.00
Utilities, Waste	\$0.00	\$2,401.16	\$0.38
Supplies	\$0.00	\$10,702.95	\$555.47
Radio/Computer/Controllers	\$0.00	\$3,604.91	\$69.45
Equipment/Vehicles	\$0.00	\$7,252.02	\$139.72
Training/Licenses	\$0.00	\$701.57	\$13.52
LMD Administration	\$0.00	\$4,911.73	\$140.39
Internal Service Charges	\$0.00	\$5,343.54	\$102.95
Indirect Costs	\$0.00	\$8,817.63	\$169.88
Sub-Total (1)	\$0.00	\$377,346.38	\$11,101.57
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$0.00	\$377,346.38	\$11,101.57
Levy Information			
Special Assessment to Levy	\$0.00	\$200,045.29	\$9,166.57
Total Parcels Levied	\$0.00	\$1,081.00	\$75.00
Total EDUs Levied	\$0.00	\$1,098.76	\$520.56
Total EDUs	\$459.84	\$1,098.76	\$520.56
Levy Per EDU	\$0.00	\$182.06	\$17.61
Max Rate Per EDU (2.556% Increase)	\$0.00	\$182.06	\$141.48

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 28	Zone 29	Zone 30
Special Assessments	\$75,198.14	\$65,128.40	\$46,088.99
Zone Reserves	\$60,405.00	\$67,948.56	\$9,725.16
Gas Tax Support	\$0.00	\$3,432.35	\$1,290.80
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$135,603.14	\$136,509.31	\$57,104.96
Expenses			
Personnel	\$24,646.26	\$35,994.29	\$9,796.86
Grounds Maintenance Contract	\$13,789.30	\$22,617.73	\$8,642.20
Tree Maintenance Contract	\$61,932.60	\$48,056.99	\$7,037.16
Utilities, Water & Sewer	\$0.00	\$3,721.99	\$14,385.60
Utilities, Gas & Electric	\$300.00	\$6,300.00	\$600.00
Utilities, Waste	\$5.43	\$3,003.02	\$5.31
Supplies	\$1,784.53	\$4,467.02	\$1,297.62
Radio/Computer/Controllers	\$996.64	\$1,455.53	\$396.16
Equipment/Vehicles	\$2,004.95	\$2,928.10	\$796.97
Training/Licenses	\$193.96	\$283.27	\$77.10
LMD Administration	\$1,873.14	\$1,963.60	\$798.44
Internal Service Charges	\$1,477.32	\$2,157.53	\$587.23
Indirect Costs	\$2,437.79	\$3,560.24	\$969.02
Sub-Total (1)	\$111,441.94	\$136,509.31	\$45,389.67
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$7,334.75	\$0.00	\$0.00
Tree Maintenance	\$16,826.45	\$0.00	\$4,136.92
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$7,578.36
Sub-Total	\$24,161.20	\$0.00	\$11,715.28
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$135,603.14	\$136,509.31	\$57,104.96
Levy Information			
Special Assessment to Levy	\$75,198.14	\$65,128.40	\$46,088.99
Total Parcels Levied	\$550.00	\$444.00	\$166.00
Total EDUs Levied	\$550.00	\$485.74	\$166.00
Total EDUs	\$550.00	\$485.74	\$166.00
Levy Per EDU	\$136.72	\$134.08	\$277.64
Max Rate Per EDU (2.556% Increase)	\$141.48	\$134.08	\$277.64

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 31	Zone 32	Zone 33
Special Assessments	\$0.00	\$0.00	\$0.00
Zone Reserves	\$19.30	\$0.00	\$7,903.16
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$19.30	\$0.00	\$7,903.16
Expenses			
Personnel	\$0.00	\$0.00	\$1,115.99
Grounds Maintenance Contract	\$0.00	\$0.00	\$1,617.11
Tree Maintenance Contract	\$0.00	\$0.00	\$1,503.44
Utilities, Water & Sewer	\$0.00	\$0.00	\$3,157.29
Utilities, Gas & Electric	\$0.00	\$0.00	\$0.00
Utilities, Waste	\$0.00	\$0.00	\$0.25
Supplies	\$0.34	\$0.00	\$83.69
Radio/Computer/Controllers	\$0.00	\$0.00	\$45.13
Equipment/Vehicles	\$0.00	\$0.00	\$90.78
Training/Licenses	\$0.00	\$0.00	\$8.78
LMD Administration	\$5.96	\$0.00	\$103.42
Internal Service Charges	\$0.00	\$0.00	\$66.89
Indirect Costs	\$0.00	\$0.00	\$110.38
Sub-Total (1)	\$6.30	\$0.00	\$7,903.16
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$13.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$13.00	\$0.00	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$19.30	\$0.00	\$7,903.16
Levy Information			
Special Assessment to Levy	\$0.00	\$0.00	\$0.00
Total Parcels Levied	\$1.00	\$0.00	\$0.00
Total EDUs Levied	\$27.75	\$0.00	\$0.00
Total EDUs	\$27.75	\$3.00	\$2,347.24
Levy Per EDU	\$0.00	\$0.00	\$0.00
Max Rate Per EDU (2.556% Increase)	\$187.54	\$0.00	\$0.00

