

APPENDIX C

Land Use Assumptions

City of Tracy
SOI
Land Use Assumptions
3/1/2010

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

IMMPA Map ID Number	General Plan Planning Area/Common Name	Approximate Total Acres	Overall Density (Units per Gross Acre)	Density Breakdown										CHECK!		
				Very Low Density (1.5 DU per acre)		Low Density (4.35 DU per acre)		Medium Density (9 DU per acre)		High Density (18.75 DU per acre)		Industrial Acres (0.5 FAR)	Office Acres (.45 FAR)		Retail Acres (0.30 FAR)	Public Facilities and Open Space
				units	acres	units	acres	units	acres	units	acres					
1	Westside Residential (URs 5, 7, 8, 9)															
1	UR 5 (Bright)	170	9.7			174	40	360	40	375	20			10	60	170
1	UR 7 (Bright)	107	6.8			174	40	432	48						19	107
1	UR 8 (Fahmy)	60	8.9			96	22	252	28	188	10					60
1	UR 9 (Keenan)	130	7.7			305	70	387	43	319	17					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	802	2604
6	Gateway	410										351		59		410
7	UR6 (Cordes Ranch)	1723										1488	150	85		1723
8	UR4 (Bright Triangle)	185	18.75							750	40		50	95		185
9	UR3 (Catellus)	700		60	40							535	40	45	40	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	9					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	8860
	Total Units															8860
	Total Acres															
	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 assumed)
10. UR 7 includes the currently planned approx 19-acre storm detention pond (existing Storm 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
SOI
Land Use Assumptions
7/2/2012

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

Density Breakdown

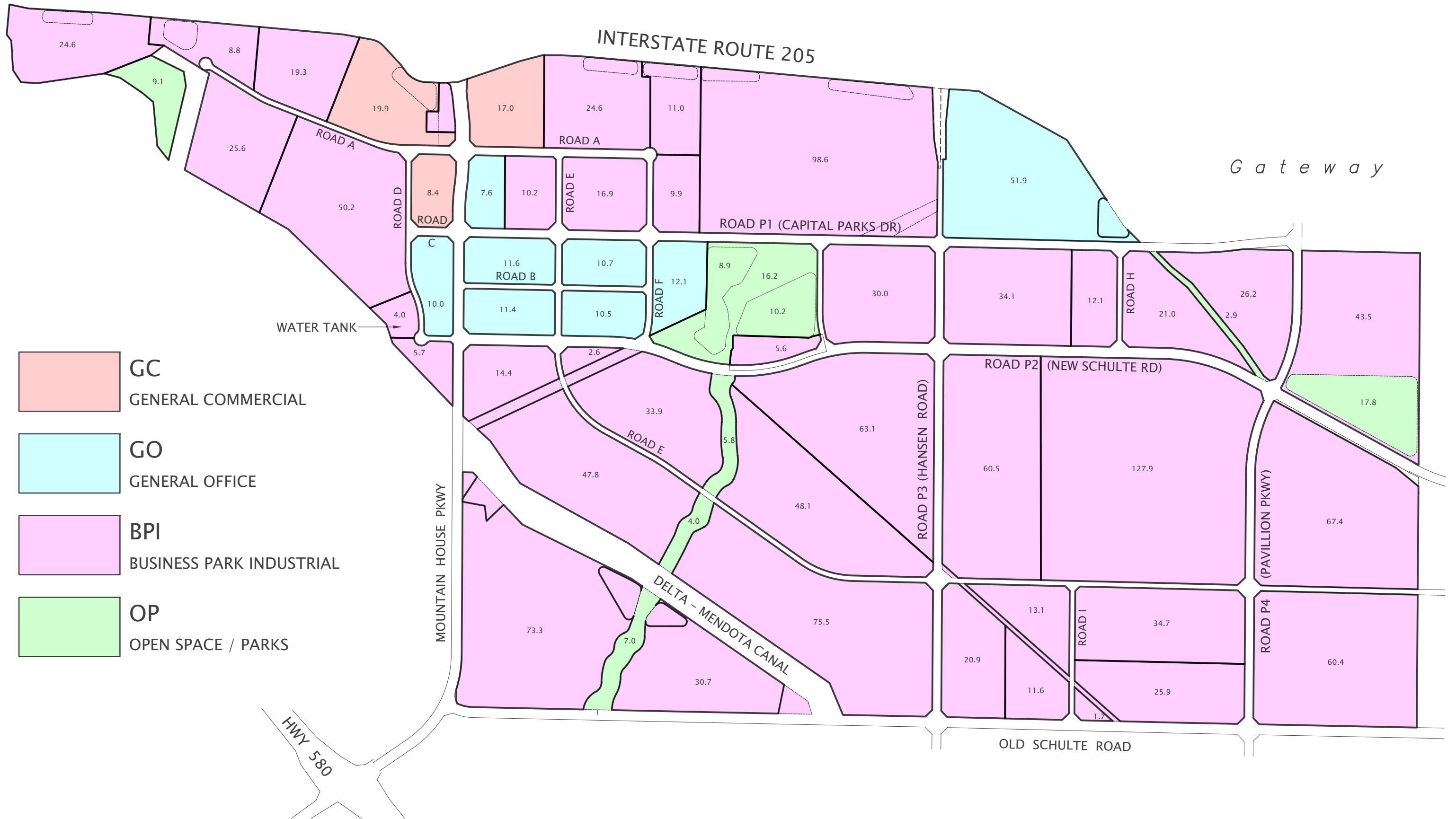
IMMPA Map ID Number	General Plan Planning Area/Common Name	Approximate Total Acres	Overall Density (Units per Gross Acre)	Very Low Density (1.5 DU per acre)		Low Density (4.35 DU per acre)		Medium Density (9 DU per acre)		High Density (18.75 DU per acre)		Industrial Acres (0.5 FAR)	Office Acres (.45 FAR)	Retail Acres (0.30 FAR)	Public Facilities and Open Space	CHECK!
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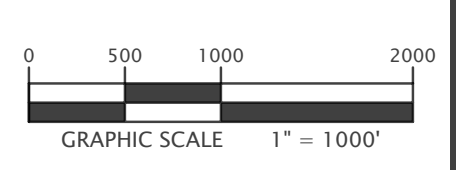
NOTES:

- 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.



- GC**
GENERAL COMMERCIAL
- GO**
GENERAL OFFICE
- BPI**
BUSINESS PARK INDUSTRIAL
- OP**
OPEN SPACE / PARKS

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796



CONCEPTUAL LAND USE PLAN

CORDES RANCH
DRAFT LAND USE PLAN
Figure C-1
 TRACY CALIFORNIA

DATE	05/01/2012
BY	M.F.B.
JOB NO.	A09500
SCALE	1" = 1000'
SHEET	LAND USE