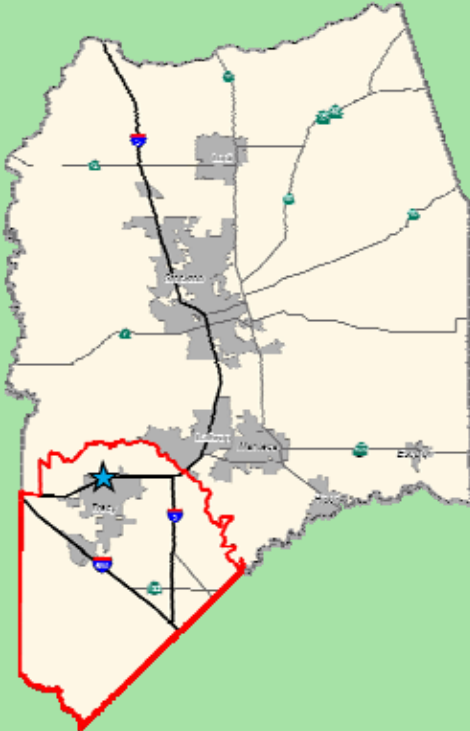


Lammersville/Tracy

On October 14, 2008, 20 people met at the Larch Clover Center in Tracy to discuss key assets and problems that face the Tracy Planning Area and the county.

Thinking Locally Thinking Regionally



Results

The following represents a summary of the top assets and problems raised during the exercise on Thinking Locally.

Top Tracy Planning Area Assets:

- Local agriculture and farming
- Shopping Areas (Mall, Costco/Safeway Center)
- Defense Depot as an employer
- Community Center
- Tracy Airport
- Ace Train and short-hall freight train

Top Tracy Planning Area Problems:

- Water supply and retention of water rights
- Water quality
- Air quality mandates
- Lack of BART
- Commute traffic
- Lack of jobs and lost industries
- Lack of Rural Residential
- Not enough Sheriff support (only one car)
- Too many churches on Larch Road
- Encroachment on the Airport

The following represents a summary of the top assets and problems raised during the exercise on Thinking Regionally.

Top San Joaquin County Assets:

- Strong agricultural base
- Location to major attractions within 1-2 hours
- More growth occurs in cities
- Transportation network

Top San Joaquin County Problems:

- Commuting and traffic congestion
- Water
- Air pollution
- Lack of large employers
- Bay area transit (e.g., BART connection)
- Regional gangs (e.g., Corral Hollow and Robertson Roads)
- No more new towns
- Farmland encroachment by residential homes
- Potential water loss in the Delta to Southern California