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 34	Zone 35	Zone 36
Special Assessments	\$14,487.52	\$39,919.66	\$232.49
Zone Reserves	\$4,045.00	\$19,174.23	\$481.55
Gas Tax Support	\$0.00	\$794.83	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$18,532.52	\$59,888.71	\$714.04
Expenses			
Personnel	\$3,671.75	\$15,737.39	\$122.09
Grounds Maintenance Contract	\$10,574.86	\$12,364.86	\$0.00
Tree Maintenance Contract	\$2,280.44	\$2,039.48	\$435.44
Utilities, Water & Sewer	\$0.00	\$20,043.98	\$0.00
Utilities, Gas & Electric	\$390.00	\$0.00	\$85.00
Utilities, Waste	\$0.81	\$1,789.07	\$0.03
Supplies	\$253.83	\$2,414.38	\$13.33
Radio/Computer/Controllers	\$148.48	\$636.39	\$4.94
Equipment/Vehicles	\$298.69	\$1,280.22	\$9.93
Training/Licenses	\$28.90	\$123.85	\$0.96
LMD Administration	\$301.51	\$959.18	\$22.93
Internal Service Charges	\$220.09	\$943.31	\$7.32
Indirect Costs	\$363.18	\$1,556.61	\$12.08
Sub-Total (1)	\$18,532.52	\$59,888.71	\$714.04
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$18,532.52	\$59,888.71	\$714.04
Levy Information			
Special Assessment to Levy	\$14,487.52	\$39,919.66	\$232.49
Total Parcels Levied	\$9.00	\$186.00	\$1.00
Total EDUs Levied	\$83.19	\$186.00	\$20.00
Total EDUs	\$83.19	\$186.00	\$20.00
Levy Per EDU	\$174.16	\$214.62	\$11.62
Max Rate Per EDU (2.556% Increase)	\$212.96	\$214.63	\$80.46

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate Per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone 37	Zone 40	Zone 41
Special Assessments	\$197.51	\$3,695.96	\$66.08
Zone Reserves	\$581.22	\$3,038.92	\$1,948.35
Gas Tax Support	\$0.00	\$0.00	\$0.00
General Fund Support	\$0.00	\$0.00	\$0.00
Drainage Fund Support	\$0.00	\$0.00	\$0.00
Total Revenue	\$778.73	\$6,734.88	\$2,014.43
Expenses			
Personnel	\$155.16	\$1,332.75	\$370.57
Grounds Maintenance Contract	\$0.00	\$2,426.01	\$813.86
Tree Maintenance Contract	\$525.44	\$2,070.44	\$530.44
Utilities, Water & Sewer	\$0.00	\$326.79	\$134.34
Utilities, Gas & Electric	\$0.00	\$0.00	\$0.00
Utilities, Waste	\$0.03	\$0.29	\$0.08
Supplies	\$12.51	\$93.67	\$27.48
Radio/Computer/Controllers	\$6.27	\$53.89	\$14.99
Equipment/Vehicles	\$12.62	\$108.42	\$30.15
Training/Licenses	\$1.22	\$10.49	\$2.92
LMD Administration	\$40.81	\$100.42	\$30.74
Internal Service Charges	\$9.30	\$79.89	\$22.21
Indirect Costs	\$15.35	\$131.82	\$36.65
Sub-Total (1)	\$778.73	\$6,734.88	\$2,014.43
Cyclical Maintenance			
Streetscape Revitalization & Rehabilitation	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$0.00	\$0.00	\$0.00
Park Rehabilitation & Renovation	\$0.00	\$0.00	\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00
Capital Improvement Projects	\$0.00	\$0.00	\$0.00
Total Expenses	\$778.73	\$6,734.88	\$2,014.43
Levy Information			
Special Assessment to Levy	\$197.51	\$3,695.96	\$66.08
Total Parcels Levied	\$10.00	\$1.00	\$1.00
Total EDUs Levied	\$76.00	\$9.00	\$4.16
Total EDUs	\$76.00	\$9.00	\$4.16
Levy Per EDU	\$2.60	\$410.66	\$15.88
Max Rate Per EDU (2.556% Increase)	\$80.46	\$410.68	\$354.09

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate per EDU are rounded up to the nearest penny.

