

Impartial Analysis

Tracy Village Reorganization to the City of Tracy (LAFC 24-19)

San Joaquin Local Agency Formation Commission (LAFCo) has ordered the Tracy Village Reorganization to the City of Tracy subject to confirmation by the registered voters. The proposal involves the annexation of 180 acres to the City of Tracy with concurrent detachment from the Tracy Rural Fire District and the San Joaquin County Resource Conservation District. The purpose of the annexation is to provide municipal services to a gated-and age-restricted subdivision consisting of 590 single-family homes on 135.2 acres. The general description of the boundaries of the territory includes vacant land (135.2 acres) and 42-lots of mostly rural residential homes along the north side of Valpico Road and the east side of Corral Hollow Road.

Essential governmental services which are provided to the subject area at the present time, and which will be provided after annexation, are indicated in the following chart:

SERVICE	CURRENT PROVIDER	AFTER ANNEXATION
Law Enforcement	County Sheriff's Office	City
Fire Protection	Tracy Rural Fire District	City
Water	None	City
Sewer	None	City
Drainage	None	City
Schools	Tracy Joint Unified School District Jefferson Elementary School District	Tracy Joint Unified School District Jefferson Elementary School District
Planning	County	City

There will be no increase in property tax nor method of assessment due to annexation. The tax that is collected will be distributed differently. An assessment presently levied by Tracy Rural Fire District (\$0.03 per square foot for improvements) would be eliminated since the area would no longer be in the District.

Improvements which were lawfully constructed and uses allowed by the County may be continued after annexation under a provision commonly referred to as a non-conforming status. The non-conforming

status allows uses and standards to be continued and the status may be transferred to subsequent owners.

New private water wells and septic systems are not allowed on individual lots in the City. If an existing well or septic system fails, the property owner must connect to the City's infrastructure. The City of Tracy charges a development impact fee for connections to water and sewer. In this case, the developer (Ponderosa Homes) has prepaid these fees to the City of Tracy for the thirty- seven (37) properties, which are presently occupied by residences along Valpcio and Corral Hollow Roads applicable upon annexation. The City of Tracy has officially recognized that the fees paid by Ponderosa Homes constitutes full and complete payment of fees. In addition, Ponderosa Homes has opened an escrow account with Green Escrow Services, San Ramon Ca., to disburse \$5000.00 per property owner for the thirty-seven (37) properties upon presentation of a copy of an encroachment permit for costs associated with the physical connection of sewer and water services. The escrow account is valid for a 10-year period following the opening of the account.

A count of the ballots returned will determine if the annexation is approved. An affirmative vote (yes) would support the annexation.

The above statement is an impartial analysis of Tracy Village Reorganization to the City of Tracy (LAF 24-29). If you desire a copy of the election question, please call the election office at (209) 468-2890 and a copy will be mailed to you at no cost.