



Montessori School of Tracy

100 South Tracy Boulevard, Tracy, CA 95376-4692

City of Tracy
City Council Meeting
Tuesday, September 4, 2012

Montessori School of Tracy asks for the mitigation of the impact fees in the development of the property at 10009 Mt Diablo Avenue because of the enormous cost of bringing sewer and water lines along the road and to the property.

The Montessori School of Tracy is located at 100 South Tracy Boulevard. The Montessori preschool & kindergarten has served the city of Tracy for eighteen year - since 1994.

The first building was erected in 1994; the second building was developed in 1999.

In 2005 we sought and received a permit from the City to place a portable classroom in the back area for our elementary classroom. The portable classroom was anticipated as a transition solution while we sought land to build a suitable elementary school.

After a seven year search for a suitable location for the elementary school we have identified the location at 10009 West Mount Diablo Avenue, two blocks from the present school.

The three (3) parcels (1.3 acre) are undeveloped.

This block of Mt Diablo Avenue does not have water or sewer lines. The first person to develop on this block will have the cost of bringing in the water and sewer lines. In addition to the cost of bringing in the water and sewer lines there will be City of Tracy impact fees.

Even during economic good times no builder was able to get the development of the Mt Diablo block to "pencil out" financially.

This block will remain a blight as long as there is not an incentive for builders. Once the water and sewer lines are in place other builders will be far more likely to develop along this block.

- I shall work with the Planning Department to bring a proposal to you in a form that you could consider.

- I would ask that you drive along this block to get a feel for the blight of that block, and how the Montessori elementary school with the sewer and water line additions would spur growth in the area.

Pamela Zell Rigg, Owner