APPENDIX A – BUDGET FISCAL YEAR 2014/2015

Revenues	Zone Totals
Special Assessments	\$2,665,859.77
Zone Reserves	\$2,235,708.00
Gas Tax Support	\$200,000.00
General Fund Support	\$0.00
Drainage Fund Support	\$115,000.00
Total Revenue	\$5,216,567.77
Expenses	
Personnel	\$810,236.04
Grounds Maintenance Contract	\$695,323.39
Tree Maintenance Contract	\$939,513.70
Utilities, Water & Sewer	\$787,481.00
Utilities, Gas & Electric	\$47,712.00
Utilities, Waste	\$35,242.34
Supplies	\$89,034.05
Radio/Computer/Controllers	\$32,764.22
Equipment/Vehicles	\$65,911.98
Training/Licenses	\$6,376.41
LMD Administration	\$79,838.18
Internal Service Charges	\$48,566.22
Indirect Costs	\$80,141.45
Sub-Total (1)	\$3,718,141.00
Cyclical Maintenance	
Streetscape Revitalization & Rehabilitation	\$23,347.12
Tree Maintenance	\$161,525.52
Park Rehabilitation & Renovation	\$230,354.14
Sub-Total	\$415,226.79
Capital Improvement Projects	\$1,083,200.00
Total Expenses	\$5,216,567.78
Levy Information	
Special Assessment to Levy	\$2,665,859.78
Total Parcels Levied	\$15,672.00
Total EDUs Levied	\$21,271.48
Total EDUs	\$24,081.56
Levy Per EDU	
Max Rate Per EDU (2.556% Increase)	

