APPENDIX C

Land Use Assumptions

City of Tracy Projects with W WW Capacity Still to be Built

City of Tracy - Existing FEE PROGRAMS - THESE PROGRAMS HAVE WATER & SEWER CAPACITY AT EXISTING PLANTS

Residential Industrial Office Retail units acres remaining rem	Specific Plan/General Planning						
Persidential Specific Plan	Area/Common Name		Residential	Industrial	Office	Retail	
Residential Specific Plan Industrial Specific Plan - North 30 ISP North most by built out Industrial Specific Plan - South- Low Density 584 136 29 ISP South rezoned to include residential - Includes 100ac Tiechert 136			units	acres	acres		
Industrial Specific Plan - North Industrial Specific Plan - South Low Density 564 136 29 ISP South rezoned to include residential -includes 100ac Tiechert 1-205 Specific Plan 95 64 Residential homes and most of retail built out Plan 'C' Residential Planning Area - Low Density 113 10 Residential homes mostly built out Northeast Industrial - Phase 1 92 Appxly 65% built out Northeast Industrial - Phase 2 29 Appxly 65% built out Northeast Industrial - Phase 3 347 Northing built yet South MacArthur - Low Density 122 Yosemite Vista still to be built Preside Downtown Specific Plan-Low Density 120 3 3 Approved, not built Downtown Specific Plan-High Density 1167 Approved, not built Infilit Properties - Low Density 1167 Approved, not built Infilit Properties - Low Density 1170 Approved, not built Infilit Properties - Low Density Units) 531 Only 500 units pay current ww hook-up fee Ellis Project (Hudre Density Units) 837 Pays fairshare of any additional costs at ww plant in 16MGD Gateway - Phase 1 85 Approved, not built - No golf course approved at this time Total Units (Assume all SFDU's) 5563			remaining	remaining	remaining	acres remaining	Comments
Industrial Specific Plan - South - Low Density 584 136 29 ISP South rezoned to include residential - Includes 100ac Tiechert 295 64 Residential homes and most of retail built out Plan 'C' Residential Planning Area - Low Density 113 10 Residential homes mostly built out Northeast Industrial - Phase 1 92 Appxly 88% built out Appxly 88%	Residential Specific Plan		-	13	10	5	Residential homes all built out
120S Specific Plan	Industrial Specific Plan - North						ISP North mostly built out
Plan **C** Residential Planning Area - Low Density Northeast Industrial - Phase 1 Northeast Industrial - Phase 2 Northeast Industrial - Phase 2 Northeast Industrial - Phase 2 Appxy 88% built out Northeast Industrial - Phase 2 Appxy 88% built out Northeast Industrial - Phase 2 Northeast Industrial - Phase 3 South MacArthur - Low Density Presidio Downtown Specific Plan-Low Density Downtown Specific Plan-Low Density 120 3 3 Approved, not built Approved, not built In-fill Properties - Low Density Units) Ellis Project (Low Density Units) Ellis Project (Low Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (Huture phases) Low Density 301 Gateway - Phase 1 Total Units (Assume all SFDU's) 5563	Industrial Specific Plan - South- Low Den	sity	584	136	29		ISP South rezoned to include residential -Includes 100ac Tiechert
Northeast Industrial - Phase 1 92 Appxly 88% built out Northeast Industrial - Phase 2 93 Appxly 88% built out Northeast Industrial - Phase 3 347 Northeast Industrial - Phase 3 347 Northeast Industrial - Phase 3 South MacArthur - Low Density 122 Presidio Downtown Specific Plan-Low Density 120 3 3 Approved, not built Downtown Specific Plan-High Density 1167 Approved, not built Infill Properties - Low Density 1207 75 11 48 Approved, not built Ellis Project (Low Density Units) Ellis Project (Low Density Units) Ellis Project (High Density Units) Ellis Project (Uture phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant in 16MGD Gateway - Phase 1 85 55 Approved, not built -No golf course approved at this time	I-205 Specific Plan			95		64	Residential homes and most of retail built out
Northeast Industrial - Phase 2 Northeast Industrial - Phase 3 347 Northeast Industrial - Phase 3 Northeast Industrial - Phase 9	Plan "C" Residential Planning Area - Low	Density	113			10	Residential homes mostly built out