Note: Sub-totals, Special Assessment to Levy, Levy and Max Rate per EDU are rounded up to the nearest penny.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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.	<ol style="list-style-type: none"> 1. Southeast corner of Tracy Boulevard and Central Avenue: east side; north to 1688 Tracy Boulevard
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.	<ol style="list-style-type: none"> 1. West side, approximately 1,000' south of Valpico to Sycamore Oakway (Fairhaven subdivision) 2. Proportionate share of median south of Valpico Road
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.	
Zone 3	
I. Arterial Landscaping A. Bikepath Adjacent to Channelway	<ol style="list-style-type: none"> 1. Lowell Avenue, south to Vivian between curb and bike path
B. Corral Hollow Road	<ol style="list-style-type: none"> 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, excluding 32.872.22 5. SF of median from north side of Lowell Avenue to south property line of APN 232-020-54
C. Grant Line Road	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. From Corral Hollow Rd. channel way to Golden Springs Dr. (south side) approx. 750+/- linear ft.
E. Lowell Avenue	<ol style="list-style-type: none"> 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.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 3	
F. Orchard Parkway	<ol style="list-style-type: none"> 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. 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.	<ol style="list-style-type: none"> 1. Median strip in front of Arnaudo Plaza Shopping Center.
H. Henley Pkwy	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Entryways at Lincoln and Grant Line.
B. Blossom Valley	<ol style="list-style-type: none"> 1. Entryways at Travao Lane and Grant Line, which includes median.
C. Blandford Lane	<ol style="list-style-type: none"> 1. Blandford Lane — East side from Lowell Drive to Ferndown Lane.
D. Foothill Ranch Estates	<ol style="list-style-type: none"> 1. Entryway at Foothill Ranch Drive and Corral Hollow Road and median Island.
E. Woodfield Estates	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Alegre - north side (approximately 370 feet X 5 feet) and median Island.
G. Pheasant Run	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Entryway at Laurelbrook Drive and Southbrook Lane including median strip.
K. Foothill Vista	<ol style="list-style-type: none"> 1. Entryway at Hillcrest Drive between Orchard Parkway and Isabel Virginia.
L. Countryside	<ol style="list-style-type: none"> 1. Giovanni Lane, both sides, including median, from Henley Parkway west to Rochester Street.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 3	
III. Park Maintenance	
A. Arnaudo Village	1. Slayer 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.
F. Park Atherton	1. Eagan Park located on Oxford Lane and Lowell Avenue
G. Meadwood (Thrasher Park)	1. Thrasher Park located at 1620 Mankuelian Lane From southeast intersection of Lowell Avenue and Joseph Menusa, south side 2. of Lowell Avenue, to 194' east of Joseph Menusa; west side of Joseph menusa 338' southward of Lowell/Joseph Menusa intersection
H. Pheasant Run	1. McCray Family Park located 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.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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		
Zone 7		
I.	Arterial Landscaping	
	A. Lauriana Lane	<ol style="list-style-type: none"> 1. Lauriana Lane — west side from approx. 300 feet south of Tennis Lane north to Cypress Drive, including median strip 2. Lauriana Lane — NW corner of Schulte Road and Lauriana Lane, to 660' northward along Lauriana Lane, wes side.
	B. Cypress Drive	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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. Proportionate share of Median starting at Eleventh Street, ending at Schulte
	D. Schulte Road	<p>North and south sides, including median strip from Corral Hollow east to end</p> <ol style="list-style-type: none"> 1. of south side of soundwall. (Includes south side from Lauriana, east to end of soundwall).
II.	Subdivision Landscaping	
	A. Fox Hollow	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Entryway at Raywood Lane including median strip.
	C. Quail Meadows	<ol style="list-style-type: none"> 1. Entryway at Golden Leaf Lane including median strip. 2. Entryway at Quail Meadows including median strip.
	D. Candlewood Estates	<ol style="list-style-type: none"> 1. Entryways at Alden Glen Drive and Cypress including median strip.
	E. Corral Hollow Estates	<ol style="list-style-type: none"> 1. Entryway at Lauriana both sides including median from Schulte south approx. 92 feet.
III.	Park Maintenance	
	A. Fox Hollow	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Harvest Mini Park located at Birchwood Court and Fireside Lane.
	C. Candlewood Estates	<ol style="list-style-type: none"> 1. Paizer Mini Park located at Alden Glen and Meadowmark.
	D. Quail Meadows	<ol style="list-style-type: none"> 1. Bailor-Hennan Mini Park located on Golden Leaf Lane.
IV.	Weed Abatement in Non-Landscaped Areas	
	A. Schulte Road	<ol style="list-style-type: none"> 1. 10 ft. behind face of curb, open field area, south side, approx. 900 ft. east of Lauriana Lane to RR tracks.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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.		
Zone 8		
I.	Arterial Landscaping	
	A. Byron Road	1. Arterial (south side) from Belconte Drive west to end of landscaping 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		
I.	Arterial Landscaping	
	A. Tracy Blvd.	Tracy Blvd. west side and median strip at Circle B Ranch subdivision from the 1. 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 4. Proportionate share of median
	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.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 9	
II. Subdivision Landscaping	<p>A. Circle B Ranch</p> <ol style="list-style-type: none"> 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).
	<p>B. Hearthstone</p> <ol style="list-style-type: none"> 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.
	<p>C. Regency Square</p> <ol style="list-style-type: none"> 1. Entryways at Monument Drive, Tracy Blvd., and Sycamore Parkway, Monument Dr. north and south sides, including median Islands at Monterey and Vintage Courts. 2. Cul-de-sac of Tahoe Circle: in southeast corner (approx. 5,580 sq. ft.) and northwest corner (approx. 3,636 sq. ft.). 3. Cul-de-sacs of Tahoe Circle: in northeast corner (5,400 sq. ft.) and southwest corner (3,780 sq. ft.). 4. Court adjacent to Mt. Oso Mini Park on Henderson Court (9,044 sq. ft.). 5. Court adjacent to Mt. Diablo Mini Park on Alpine Court (10,263 sq. ft.).
	<p>D. Muirfield</p> <ol style="list-style-type: none"> 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.
	<p>E. Glen Creek</p> <ol style="list-style-type: none"> 1. Entryway at Glen Creek Way.
	<p>F. Greystone Station</p> <ol style="list-style-type: none"> 1. Median Island at Windham. 2. Median Island at Sudley Drive.
	<p>G. Harvest Glen</p> <ol style="list-style-type: none"> 1. Entryway at Ray Harvey Drive. 2. Entryway at Meadow Lane. 3. Cul-de-sac at Cornucopia.
	<p>H. Ironwood</p> <ol style="list-style-type: none"> 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.
	<p>I. Sienna Park</p> <ol style="list-style-type: none"> 1. Entryway at Sienna Park Drive including median strip. 2. Green belt at north side of Dolores Lane at Katlin Court.
	<p>J. Heritage Subdivision</p> <ol style="list-style-type: none"> 1. Median on Cedrus. 2. Entryway on Cedrus east side. 3. Cul-de-sac at Iberis Court.
	<p>K. Parkside Dr.</p> <ol style="list-style-type: none"> 1. Parkside Dr. from Corral Hollow east to Glacier (south side) (mini-park is a separate bid item) and median.
III. Park Maintenance	<p>A. Hearthstone</p> <ol style="list-style-type: none"> 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.
	<p>B. Parkside Estates</p> <ol style="list-style-type: none"> 1. Evans Mini Park located on Parkside Drive - 26,310 sq. ft.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 9		
	C. Harvest Glen	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 1. Mt. Oso Mini Park at Henderson Court. 2. Mt. Diablo Mini Park at Alpine Court.
	E. Muirfield	<ul style="list-style-type: none"> 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.
	F. Circle B	<ul style="list-style-type: none"> 1. Sister Cities Mini Park located at Morris Phelps Drive and Saddleback Court.
	G. Greystone Station	<ul style="list-style-type: none"> 1. John Kimball Mini Park located at Tom Fowler Drive and Sudley.
	H. Sienna Park (Tracy Press Park)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 1. Corral Hollow - median Island just south of RR tracks.
<p>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.</p>		
Zone 10		
MacArthur Corridor		
I. Arterial Landscaping	A. MacArthur Drive	<ul style="list-style-type: none"> East side from Pescadero south to a point approx. 106' north of 11th St. ramp 1. (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	<ul style="list-style-type: none"> 1. 11th Street (south side) at MacArthur Drive (Downtown Mini Storage frontage).
	C. Grant Line Road	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 12		Mall
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.		
I. Commercial Landscaping	A. Naglee Road	<ol style="list-style-type: none"> 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, south side to west entrance driveway. Turf curb strip only. 4. From Naglee, 504 feet north on Auto Mall Way east side.
	B. Robertson Drive	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. From Naglee Road, North and West to Power Road
	E. Auto Plaza Way	<ol style="list-style-type: none"> 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.		
Zone 13		Westgate
I. Arterial Landscaping	A. Lammers Road	<ol style="list-style-type: none"> 1. East side from Fabian Road north to end of sound wall.
II. Subdivision Landscaping	A. Westgate	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. North side from end of sound wall west to Lammers Road.
III. Park Maintenance	A. Souza Park	<ol style="list-style-type: none"> 1. Souza Park - located on Antonio Loop between Souza Way and Ann Marie Way.
	B. Souza Family North Park	<ol style="list-style-type: none"> 1. Souza Family North Park - located on Thelma Loop

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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	<ol style="list-style-type: none"> 1. West side 234 feet north of Tracey Jean Way and 208 feet south of Tracey Jean Way. 2. Proportionate Share of median
II. Subdivision Landscaping	A. Gabriel Estates	<ol style="list-style-type: none"> 1. Entryway at Tracey Jean Way including median strip.
III. Park Maintenance	A. Gabriel Estates	<ol style="list-style-type: none"> 1. Chadeayne Park located at 2130 Robert Gabriel Drive located on Carol Ann Dr.
	B. Joan Sparks Park	<ol style="list-style-type: none"> 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.	<ol style="list-style-type: none"> 1. West side from approx. 700' north of Whispering Wind Lane south to end of soundwall (City property Line). 1. Proportionate share of median
	B. Corral Hollow	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Both sides including median from Tracy Blvd. west to English Oak Lane.
	C. Applebrook Lane	<ol style="list-style-type: none"> 1. East and west sides including median from Whispering Wind south approx. 75 feet.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 15		
	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. 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 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 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. 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. 6. Proportionate Share of Median
	B. Central Avenue	1. Victoria Park - west side from Schulte south to Ferdinand Street, east side 2. West side from Schulte Road to approx. 50 feet north of Country Court
	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	1,096 SF shrubs, starting from the SE corner of Valpico and Tracy Boulevard 1. intersection, the south side of Valpico and eastward on Valpico, ending approximately 590 feet east of the aforementioned intersection. 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.

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

Zone 17		(Non-Contiguous Residential Areas)	
II. Subdivision Landscaping	A. Meadow Glen	<ol style="list-style-type: none"> 1. Entryways at Edenvale and Schulte Road (est. 2900 sq. ft.) 2. Parkway from Cedar Mountain Drive to San Simeon Way. 2. Parkway from Cedar Mountain Drive to San Simeon Way. 	
	B. Victoria Park I	<ol style="list-style-type: none"> 1. Entryway at Gianelli and median. 2. Cul-de-sacs at Elizabeth Ct., Henry Ct., and Edward Ct. 	
	C. Victoria Park II (American Classics)	<ol style="list-style-type: none"> 1. Cul-de-sacs at James Court and Mary Court. 	
	D. Victoria Park III (Traditions)	<ol style="list-style-type: none"> 1. Cul-de-sacs at Elysian, Lavender, and Primrose Courts, and entrance at Junior Harrington north side 100 feet east. 	
	E. California Collections	<ol style="list-style-type: none"> 1. Entryways at MacArthur Drive and Wagtail. 2. Cul-de-sac at Krider Court. 	
	F. California Renaissance	<ol style="list-style-type: none"> 1. Entryway median Island at Third Street. 2. Entryway at Hotchkiss Street and median. 3. Cul-de-sac at Sir Lancelot. 	
	G. California Cameo	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Third Street - north side from Jaeger to Tudor. 	
	I. Mt. Diablo	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Florence Stevens Mini Park located at Tassajero Court - 20,778 sq. ft.
		B. Victoria Park	<ol style="list-style-type: none"> 1. Sullivan Mini Park located on Victoria Street - 21,780 sq. ft.
		C. California Collections	<ol style="list-style-type: none"> 1. Huck Mini Park located on Wagtail Drive - 21,736 sq. ft.
	IV. Weed Abatement in Non-Landscaped Areas	A. Schulte Road	<ol style="list-style-type: none"> 1. Schulte Road - from Central Avenue east to RR track. Weed abatement only.
B. Mt. Diablo		<ol style="list-style-type: none"> 1. Mt. Diablo - from Third St. west to Louis Bohn School, from fence to sidewalk, 328 feet east of Third Street 	
C. Central Avenue		<ol style="list-style-type: none"> 1. Central Avenue - east side from Amelia Way, north to Schulte, from curb to fence 	
D. Third Street		<ol style="list-style-type: none"> 1. Third Street - from Evans to Jaeger, north side. 	