Northeast Industrial - Phase 3 South MacArthur - Low Density Presidio Downtown Specific Plan-Low Density In-fill Properties - Low Density In-fill Properties - Low Density It 120 3 3 3 Approved, not built Downtown Specific Plan-High Density In-fill Properties - Low Density In-fill Properties - Low Density It 1207 75 11 48 Approved, not built Only 500 units pay current ww hook-up fee Ellis Project (Low Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (Idurue phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Ellis Project (future phases) Low Density Gateway - Phase 1 Total Units (Assume all SFDU's) 5563	Northeast Industrial - Phase 1			92			Appxly 65% built out
South MacArthur - Low Density 122 Yosemite Vista still to be built Presidio Built out Downtown Specific Plan-Low Density 120 3 3 3 Approved, not built Downtown Specific Plan-High Density 1167 Approved, not built Note: Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww pla	Northeast Industrial - Phase 2			29			Appxly 88% built out
Presidio Downtown Specific Plan-Low Density 120 3 3 Approved, not built Approved, not built In-fill Properties - Low Density 1207 75 11 48 Approved, not built In-fill Properties - Low Density In-fill Properties - In-fil	Northeast Industrial - Phase 3			347			Nothing built yet
Downtown Specific Plan-Low Density Downtown Specific Plan-High Density 1167 1167 1207 75 11 48 Approved, not built Approved, not built In-fill Properties - Low Density 1207 75 11 48 Approved, not built Approved, not built Only 500 units pay current ww hook-up fee Ellis Project (Low Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (Ituture phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Ellis Project (Ituture phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Ellis Project (Ituture phases) Bellis Project (Ituture	South MacArthur - Low Density		122				Yosemite Vista still to be built
Downtown Specific Plan-High Density 1167 1167 1167 1207 1207 1207 1207 1207 1207 1207 120	Presidio						Built out
In-fill Properties - Low Density 1207 75 11 48 Approved, not built Ellis Project (Low Density Units) 531 Only 500 units pay current ww hook-up fee Ellis Project (High Density Units) 837 Pays fairshare of any additional costs at ww plant in 16MGD Ellis Project (High Density Units) Pays fairshare of any additional costs at ww plant in 16MGD Ellis Project (future phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Gateway - Phase 1 85 55 Approved, not built -No golf course approved at this time Total Units (Assume all SFDU's) 5563	Downtown Specific Plan-Low Density		120		3	3	Approved, not built
Ellis Project (Low Density Units) Ellis Project (Medium Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (High Density Units) Ellis Project (Hutre phases) Low Density Gateway - Phase 1 Solution of the state of any additional costs at ww plant in 16MGD Bys fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant in 16MGD Bys fairshare of any additional costs at ww plant in 16	Downtown Specific Plan-High Density		1167				Approved, not built
Ellis Project (Medium Density Units) 837 Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant	In-fill Properties - Low Density		1207	75	11	48	Approved, not built
Ellis Project (Medium Density Units) 837 Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant							
Ellis Project (High Density Units) 581 Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare of any additional costs at ww plant in 16MGD Approved, not built -No golf course approved at this time 55 Approved, not built -No golf course approved at this time Total Units (Assume all SFDU's) 581 Pays fairshare of any additional costs at ww plant in 16MGD Pays fairshare	Ellis Project (Low Density Units)		531				Only 500 units pay current ww hook-up fee
Ellis Project (future phases) Low Density 301 Pays fairshare of any additional costs at ww plant in 16MGD Approved, not built -No golf course approved at this time Approved, not built -No golf course approved at this time Total Units (Assume all SFDU's) 5563	Ellis Project(Medium Density Units)		837				Pays fairshare of any additional costs at ww plant in 16MGD
Gateway - Phase 1 85 55 Approved, not built -No golf course approved at this time 85 55 Approved, not built -No golf course approved at this time 85 Total Units (Assume all SFDU's) 5563	Ellis Project (High Density Units)		581				Pays fairshare of any additional costs at ww plant in 16MGD
Total Units (Assume all SFDU's) 5563	Ellis Project (future phases) Low Density		301				Pays fairshare of any additional costs at ww plant in 16MGD
	Gateway - Phase 1				85	55	Approved, not built -No golf course approved at this time
							-
	Total Units (Assume all SFDU's)		5563				
	Total Acres		2300	817	138	185	