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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		<ol style="list-style-type: none"> 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 Fair Oaks Road.
B. Glenbrook Drive		<ol style="list-style-type: none"> 1. On Glenbrook Drive, west of MacArthur, both sides and median
C. Valpico		<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Glenbriar Dr. from Valpico south to Glenbriar Cir., both sides, including median.
	B. Glenbrook	<ol style="list-style-type: none"> 1. From Glenbrook and MacArthur intersection to 151' west on Glenbrook, maintain north and south sides.
	C. Pebblebrook	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. East side Tracy Blvd. including median from Valpico, south to UPRR tracks, Whispering Winds, Regency and Brookview. 2. Proportionate share of median
II. Park Maintenance	A. William Kendal Lowes	<ol style="list-style-type: none"> 1. Entryway at Montgomery - both sides including median from Fabian, north to King Loop.
III. Subdivision Landscaping	A. Regis	<ol style="list-style-type: none"> 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 Whispering Winds Drive to Arezzo Way. 3. Arezzo Way, from Regis Drive, north side to end of landscape.
	B. Brookview	<ol style="list-style-type: none"> 1. Brookview Drive, north side, from Glenhaven Drive 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	<ol style="list-style-type: none"> 1. Westside of MacArthur Blvd.
II. Park Maintenance	A. Clyde Abbott Park	<ol style="list-style-type: none"> 1. Located on Stalsberg Dr

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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	<ol style="list-style-type: none"> 1. Byron Road from 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	<ol style="list-style-type: none"> 1. Entryway at Byron Road, 100 feet south to Ogden Sannazor Drive, east and west of pathway.
	A. Huntington Park	<ol style="list-style-type: none"> 1. Entryway at Montgomery - both sides including median from Fabian, north to King loop.
	B. Lankershire Drive	<ol style="list-style-type: none"> 1. Lankershire entryway east side. 2. Lankershire entryway west side. 3. Lankershire median. 4. Lankershire courtyard.
	III. Park Maintenance	A. Richard Hastie Park
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	<ol style="list-style-type: none"> 1. East side from Starflower Drive, north to end of sound wall.
II. Subdivision Landscaping	A. Parkview (Muirfield 7)	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Tiago Park at Hidden Lake

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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, West Side	<ul style="list-style-type: none"> 1. From Krohn Road southward to Cypress 2. North side 31 feet north of Cypress. 3. From San Marcos subdivision at Tennis Lane 290 feet north to Sterling Park Subdivision. 4. Proportionate share of median
II. Subdivision Maintenance	A. Tennis Lane	<ul style="list-style-type: none"> 1. Tennis Lane west of Corral Hollow center median and south side.
	B. Krohn Road	<ul style="list-style-type: none"> 1. South side from Corral Hollow west to end of landscape. 2. West side curb strip from Krohn Road south to Cypress.
	C. Cypress	<ul style="list-style-type: none"> 1. Cypress (whole length of street) - north and south side including median.
	D. Banff	<ul style="list-style-type: none"> 1. Banff (Entrance Only) - east and west side including median.
	E. Schulte	<ul style="list-style-type: none"> 1. Schulte - north and south side including median. <li style="padding-left: 20px;">A. Babcock entryway and median. <li style="padding-left: 20px;">B. Cabana entryway and median.
	F. Corral Hollow	<ul style="list-style-type: none"> 1. From Schulte north 922 feet to Tennis Lane. 2. From Schulte south to Golden Leaf.
III. Park Maintenance	A. Verner Hansen	<ul style="list-style-type: none"> 1. Verner Hansen - Jill Drive and Brittany, approx. 3.5 acres.
	B. Marlow Brothers	<ul style="list-style-type: none"> 1. Barcelona, Adaire and Goldenleaf Approx. 3.5 acres.
	C. John Erb Park	<ul style="list-style-type: none"> 1. Approx. 1.9 acres

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 (Elissagaray Ranch)		
I.	Arterial Landscaping	
	A. Valpico Road	<ol style="list-style-type: none"> 1. Valpico Road from Eastlake Subdivision Entrance of Elissagaray Subdivision. 2. Valpico from Chrisman Road, west to Elissagaray Dr.
	B. Chrisman	<ol style="list-style-type: none"> 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. Pelier	<ol style="list-style-type: none"> 1. From 120 feet south of Montaubon Court to 270 feet north of Dominique Drive
	B. Basque	<ol style="list-style-type: none"> 1. East and west side of Basque, south of Dominique Drive
	C. Amatchi Drive	<ol style="list-style-type: none"> 1. Amatchi Drive entrance, east and west sides shrub bed
	D. Elissagaray	<ol style="list-style-type: none"> 1. North and south sides (shrub bed) between Amatchi and Chrisman
	E. Dominique Drive	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Located on Elissagaray 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	<ol style="list-style-type: none"> 1. From MacArthur and Yosemite Drive intersection, east side of MacArthur northward 22' 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	<ol style="list-style-type: none"> 1. Jim Raymond Park located at Country Vista Sentinel Drive & Yosemite Drive.
III.	Subdivision Landscaping	
	A. Yosemite Drive	<ol style="list-style-type: none"> 1. Median island on Yosemite Drive, east of MacArthur

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. Chabot Court</td> <td style="border: 1px dashed black; padding: 5px;"> 1. South of Grantline Road,, North of Union Pacific Railroad and West of Banta Road 2. Crate & Barrel, Prologis Phase 2, Chrisman and Paradise Roads </td> </tr> </table>	A. Chabot Court	1. South of Grantline Road,, North of Union Pacific Railroad and West of Banta Road 2. Crate & Barrel, Prologis Phase 2, Chrisman and Paradise Roads
A. Chabot Court	1. South of Grantline Road,, North of Union Pacific Railroad and West of Banta Road 2. Crate & Barrel, Prologis Phase 2, Chrisman and Paradise Roads			
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. Corral Hollow</td> <td style="border: 1px dashed black; padding: 5px;"> 1. East side Corral Hollow from 11th Street, north to RR tracks at Byron Rd. 2. Proportionate share of median </td> </tr> </table>	A. Corral Hollow	1. East side Corral Hollow from 11th Street, north to RR tracks at Byron Rd. 2. Proportionate share of median
A. Corral Hollow	1. East side Corral Hollow from 11th Street, north to RR tracks at Byron Rd. 2. Proportionate share of median			
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. Tracy Blvd.</td> <td style="border: 1px dashed black; padding: 5px;"> 1. Ryland Junction and City Annex - from RR track to SPRR track, in front of The Annex and Ryland Junction, including median. </td> </tr> </table>	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.
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. Ryland Junction</td> <td style="border: 1px dashed black; padding: 5px;"> 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. </td> </tr> </table>	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.
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. Ryland Junction</td> <td style="border: 1px dashed black; padding: 5px;"> 1. Fisher Park - located on the northeast corner of Centre Court Drive and Tracy Blvd. </td> </tr> </table>	A. Ryland Junction	1. Fisher Park - located on the northeast corner of Centre Court Drive and Tracy Blvd.
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">A. 11th Street</td> <td style="border: 1px dashed black; padding: 5px;"> North side streetscape, Alden Glen Dr., east to RR Tracks and west to Lammers Rd. 1. 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 </td> </tr> </table>	A. 11th Street	North side streetscape, Alden Glen Dr., east to RR Tracks and west to Lammers Rd. 1. 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
A. 11th Street	North side streetscape, Alden Glen Dr., east to RR Tracks and west to Lammers Rd. 1. 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			