NOTE: Proposed land uses and number of anticipated residential dwelling units for the Ellis Specific Plan have subsequently been revised in April 2012. However, these revisions do not significantly impact the buildout water demand projections presented in this WSMP, which were developed prior to these revisions. As documented in the June 2012 Draft Revised WSA, the proposed land uses in the Ellis Specific Plan include the following: Residential Low units = 505, Residential Medium units = 1,705, Residential High units = 40, Village Center = 5.7 acres. Commercial = 4.4 acres, Limited Use = 26 acres, Middle School = 12 acres, Parks = 21 acres, and Swim Center = 16 acres.

Updated: 3/1/2010

City of Tracy Infrastructure Master Plans DRAFT Land Use Assumptions - February 26, 2010

				•			Density Brea	akdown								
IMMPA			Overall Density				-					Industrial			Public	
Map ID	General Plan Planning	Approximate	(Units per Gross	Very Low Density	/ (1.5 DU per	Low Density	(4.35 DU per	Medium Densit	y (9 DU per	High Density	(18.75 DU		Office Acres	Retail Acres	Facilities and	
Number	Area/Common Name	Total Acres	Acre)	acre)		acre)		acre)		per acre)		FAR)	(.45 FAR)	(0.30 FAR)	Open Space	CHECK!
				units	acres	units	acres	units	acres	units	acres]
1	Westside Residential (URs 5, 7, 8, 9)]
1	UR 5 (Bright)	170				174	40	360	40	0.0	20			10		170
1	UR 7 (Bright)	107				174	40		48						19	107
1	UR 8 (Fahmy)	60				96	22		28							60
1	UR 9 (Keenan)	130				305	70		43							130
2	UR1 (Alvarez + others)	780	3.6	570	380	1305	300	585	65	469	25			10		780
3	UR10 (Ellis)	0														
4	UR11 (South Linne)	120										120				120
5	Tracy Hills	2604		83	82	1591	539	3286	557	531	35	383		206		4
6	Gateway	410											351	59		410
7	UR6 (Cordes Ranch)	1723										1488		85		1723
8	UR4 (Bright Triangle)	185								750	40		50	95		185
9	UR3 (Catellus)	700		60	40							535	40	45		700
10	UR2 (Filios)	43											7	36		43
11	I-205 Expansion	172												172		172
12	West Side Industrial	485										485				485
13	East Side Industrial	368										368				368
14	Larch Clover	498												498		498
15	Chrisman Road	113											100	13		113
16	Rocha	91	7.9			296	68			431	23					91
17	Berg/Byron	54				050	4-7	450	50					4		54
18	Kagehiro	47	5.85			250	47									47
	PARKS - See note 15															
	SCHOOLS - See note 16															-
	Totals	8860		713	502	4190	1126	5752	831	3062	170	3379	698	1233	921	
	Total Units Total Acres															8860
	Population Estimate			2353		13827		15530		6737					38447	

Explanations:

- 1. UR is "Urban Reserve", as defined in the General Plan
- 2. All acreages are approximate gross acres (not adjusted gross), based on the General Plan
- 3. Public Facilities in UR 5 (Westside Residential) is Kimball High School 60 acres.
- 4. Industrial may accommodate flex office. Industrial max FAR is 0.5 per the General Plan
- 5. Commercial may accommodate residential high (12.1-25du/acre)
- 6. Residential Very Low =0.1 2 du/acre (1.5 DU per acre assumed)
- 7. Residential Low= 2.0 5.8 du/acre (4.35 du per acre assumed)
- 8. Residential Medium =5.9 12.0 du/acre (9 DU per acre assumed)
- 9. Residential High =12.1 25.0 du/acre (18.75 DU per acre assummed)
- 10. UR 7 includes the currently planned approx 19-acre storm detention pond (existing Srorm Drainage Master Plan)
- 11. UR 10 (Ellis) assumes 39 acres of public facilities per approved Specific Plan
- 12. Tracy Hills acres identified as Public Facilities are per the approved Specific Plan
- 13. Tracy Hills Density Calcs are per the Tracy Hills Specific Plan, not the GP
- 14. UR 3 identifies 40 acres for the I-205/Lammers Interchange
- 15. Park areas will be provided by MIG, Park & Rec. Master Plan consultant, at a future date. At 5 acres per 1000 people, the estimate of new parks is 220 acres.
- 16. School sites will be provided by City staff at a future date.

NOTE: Proposed land uses for Cordes Ranch have subsequently been revised in May 2012 as shown on Figure C-1. However, these revisions do not significantly impact the buildout water demand projections presented in this WSMP, which were developed prior to these land use revisions.

City of Tracy Infrastructure Master Plans DRAFT Land Use Assumptions -Updated 6/23/11

	-			•	•		Density Brea	akdown								
IMMPA			Overall Density				-					Industrial			Public	1
Map ID	General Plan Planning	Approximate	(Units per Gross	Very Low Density	(1.5 DU per	Low Density	(4.35 DU per	Medium Densit	ty (9 DU per	High Density	(18.75 DU		Office Acres	Retail Acres	Facilities and	
Number	Area/Common Name	Total Acres	Acre)	acre)		acre)		acre)		per acre)		FAR)	(.45 FAR)	(0.30 FAR)	Open Space	CHECK!
				units	acres	units	acres	units	acres	units	acres					_
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5	Tracy Hills	2604		83	82	1591	539	3286	557	531	35	383		206		
6	Gateway	410											351	59		410
7	UR6 (Cordes Ranch)	1723										1488		85		1723
8	UR4 (Bright Triangle)	185								750	40		50	95		185
9	UR3 (Catellus)	700		60	40							535	40	45		700
10	UR2 (Filios)	43											7	36		43
11	I-205 Expansion	172												172		172
12	West Side Industrial	485										485				485
13	East Side Industrial	368										368				368
14	Larch Clover	498												498		498
15	Chrisman Road	113											100	13		113
16	Rocha	91				296	68			431	23					91
17	Berg/Byron	54						450	50					4		54
18	Kagehiro	47				250	47									47
19	Keenan	130	7.7			305	70	387	43	319	17					130
	PARKS - See note 15															1
	SCHOOLS - See note 16															_
	Totals	8860		713	502	4190	1126	5752	831	3062	170	3379	698	1233	921	
	Total Units Total Acres															8860
	Population Estimate			2353		13827		15530		6737					38447	

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- 15. Park areas will be provided by MIG, Park & Rec. Master Plan consultant, at a future date. At 5 acres per 1000 people, the estimate of new parks is 220 acres.
- 16. School sites will be provided by City staff at a future date.

NOTES

- This updated table replaces the version from February 26, 2010. It is similar to the previous version, except that Planning Area 19 (Keenan) was included as part of the Westside Residential development (Planning Area 1).
- Proposed land uses for Cordes Ranch have subsequently been revised in May 2012 as shown on Figure C-1. However, these revisions do not significantly impact the buildout water demand projections presented in this WSMP, which were developed prior to these land use revisions.