APPENDIX B – IMPROVEMENT AREAS AND DESCRIPTIONS

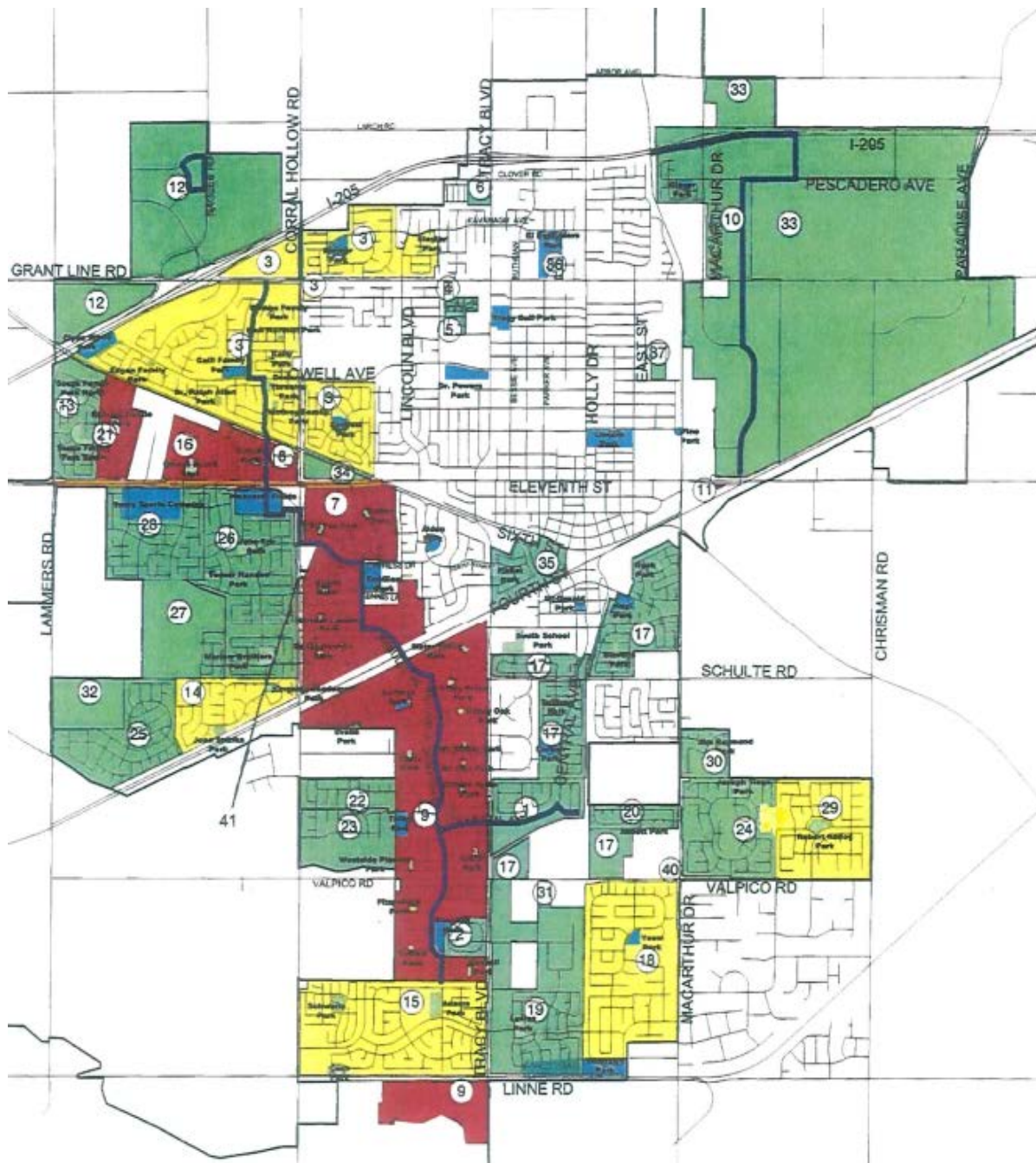
LANDSCAPE MAINTENANCE CHANNELWAYS TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT		
Incorporates all Zones		
Zone 39 (11th Street)		
I. Channelway Landscaping	A. Zone 1	<ol style="list-style-type: none"> 1. Central Ave from Silkwood Lane west to Tracy Blvd. (in front of Sycamore Village Apartments)
	B. Zone 3	<ol style="list-style-type: none"> 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 Manuella Lane (New name is Joseph Menusa)
	C. Zone 7	<ol style="list-style-type: none"> 1. Cypress Drive north side from Corral Hollow to Lauriana Lane 2. Lauriana Lane east side from Cypress Drive to Schulte Road 3. Schulte Road north side from Lauriana Lane east to RR tracks
	D. Zone 8	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 MacArthur 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	<ol style="list-style-type: none"> 1. Naglee Detention Basin around fenceline and inside of fenceline to bottom of berm.
	H. Zone 26	<ol style="list-style-type: none"> 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) Detention 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	<ol style="list-style-type: none"> 1. Public right-of-way immediately adjacent, east and south of 599 E. Valpico Road
II. Commercial Landscaping	A. Rite-Aid Store	<p style="font-size: small;">Public right-of-way landscaping immediately adjacent to Parcel 246-140-15</p> <ol style="list-style-type: none"> 1. property boundaries along west side of MacArthur Drive and north side of Valpico Road.
Zone 41		
I. Arterial Landscaping	A. Corral Hollow Road	<ol style="list-style-type: none"> 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



APPENDIX D – 2014/2015 ASSESSMENT ROLL

The proposed assessment amounts for fiscal year 2014/2015 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 2014/2015.

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.

RESOLUTION _____

APPROVING THE ENGINEER'S REPORT REGARDING THE PROPOSED LEVY AND COLLECTION OF ASSESSMENTS FOR THE TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT, FISCAL YEAR 2014/2015, 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, 2014 and ending June 30, 2015, 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 2014/2015 and fixed July 1, 2014 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 2014/2015 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, 2014 and ending June 30, 2015.
 - 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 1st day of July, 2014, 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 2014/2015

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, 2014 and ending June 30, 2015 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, 2014 and ending June 30, 2015, 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, 2014 and ending June 30, 2015.
 - d) The proposed special benefit assessments calculated and apportioned for fiscal year 2014/2015 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 XIIC and XIID; 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, 2014 and ending June 30, 2015.
 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 1st day of July, 2014, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK