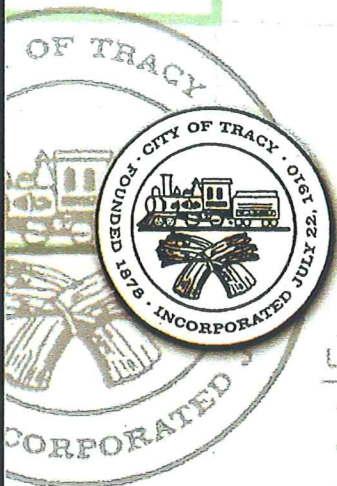
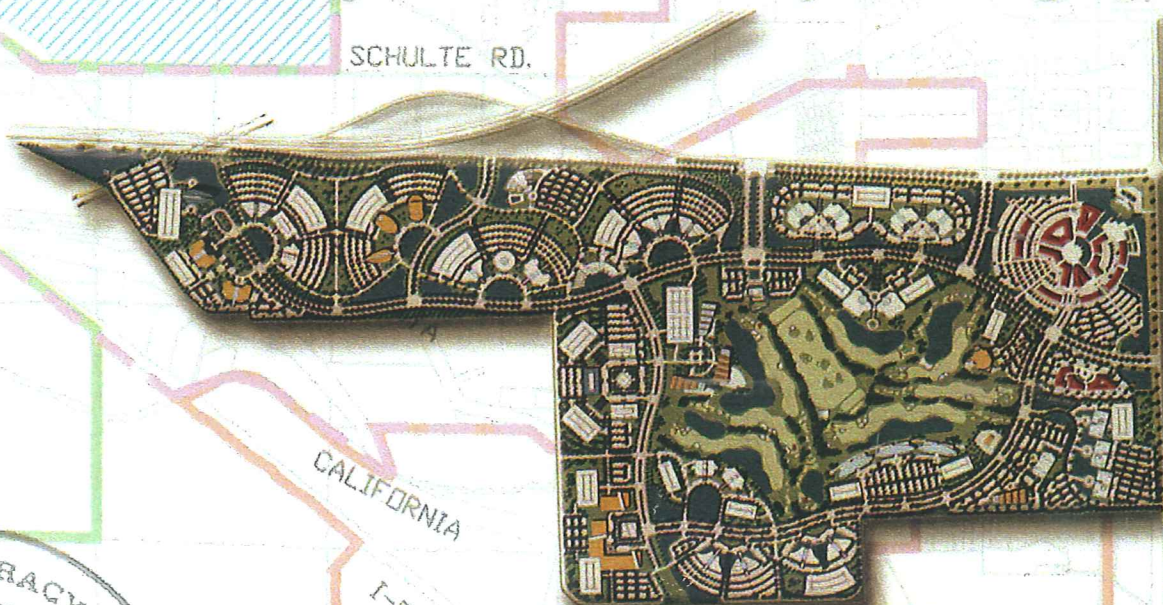


Technical Report Storm Drainage Analysis and Supplement to the SDMP Tracy Gateway Project



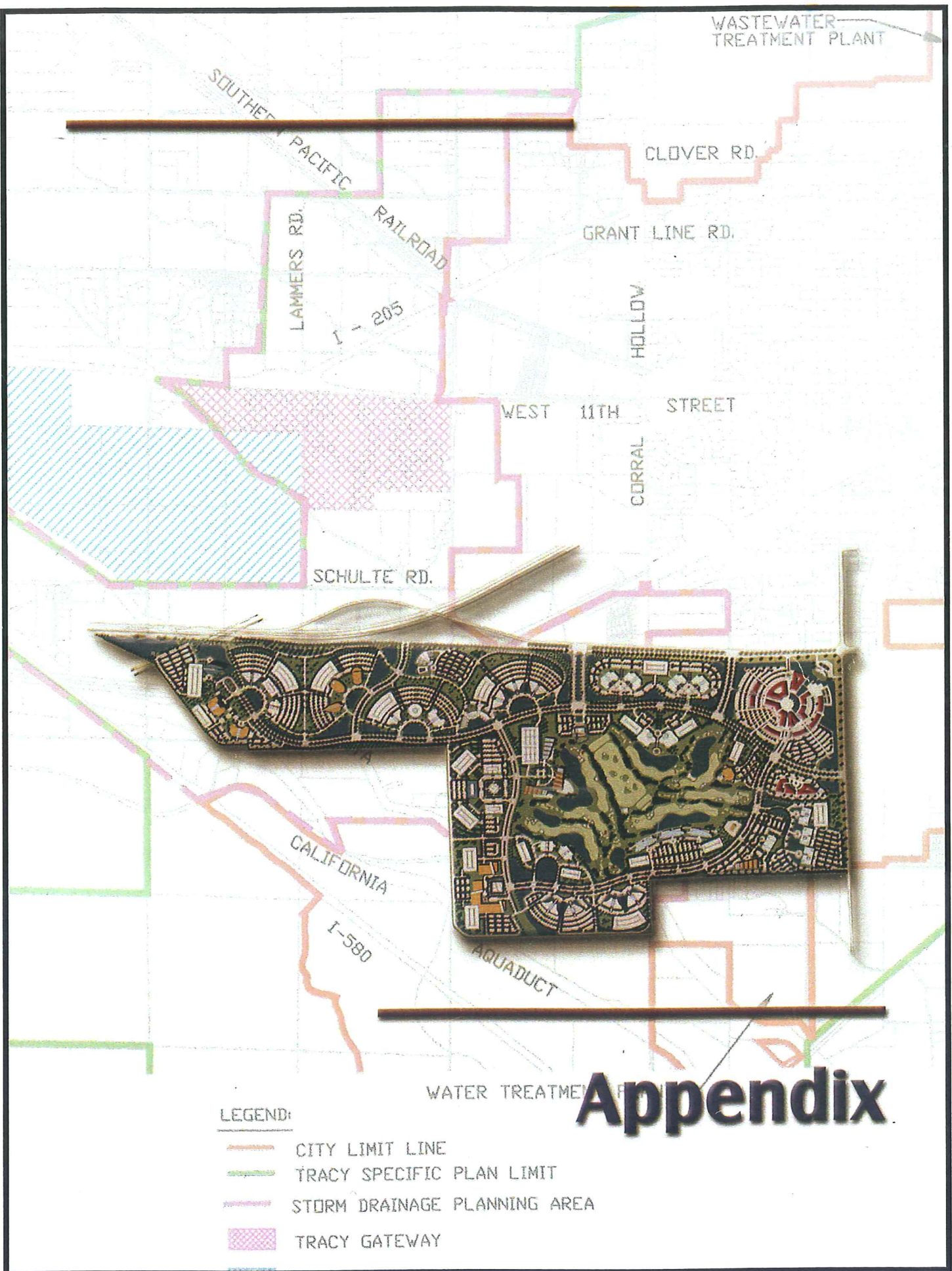
LEGEND:

- CITY LIMIT LINE
 - TRACY SPECIFIC PLAN LIMIT
 - STORM DRAINAGE PLANNING AREA
 - TRACY GATEWAY
- Stantec Project No. 84010044**

August 28, 2001



Stantec





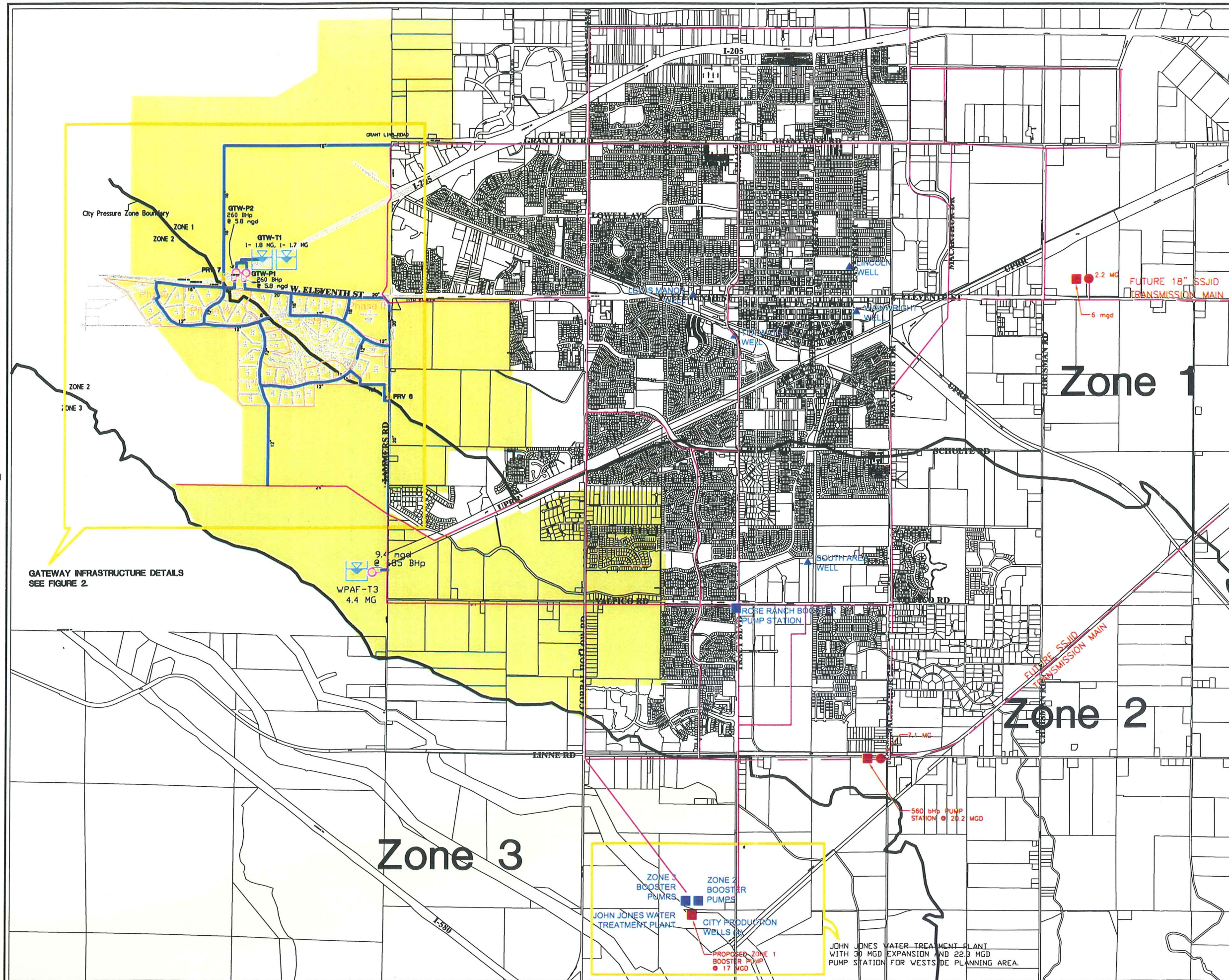
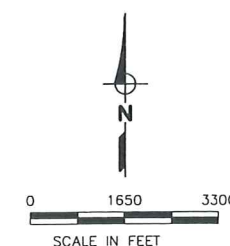


FIGURE 1

CITY OF TRACY
WESTSIDE PLANNING AREA

RECOMMENDED POTABLE WATER
FACILITIES



NOTES:

LEGEND:

-  EXISTING PIPELINES
-  FUTURE PIPELINES
-  RECOMMENDED PIPELINES
-  PRV
-  PROPOSED PUMP STATION
-  PROPOSED STORAGE
-  WESTSIDE PLANNING AREA

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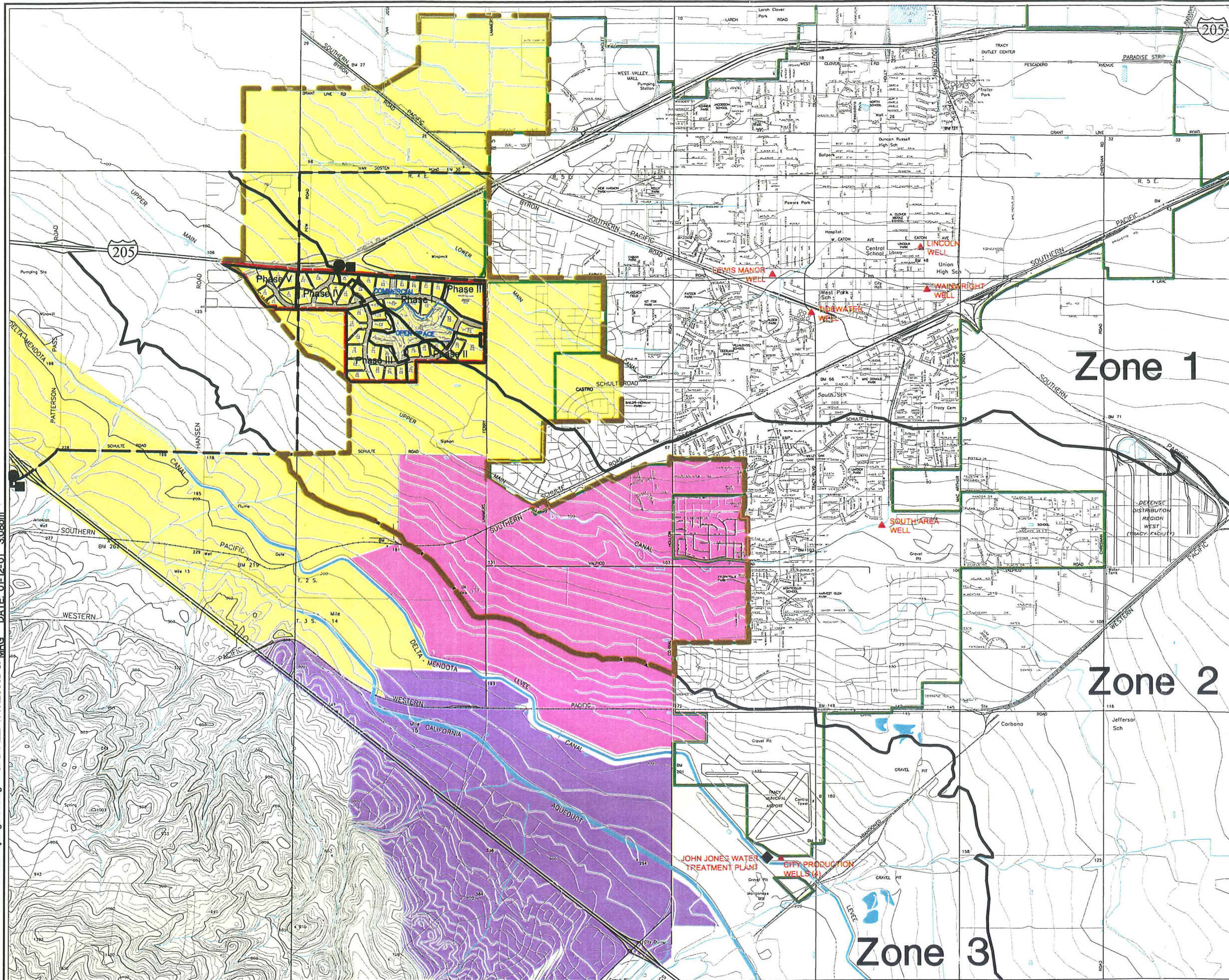
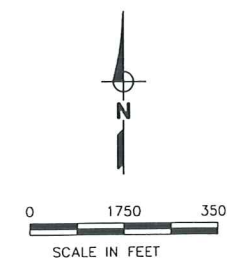


FIGURE 1

City of Tracy Gateway Water Infrastructure Project

PROJECT LOCATION



NOTES:

1. SOURCE OF UNDERLYING MAPPING SHOWN HEREON IS DIGITIZED USGS QUAD MAPS AS SUPPLIED BY AMERICAN DIGITAL CARTOGRAPHY.
2. BOUNDARIES ARE APPROXIMATE AND HAVE BEEN ADJUSTED TO FIT USGS QUAD MAPS.

LEGEND:

- CITY LIMITS
- WESTSIDE PLANNING AREA WITHIN PRESSURE ZONES 1 AND 2
- PROPOSED TRANSMISSION MAINS FROM 1994 MASTER PLAN
- TRACY GATEWAY PROJECT
- LAMMERS
- TRACY HILLS
- PATTERSON PASS
- NORTH SCHULTE
- SOUTH SCHULTE
- PROPOSED RESERVOIRS FROM 1994 MASTER PLAN
- PROPOSED PUMP STATIONS FROM 1994 MASTER PLAN

Figure 1. Tracy Gateway Projected Potable and Non-Potable Water Demand by Phase
Land Use Option A

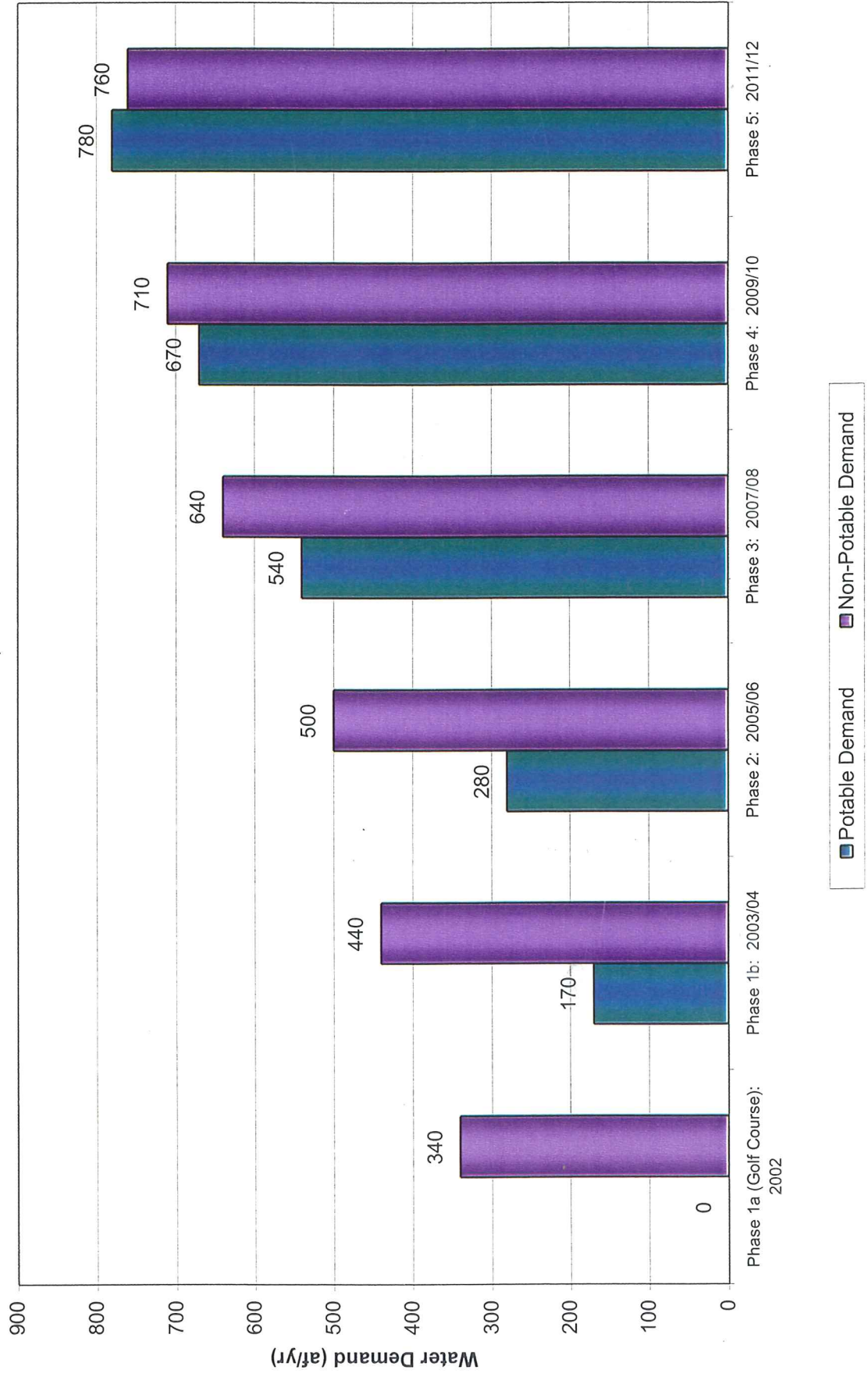
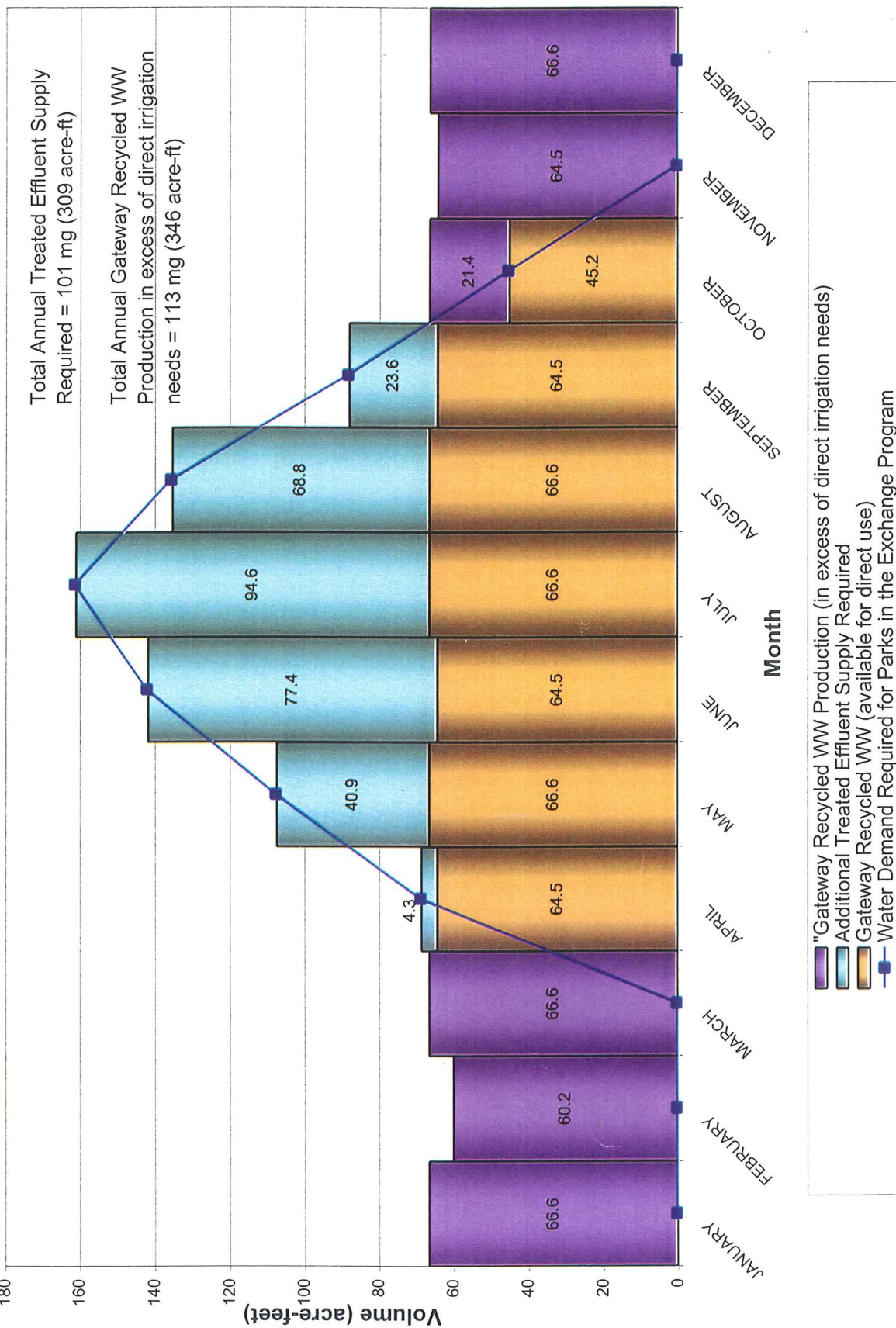




FIGURE 1		CITY OF TRACY - TRACY GATEWAY PROJECT TOPOGRAPHIC MAP SHOWING WATERSHED AND SUB-BASIN BOUNDARIES	
SCALE:	1" = 1000'	 Stantec Consulting Inc. 2590 Venture Oaks Way Sacramento California 95833 USA Tel: (916) 334-3300 Fax: (916) 331-9274 WWW.STANTEC.COM	
DATE:	5/29/01		
SHEET:	1 OF 1		
		JOB NO:	84010044.01

Figure 2. City of Tracy - Water Balance For Buildout of Tracy Gateway Project



Last revised : 3/25/02

File: J:\eng\404\01-25\04\Water Balance\Balance-buildout (CH2M) plt

WEST YOST ASSOCIATES

Figure 2. Tracy Gateway Projected Potable Water Demand by Year
Land Use Option A



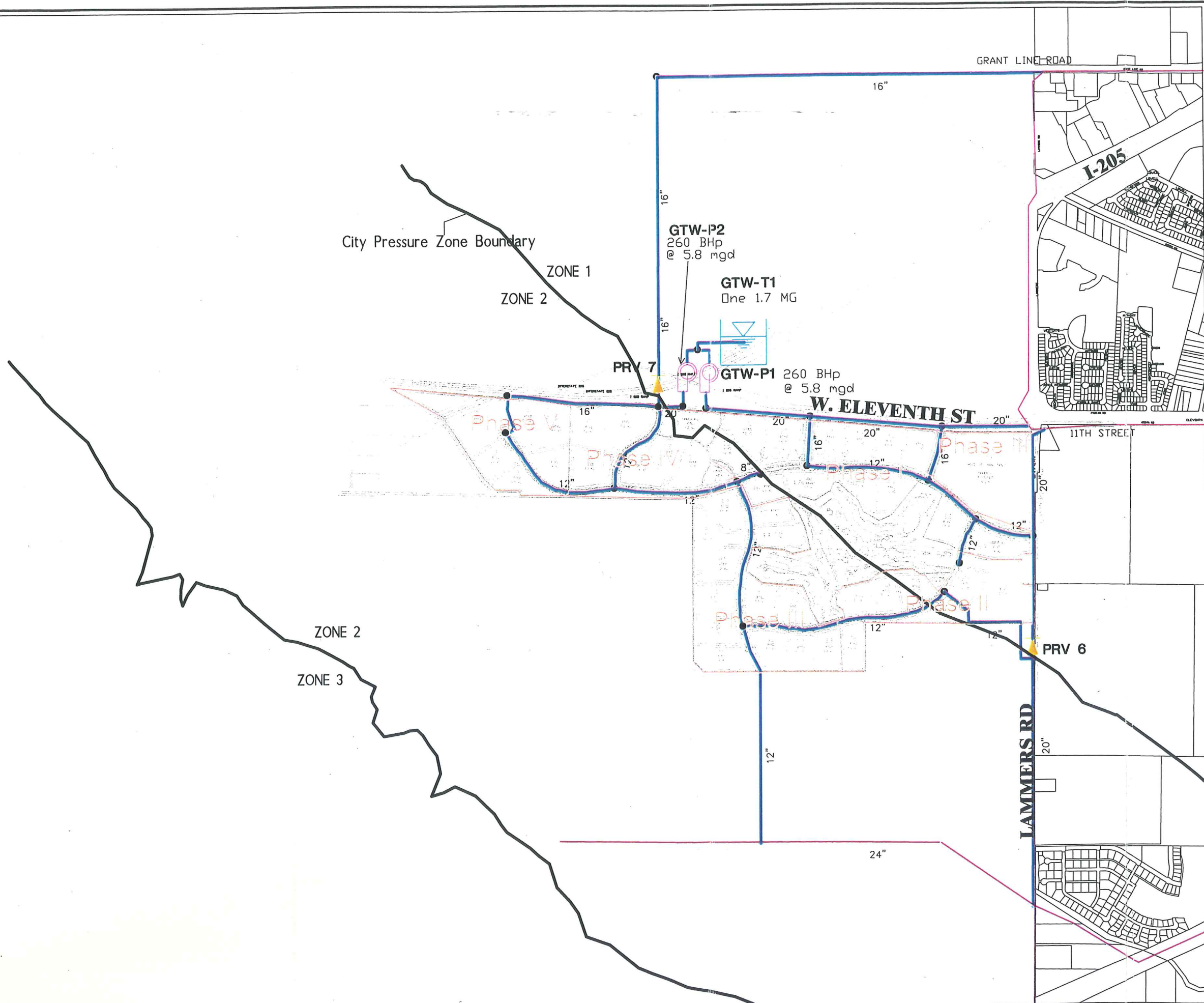
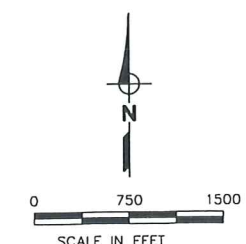


FIGURE 2

CITY OF TRACY
GATEWAY PROJECT
RECOMMENDED POTABLE
WATER FACILITIES



NOTES:

- LEGEND:**
- EXISTING PIPELINES
 - RECOMMENDED PIPELINES
 - PRV
 - PROPOSED PUMP STATION
 - PROPOSED STORAGE

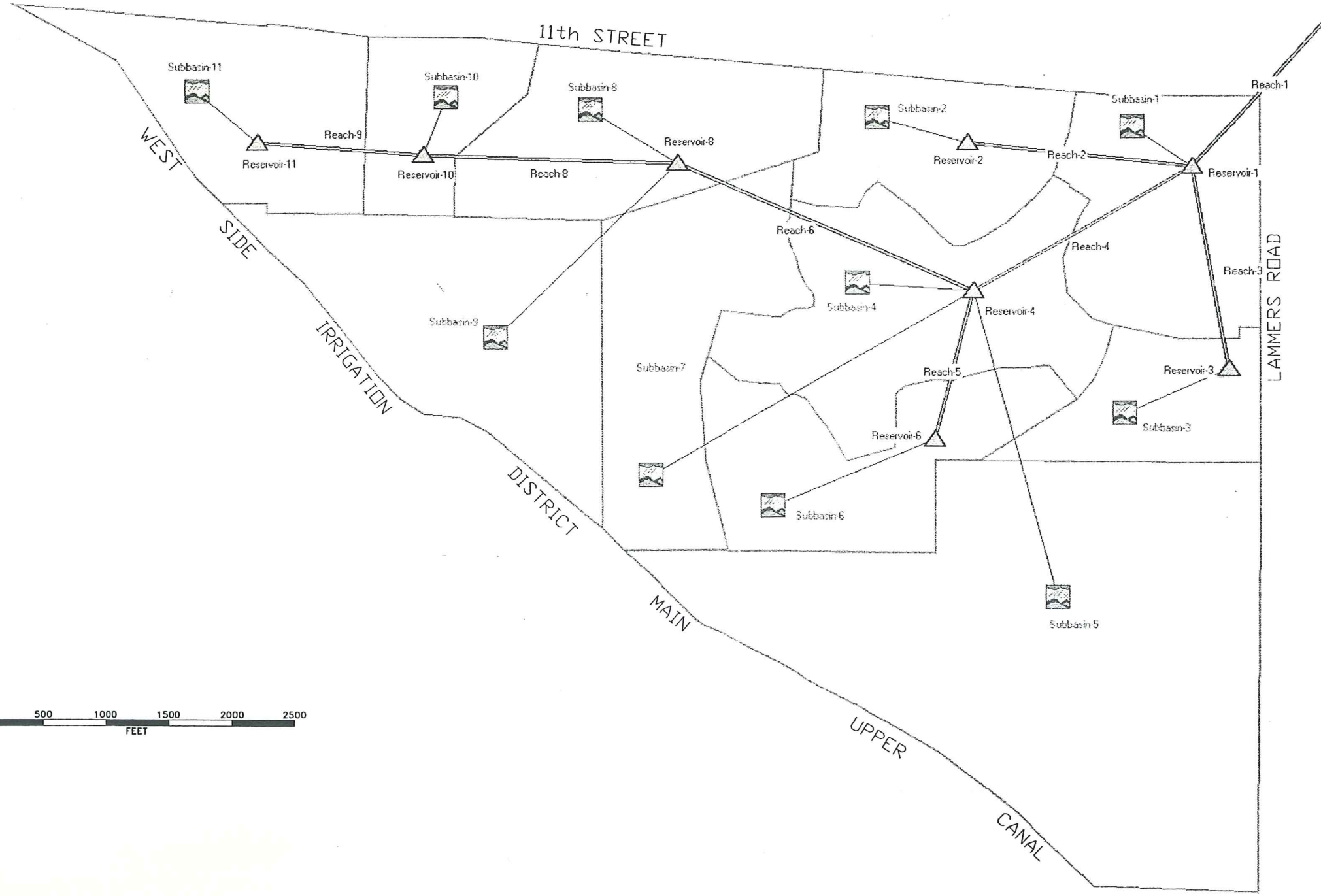


FIGURE 2

CITY OF TRACY - TRACY GATEWAY PROJECT
ROUTING DIAGRAM THROUGH SUB-BASINS

SCALE:	1" = 1000'
DATE:	5/29/01
SHEET:	1 OF 1

JOB NO: 84010044.01



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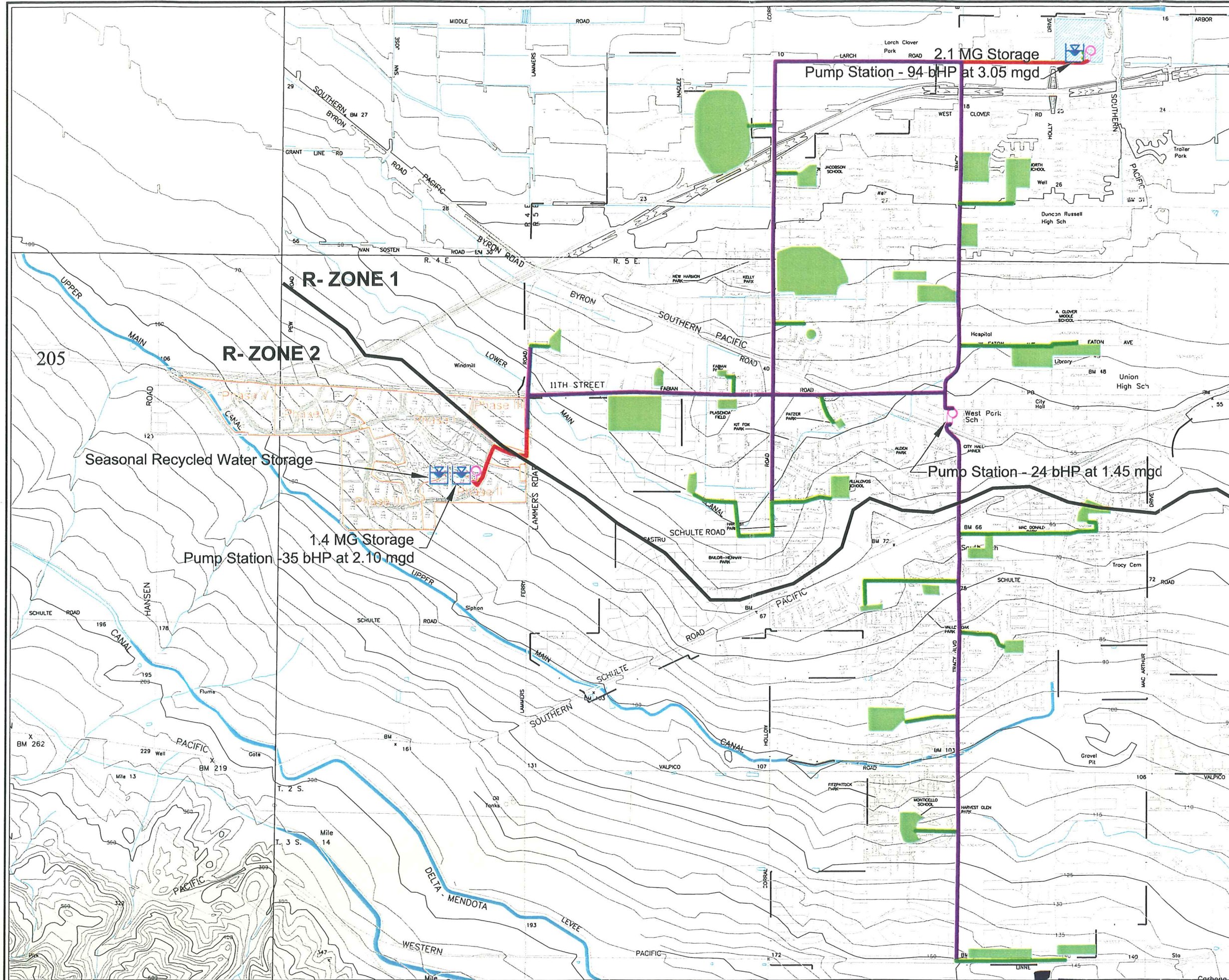
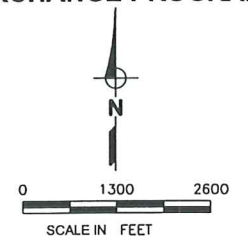


FIGURE 3

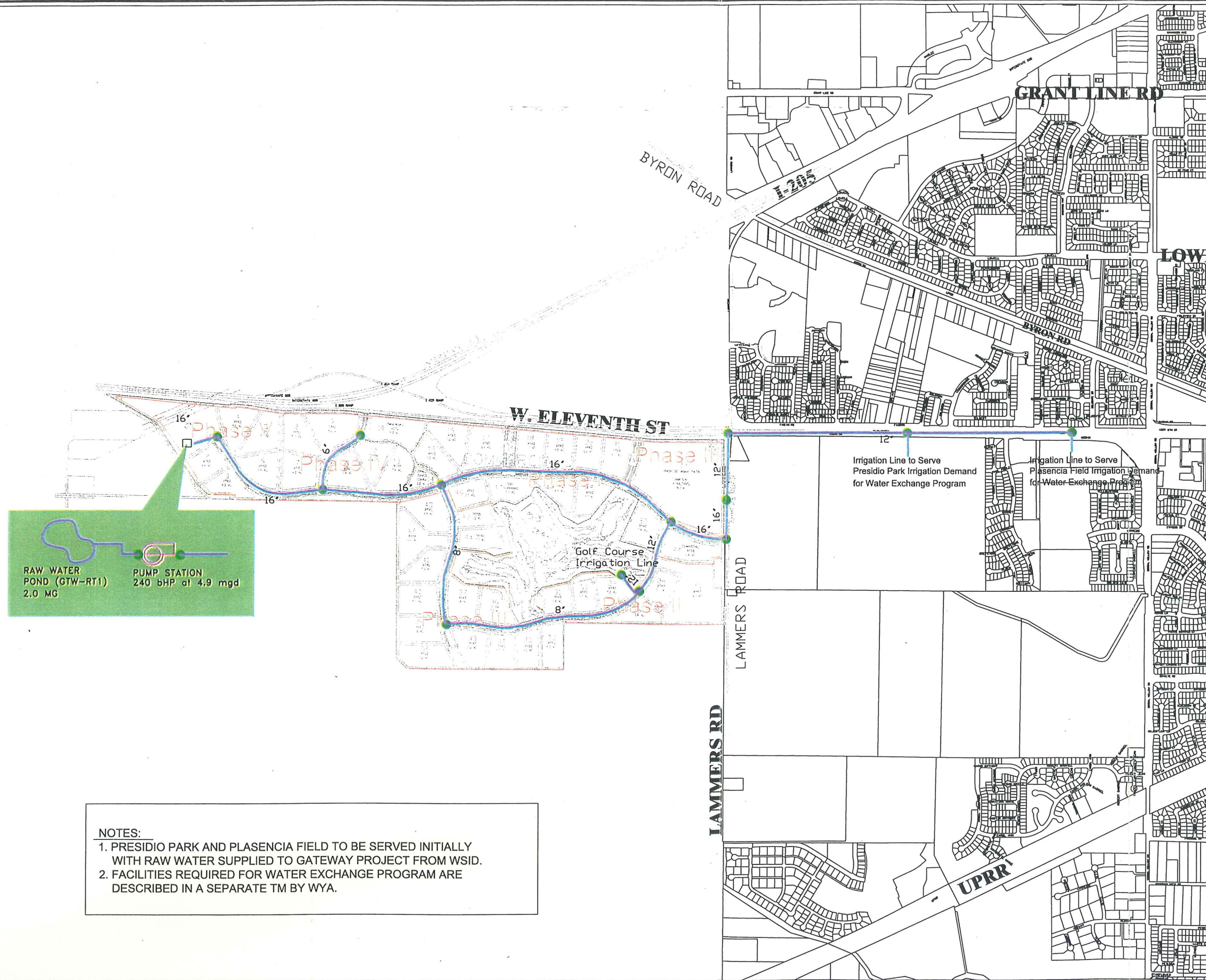
**CITY OF TRACY
RECYCLED/NON-POTABLE
WATER EXCHANGE PROGRAM**
PROPOSED RECYCLED/
NON-POTABLE WATER FACILITIES TO
SERVE PHASE 1 THROUGH 5 OF WATER
EXCHANGE PROGRAM



NOTES:

LEGEND:

- 6-INCH PIPELINES
- 12-INCH PIPELINES
- 16-INCH PIPELINES
- PROPOSED STORAGE
- PUMP STATION



NOTES:

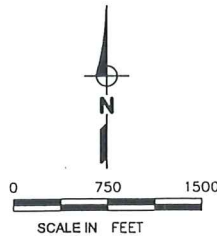
1. PRESIDIO PARK AND PLACENCIA FIELD TO BE SERVED INITIALLY WITH RAW WATER SUPPLIED TO GATEWAY PROJECT FROM WSID.
2. FACILITIES REQUIRED FOR WATER EXCHANGE PROGRAM ARE DESCRIBED IN A SEPARATE TM BY WYA.



FIGURE 3

CITY OF TRACY
GATEWAY PROJECT

RECOMMENDED NON-POTABLE
WATER FACILITIES FOR
GATEWAY PROJECT



NOTES:

LEGEND:

RECOMMENDED
NON-POTABLE PIPELINES

PROPOSED STORAGE POND

PUMP

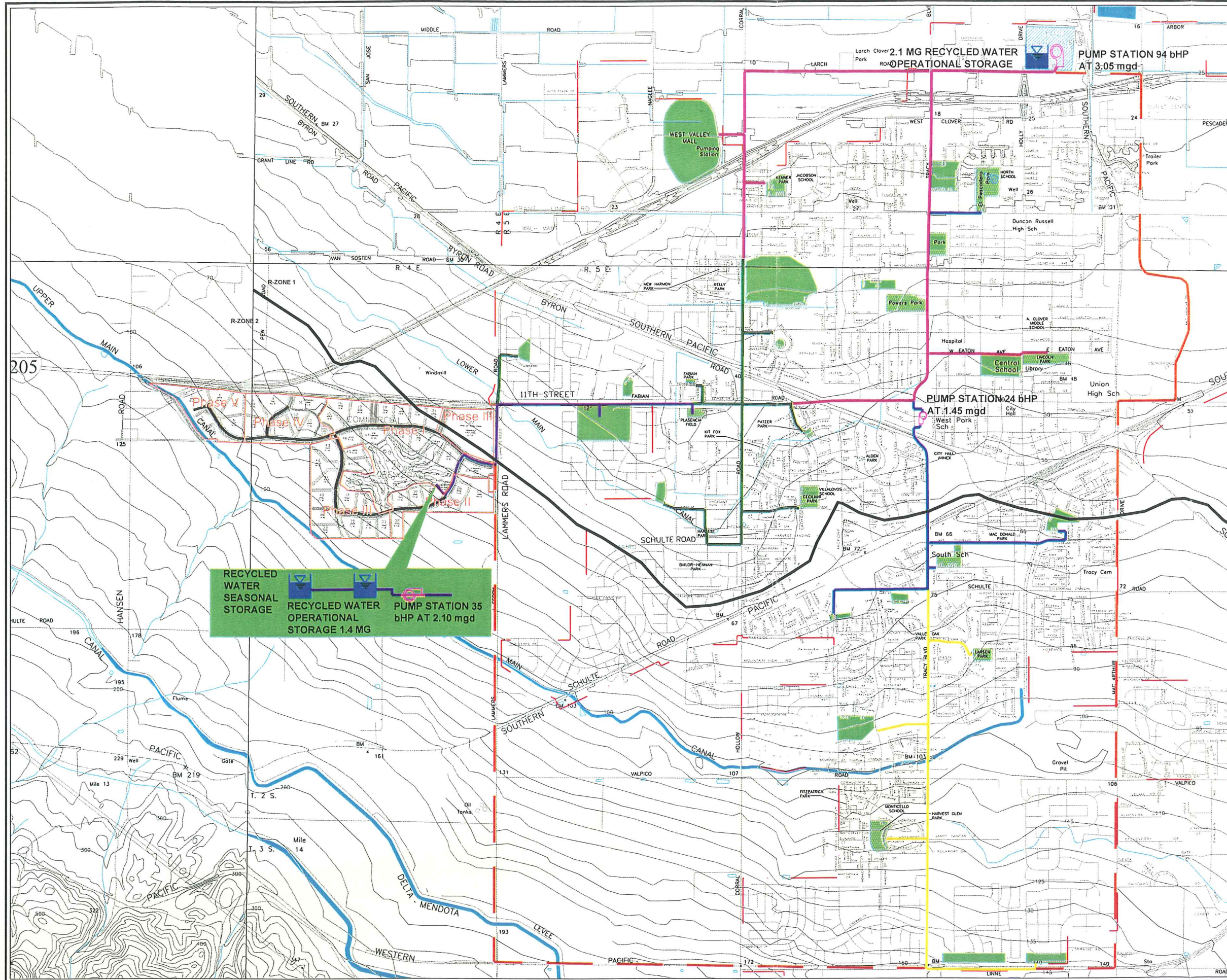
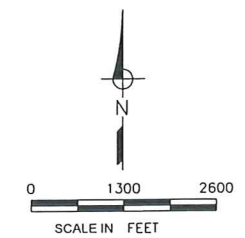


FIGURE 3

CITY OF TRACY

NON-POTABLE WATER FACILITY
FOR UNTREATED/RECYCLED
WATER EXCHANGE SUPPLY



NOTES:

LEGEND:

- PHASE 1
NON-POTABLE PIPELINES
- PHASE 2
NON-POTABLE PIPELINES
- PHASE 3
NON-POTABLE PIPELINES
- PHASE 4
NON-POTABLE PIPELINES
- PHASE 5
NON-POTABLE PIPELINES
- - - FUTURE PHASES
NON-POTABLE PIPELINES
- PROPOSED STORAGE POND
- PUMP

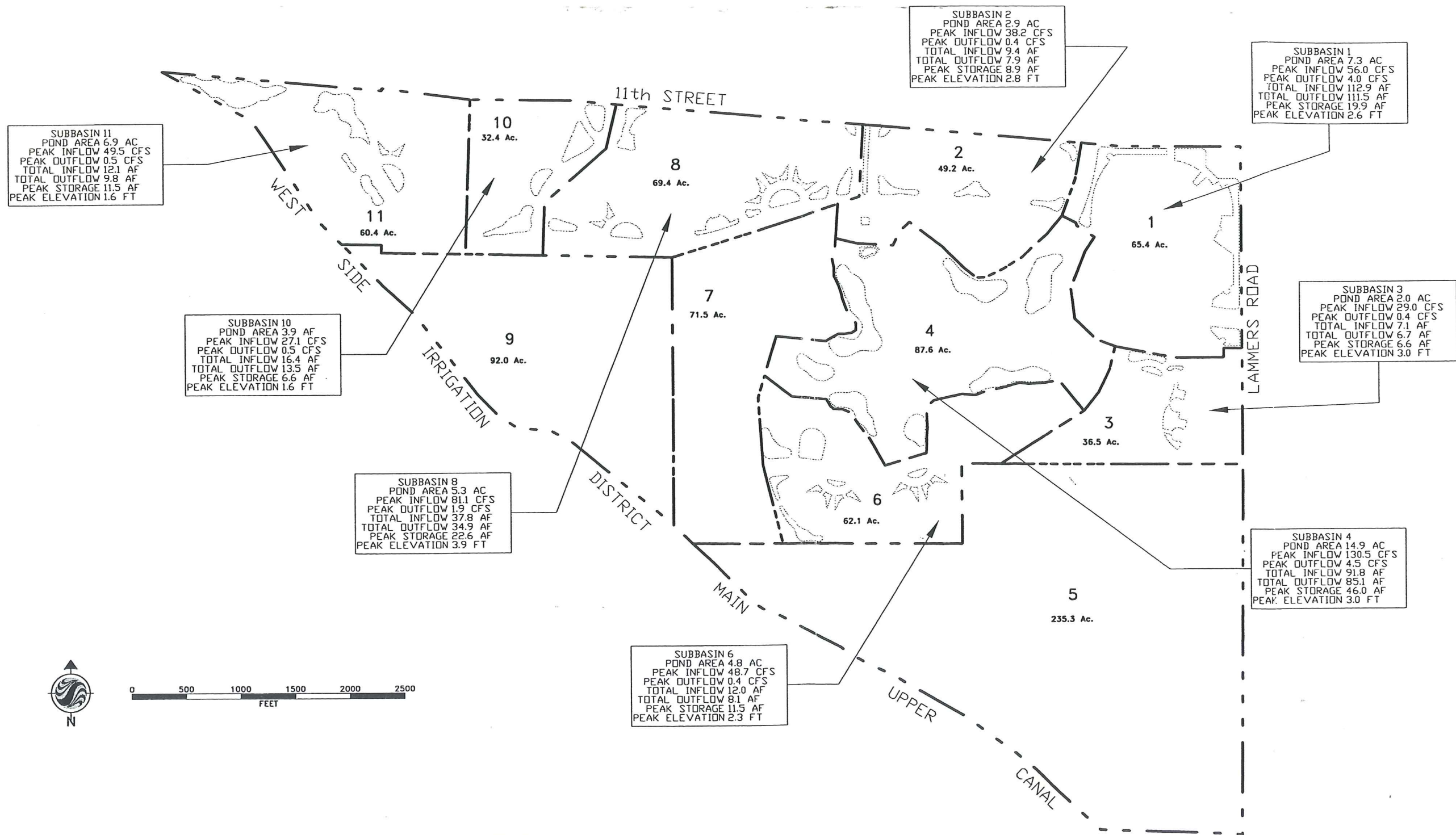
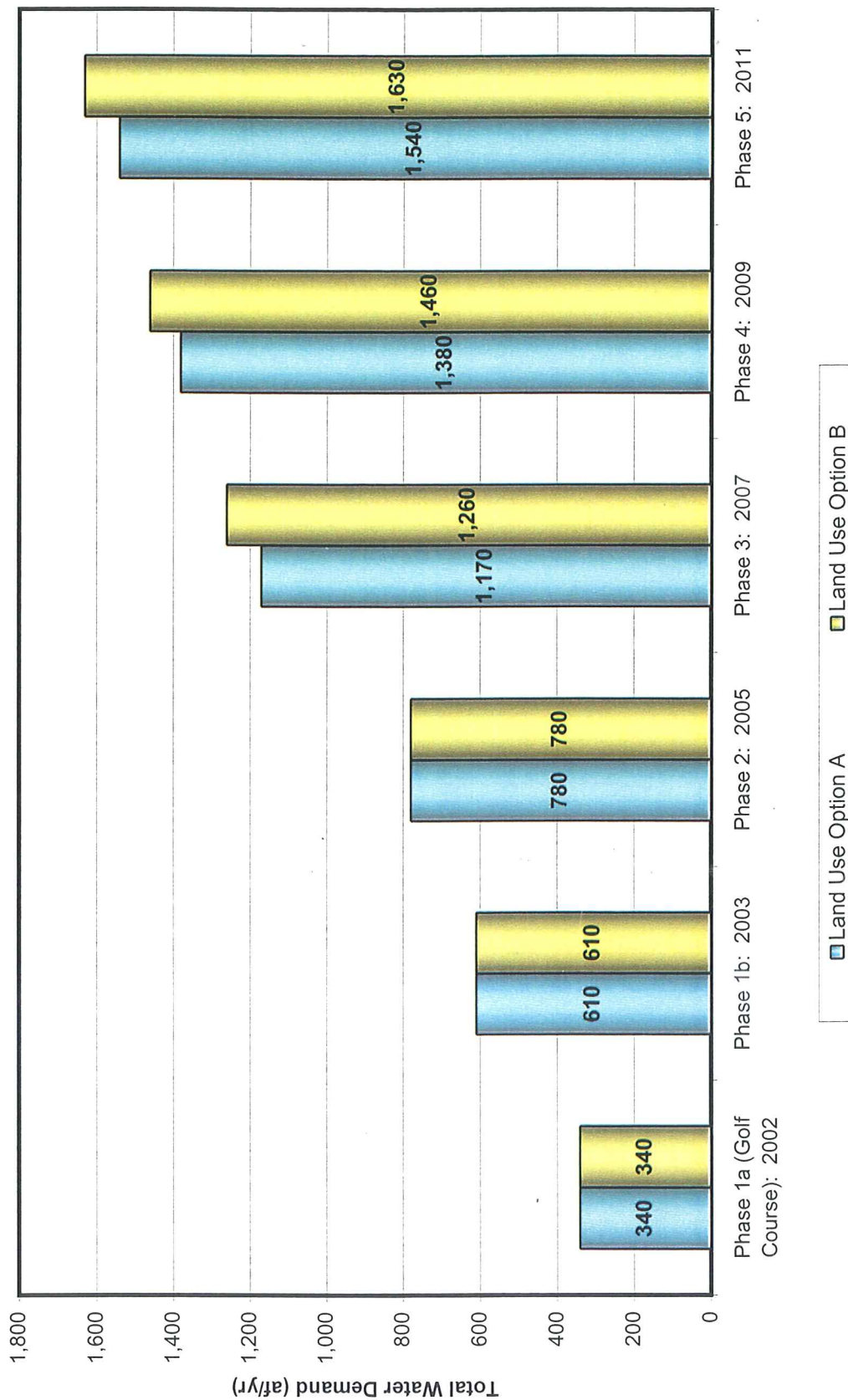


FIGURE 3
CITY OF TRACY - TRACY GATEWAY PROJECT
PEAK INFLOW AND OUTFLOW FROM
EACH SUB-BASIN WITH STORAGE PONDS

SCALE:	1" = 1000'	JOB NO:	84010044.01
DATE:	5/29/01		
SHEET:	1 OF 1		

Figure 3. Tracy Gateway Total Water Demand (af/yr)
(includes all water demand including irrigation demands)





SOURCE: Tracy Gateway, November 16, 2000, Tracy Gateway, LLC.

3-5

10541-Site-Master-Plan



Figure 3-3
Tracy Gateway
Site Master Plan

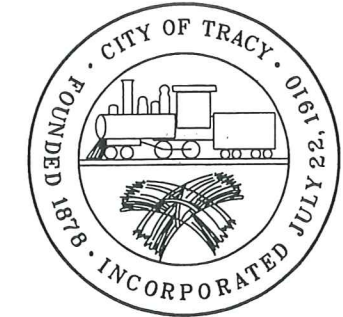
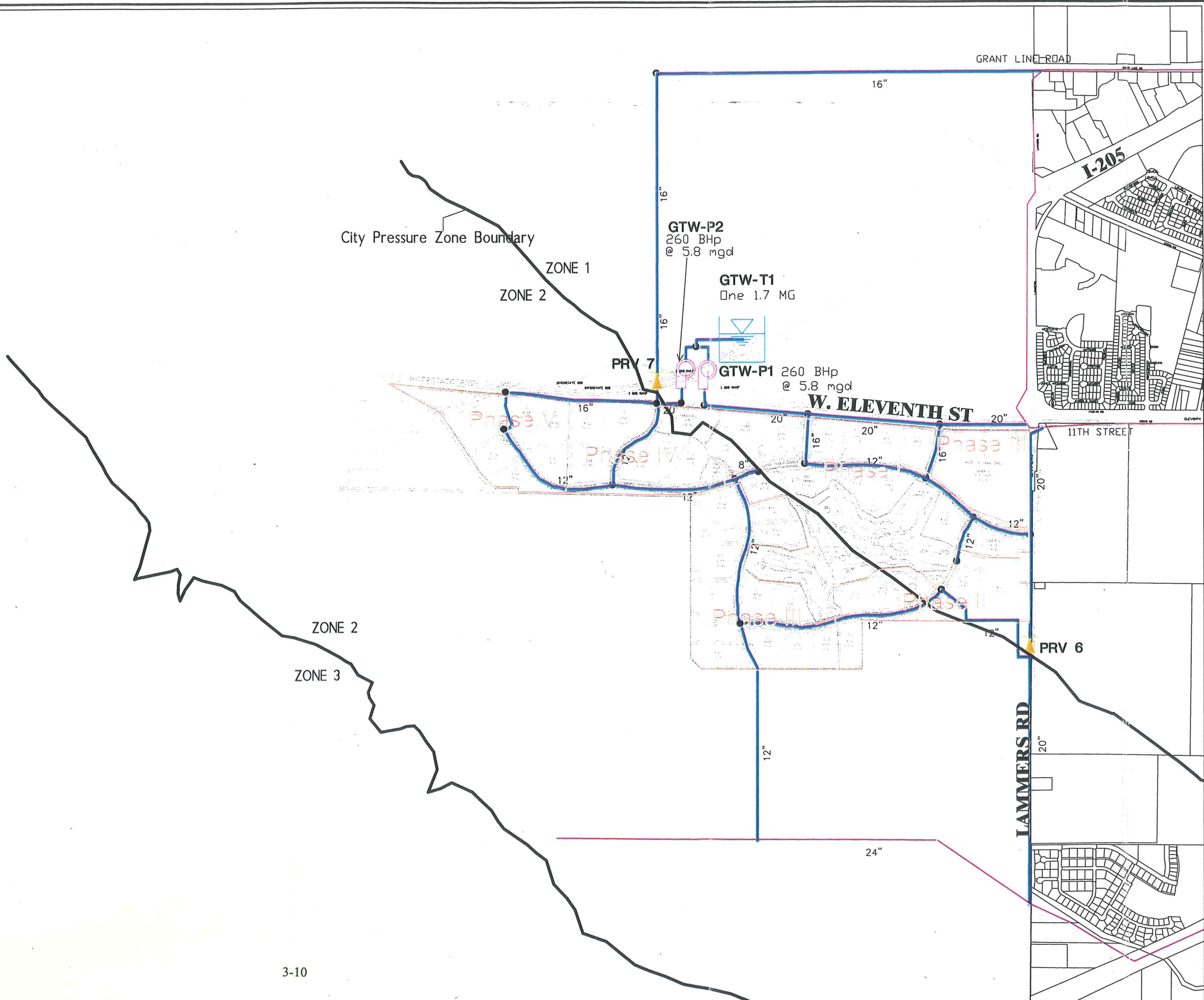
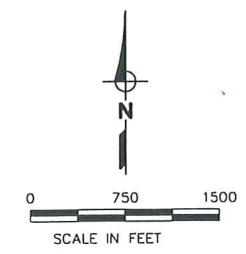


Figure 3-4
Tracy Gateway
Potable Water Facilities



NOTES:

- LEGEND:**
- EXISTING PIPELINES
 - RECOMMENDED PIPELINES
 - PRV
 - PROPOSED PUMP STATION
 - PROPOSED STORAGE

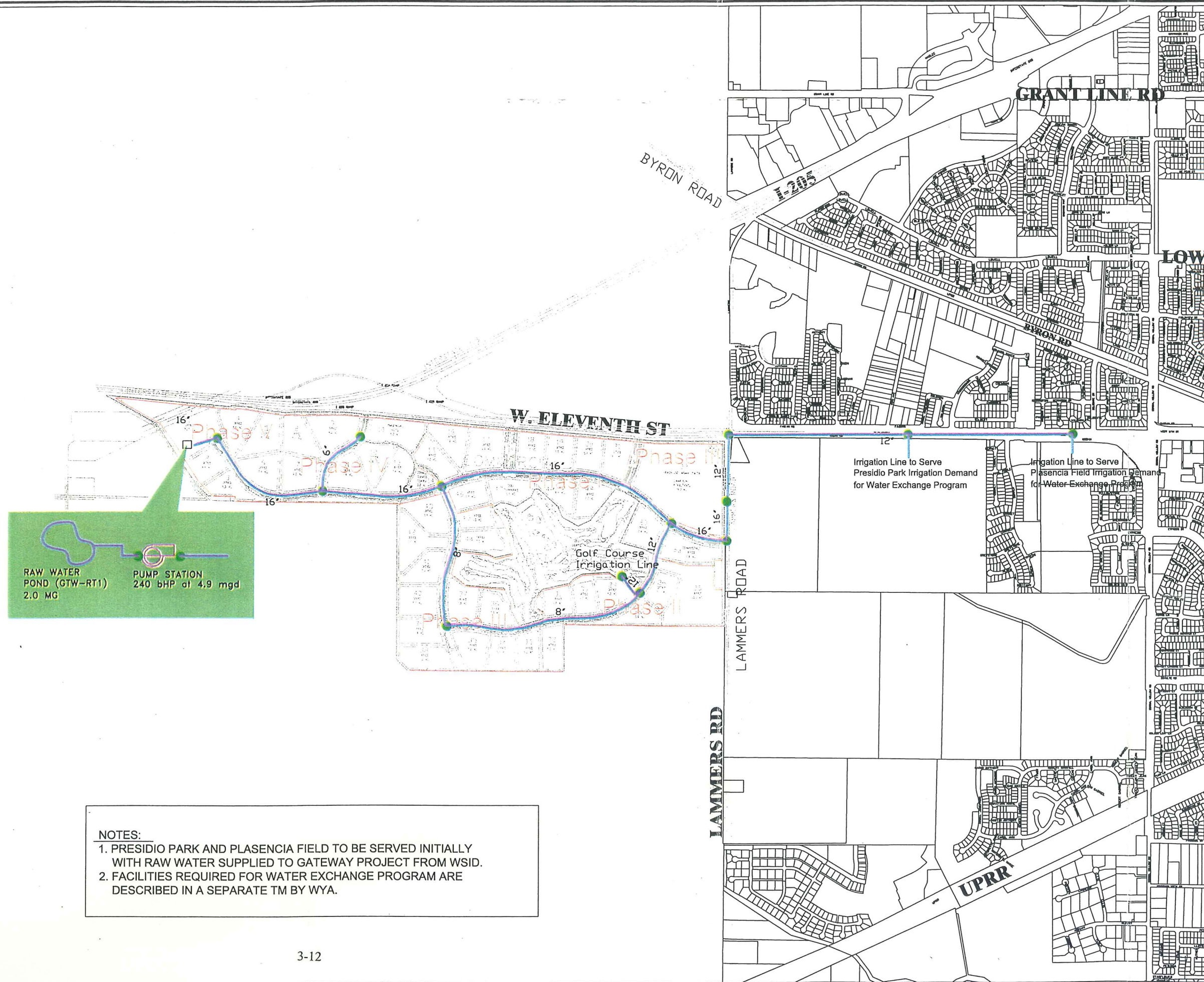
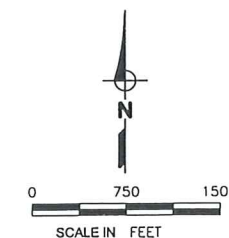


Figure 3.5
Tracy Gateway
On-Site
Non-Potable Water Facilities



NOTES:

LEGEND:

- RECOMMENDED NON-POTABLE PIPELINES
- PROPOSED STORAGE POND
- PUMP

NOTES:

1. PRESIDIO PARK AND PLACENCIA FIELD TO BE SERVED INITIALLY WITH RAW WATER SUPPLIED TO GATEWAY PROJECT FROM WSID.
2. FACILITIES REQUIRED FOR WATER EXCHANGE PROGRAM ARE DESCRIBED IN A SEPARATE TM BY WYA.

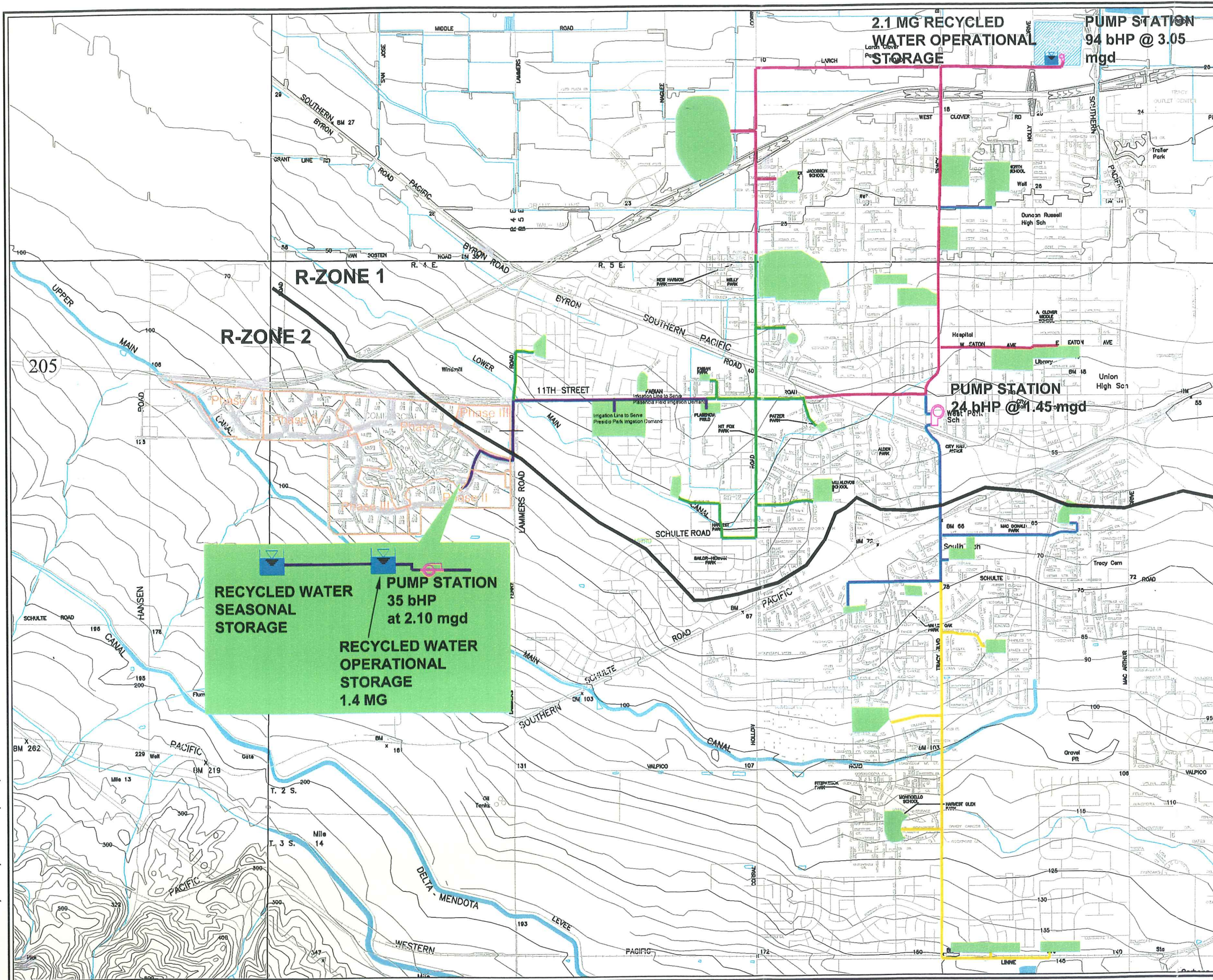
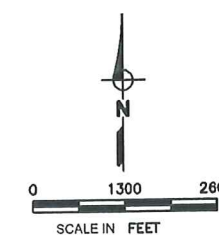


Figure 3-6

Tracy Gateway Off-Site Non-Potable Water Facilities



NOTES:

LEGEND:

- PHASE 1
NON-POTABLE PIPELINES
- PHASE 2
NON-POTABLE PIPELINES
- PHASE 3
NON-POTABLE PIPELINES
- PHASE 4
NON-POTABLE PIPELINES
- PHASE 5
NON-POTABLE PIPELINES



PROPOSED STORAGE



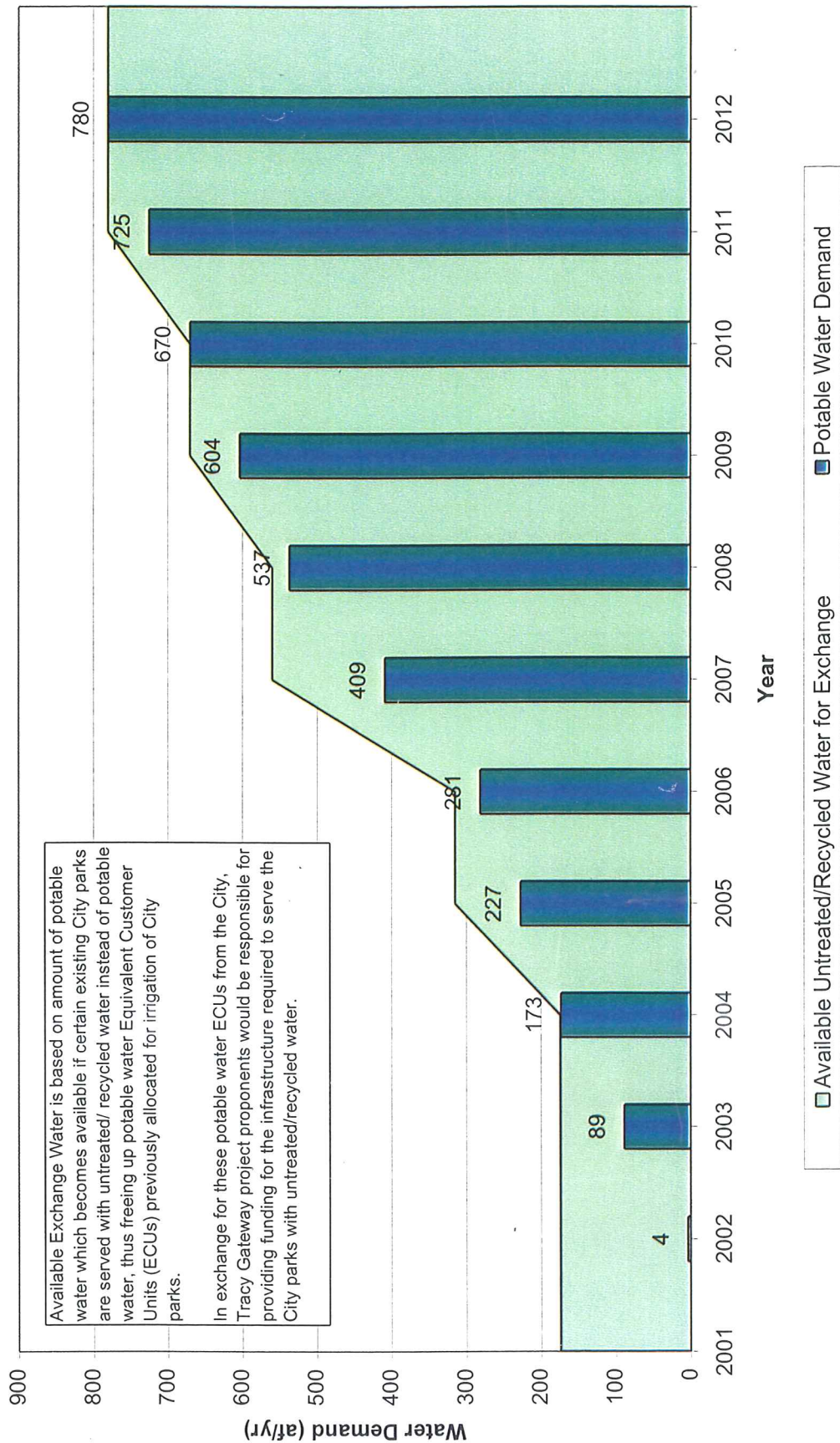
PUMP STATION



Figure 4. Tracy Gateway: Land Use Option A
Potable and Recycled or Raw Water Demand (af/yr)
 (Assumes use of recycled or raw water to meet irrigation demands)



**Figure 4. Tracy Gateway Projected Potable Water Demand by Year
vs. Available Untreated/Recycled Water Exchange**
Land Use Option A



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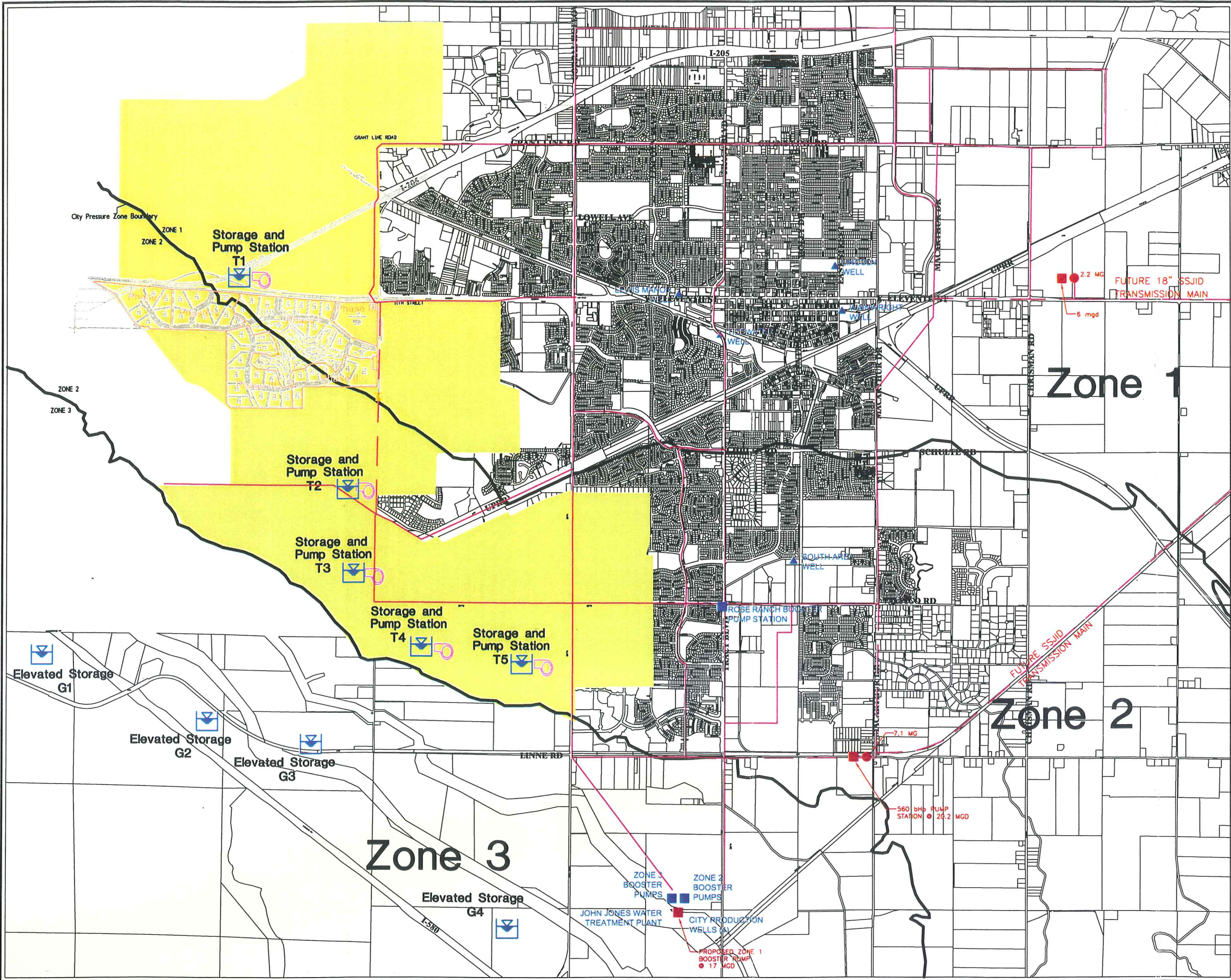
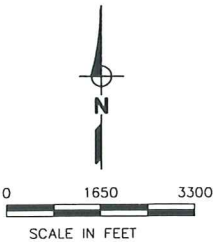


FIGURE 4

CITY OF TRACY
GATEWAY PROJECT

POTENTIAL STORAGE LOCATIONS
FOR WESTSIDE PLANNING AREA



NOTES:

- LEGEND:
- EXISTING PIPELINES
 - FUTURE PIPELINES
 - PRV
 - PUMP
 - STORAGE
 - WESTSIDE PLANNING AREA



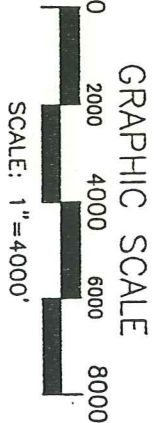
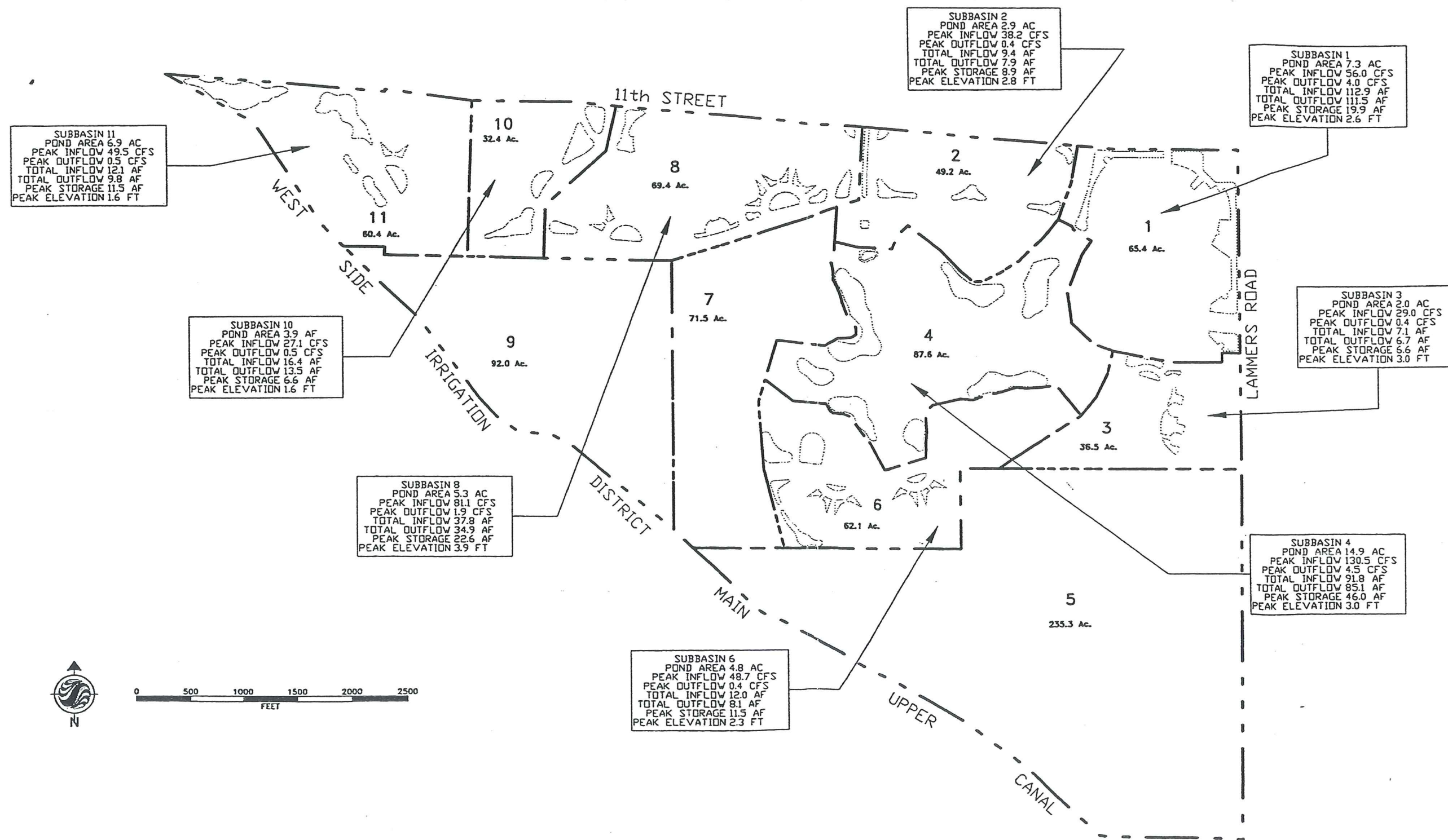


Figure 4.7-5		TRACY GATEWAY	
SCALE:	AS SHOWN	MAP DEPICTING TRACY GATEWAY WATERSHED, TRACY WEST AREA WATERSHED, AND ASSUMED FUTURE STORM DRAINAGE OUTFALL	
DATE:	08-28-2001		
SHEET:	1 OF 1	JOB NO:	84010044.01
		 Stanlec Consulting Inc. 2590 Venture Oaks Way Sacramento California 95833 USA TEL: (916) 325-1100 FAX: (916) 325-1124 WWW.STANLEC.COM	



CITY OF TRACY - TRACY GATEWAY PROJECT
PEAK INFLOW AND OUTFLOW FROM
EACH SUB-BASIN WITH STORAGE PONDS

Figure 4.7-6

SCALE:	1" = 1000'		
DATE:	5/29/01		
SHEET:	1	OF	1
		JOB NO:	84010044.01



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 2550 Venture Oaks Way
 Sacramento, California 95833 USA
 Tel: (916) 335-4500 Fax: (916) 331-0324
 WWW.STANTEC.COM

Stantec

Figure 5. Historical CVP Ag Deliveries (Percent of Full Delivery)

Based on PROSIM PEIS Model. Minimum Ag Delivery = 0%

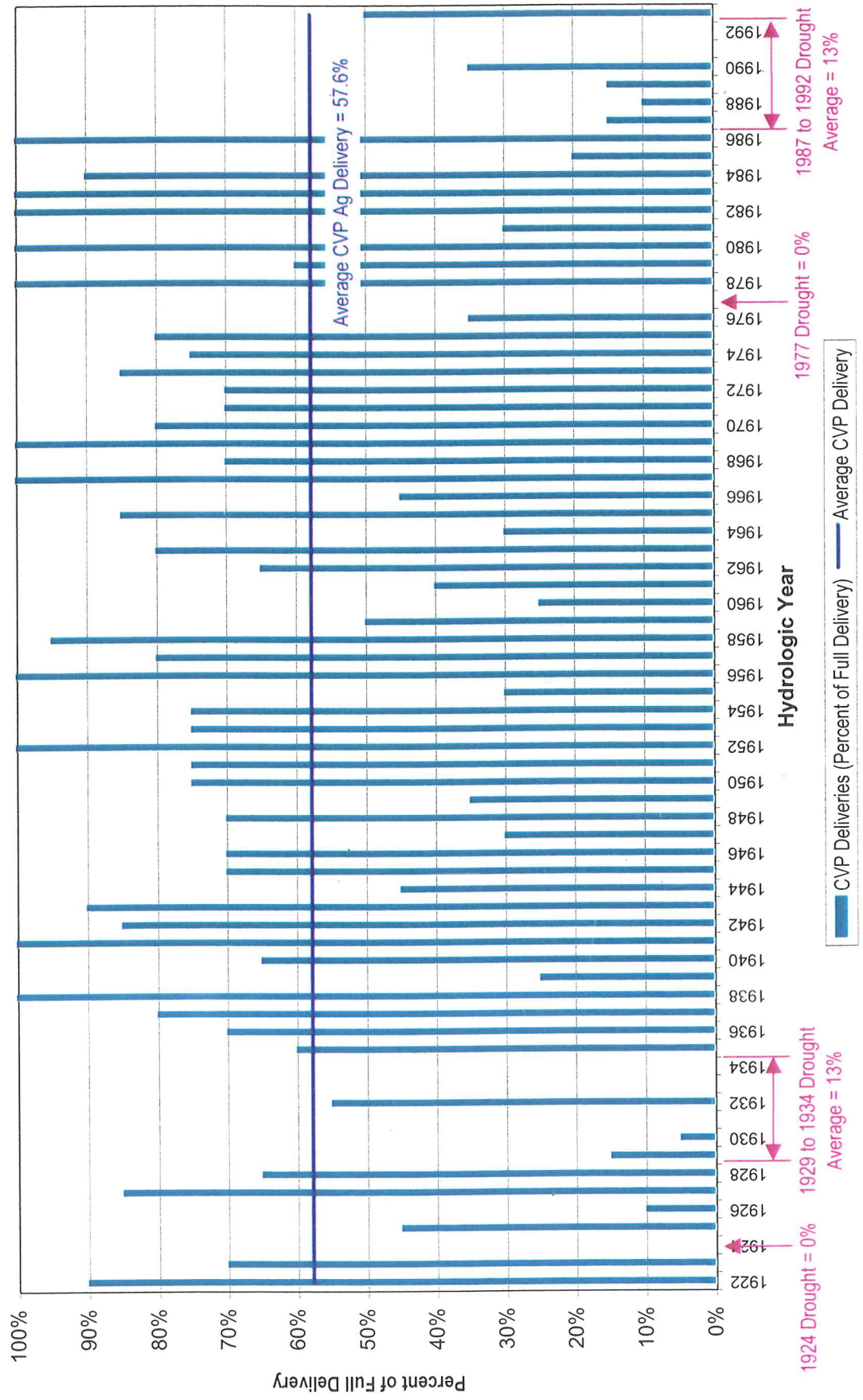


Figure 5. Tracy Gateway: Land Use Option B
Potable and Recycled or Raw Water Demand (af/yr)
 (Assumes use of recycled or raw water to meet irrigation demands)



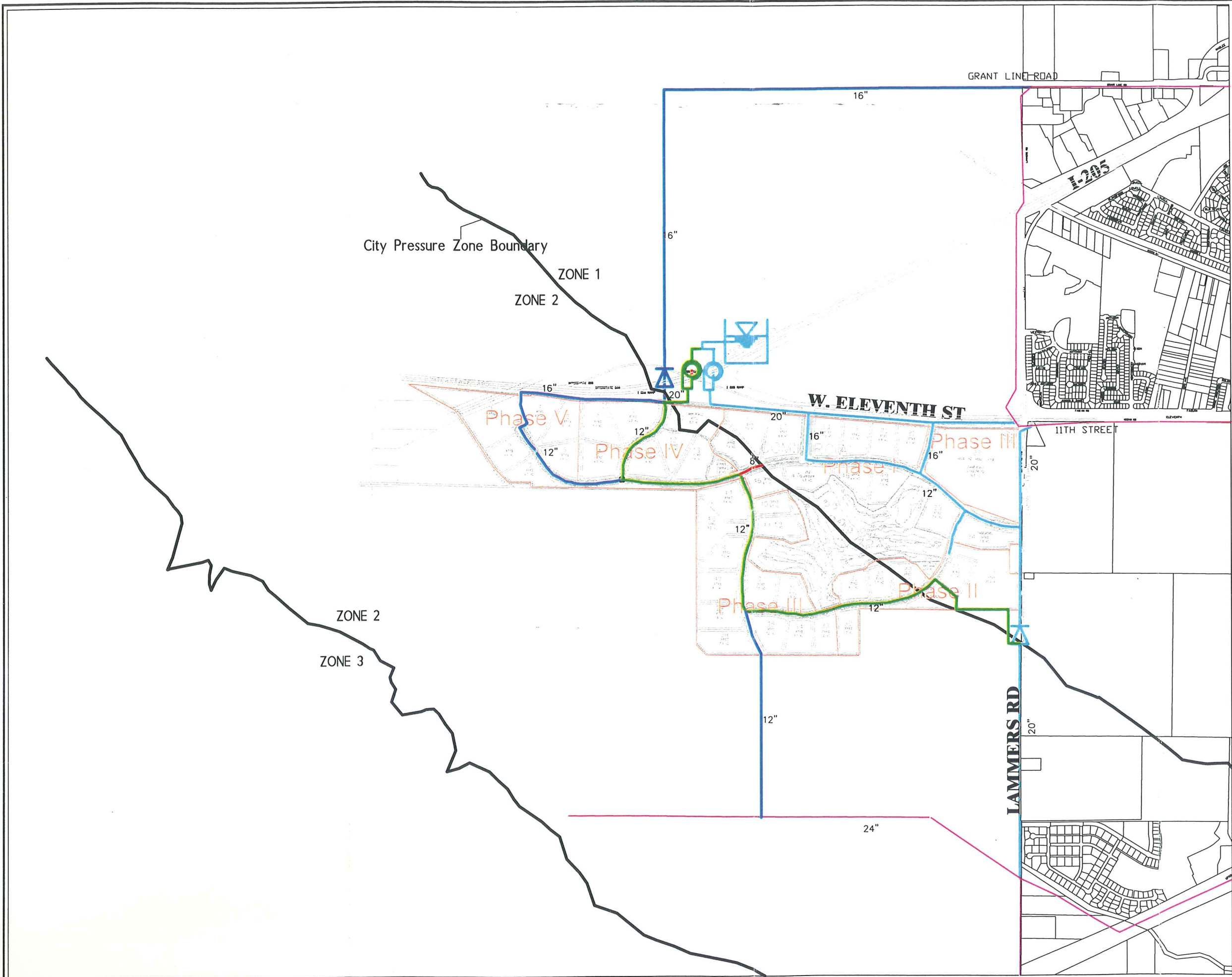
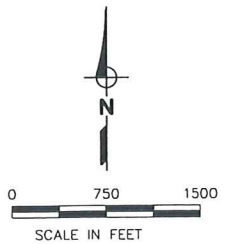


FIGURE 5

CITY OF TRACY
GATEWAY PROJECT
RECOMMENDED POTABLE
WATER FACILITIES
BY PHASE

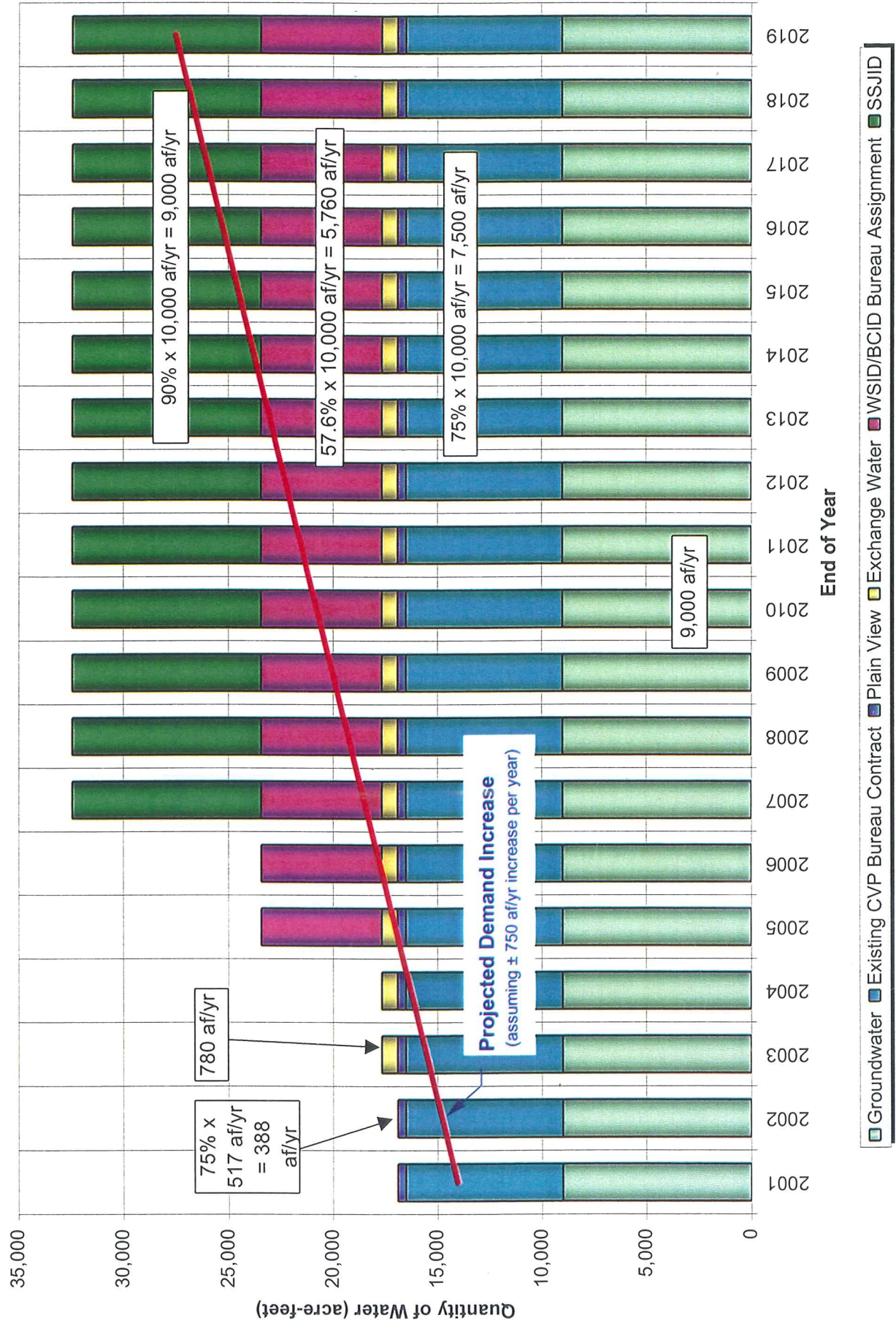


NOTES:

LEGEND:

- EXISTING PIPELINES
- PHASE 1 INFRASTRUCTURE
- PHASE 2 INFRASTRUCTURE
- PHASE 3 AND 4 INFRASTRUCTURE
- PHASE 5 INFRASTRUCTURE
- PRV
- PROPOSED PUMP STATION
- PROPOSED STORAGE

Figure 6. City of Tracy Projected Supply vs. Demand
Assuming Long-Term Sustainable Supplies



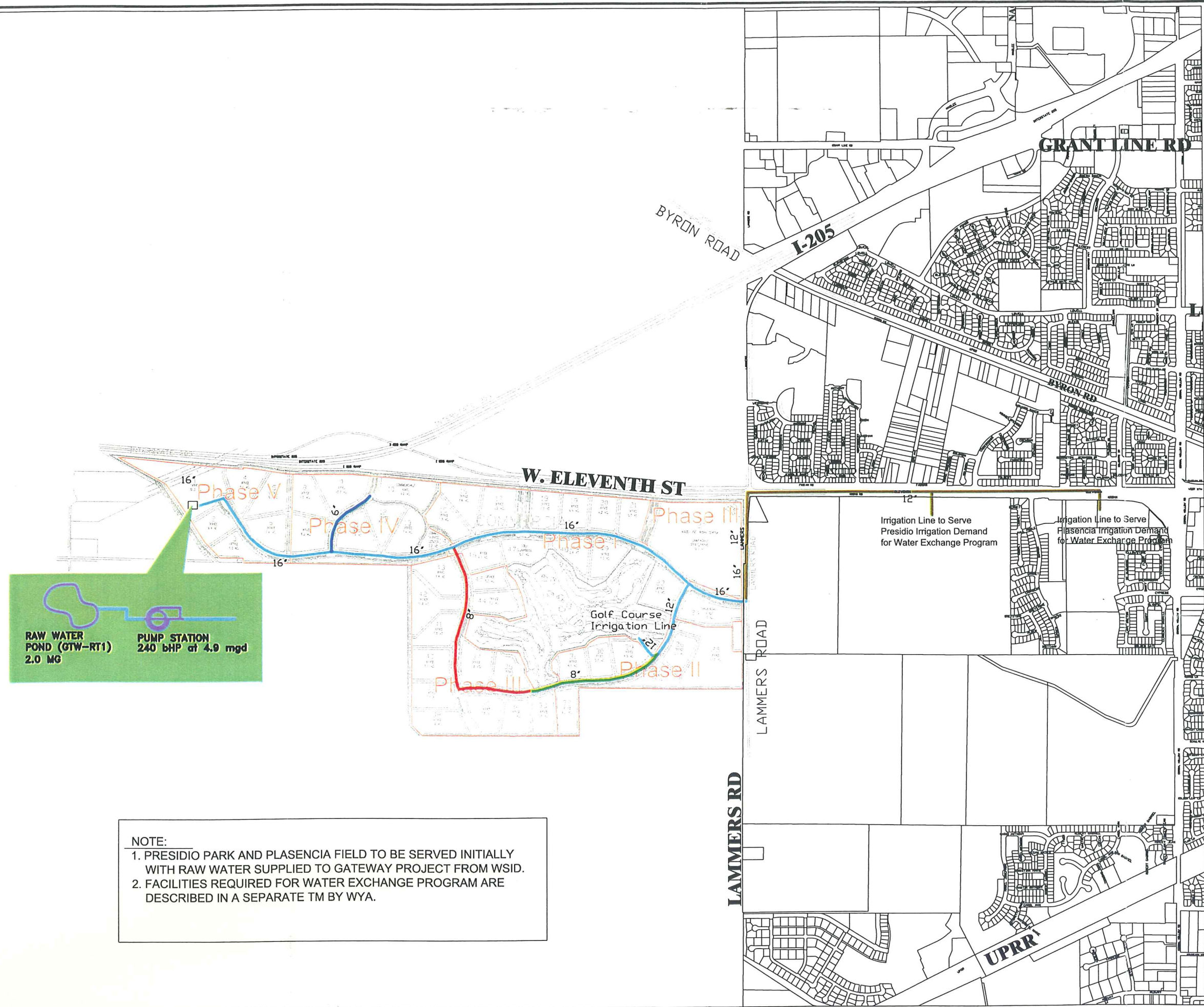
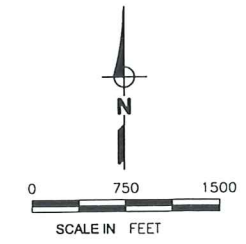


FIGURE 6

CITY OF TRACY
GATEWAY PROJECT
RECOMMENDED NON-POTABLE
WATER FACILITIES BY PHASE
FOR GATEWAY PROJECT

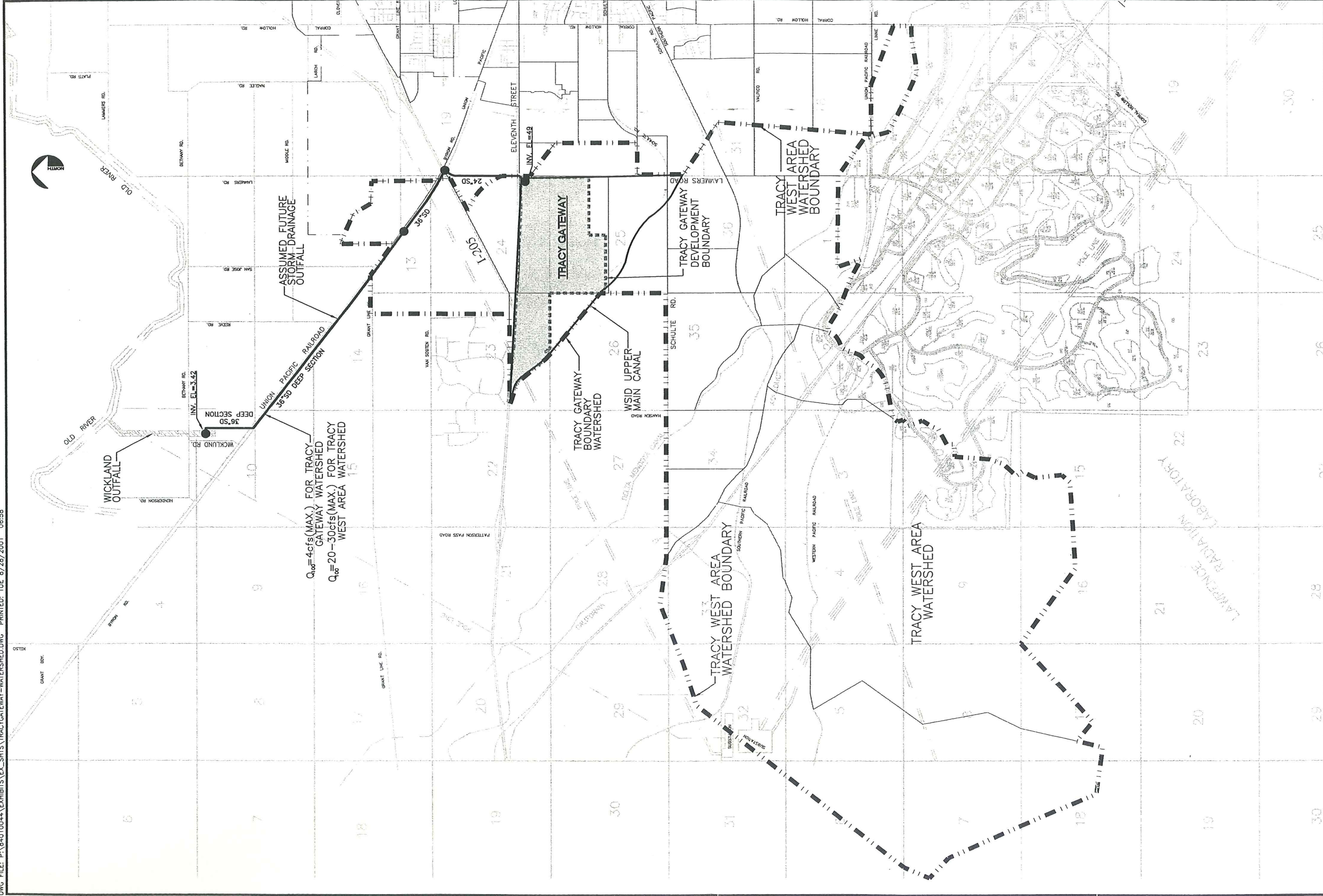


NOTES:

LEGEND:

- PHASE 1 INFRASTRUCTURE
- PHASE 2 INFRASTRUCTURE
- PHASE 3 INFRASTRUCTURE
- PHASE 4 INFRASTRUCTURE
- PRESIDIO & PLASENCIA INFRASTRUCTURE (CONSTRUCT WITH GATEWAY PHASE 1)
- PROPOSED STORAGE POND
- PUMP

NOTE:
1. PRESIDIO PARK AND PLASENCIA FIELD TO BE SERVED INITIALLY WITH RAW WATER SUPPLIED TO GATEWAY PROJECT FROM WSID.
2. FACILITIES REQUIRED FOR WATER EXCHANGE PROGRAM ARE DESCRIBED IN A SEPARATE TM BY WYA.



ATTACHMENT 'B'		TRACY GATEWAY	
MAP DEPICTING TRACY GATEWAY WATERSHED, TRACY WEST AREA WATERSHED, AND ASSUMED FUTURE STORM DRAINAGE OUTFALL			
SCALE:	AS SHOWN		
DATE:	08-28-2001		
SHEET:	1 OF 1	JOB NO:	84010044.01

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Sacramento California 95833 USA
Tel: (916) 925-5550 Fax: (916) 925-9274
www.stantec.com

Table 2. Summary Land Use by Land Use Designation and by Development Phase

Proposed Land Use Option A

Land Use Description	Buildout			Phase 1			Phase 2			Phase 3			Phase 4			Phase 5		
	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms
Office (a)	268.3	5,844,010		62.9	1,369,528		44.2	963,546		76.7	1,670,961		39.3	855,519		45.2	984,456	
Commercial (a)																		
Retail	40.3	220,000		6.3						31.4	220,000		2.6					
Hotel (150 room)		75,000	150								75,000	150						
Hotel (200 room)	6.6	142,877	200										6.6	142,877	200			
Second Floor Office		339,451			136,649						167,954			34,848				
Golf Course																		
Golf Course	74.6			74.6														
Golf Clubhouse (a)	5.4	20,000		5.4	20,000													
Golf Maintenance	1.4	7,500		1.4	7,500													
Landscaped Areas (b)	80.1			18.6			11.1			27.0			12.1			11.3		
Roadway/Parkway (c)	59.8			19.7			7.2			15.5			12.6			4.8		
Total	536.5	6,648,838	350	188.9	1,533,677	0	62.5	963,546	0	150.7	2,133,915	150	73.1	1,033,244	200	61.3	984,456	0

Proposed Land Use Option B

Land Use Description	Buildout			Phase 1			Phase 2			Phase 3			Phase 4			Phase 5		
	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms	Total Acres	Building Floor Area	Units/ Rooms
Office (a)	268.3	5,844,010		62.9	1,369,528		44.2	963,546		76.7	1,670,961		39.3	855,519		45.2	984,456	
Commercial (a)																		
Retail	40.3	220,000		6.3						31.4	220,000		2.6					
Hotel (150 room)		75,000	150								75,000	150						
Hotel (200 room)	6.6	142,877	200										6.6	142,877	200			
Apartments (300 units)		160,000	300								160,000	300						
Second Floor Office		179,451			136,649						7,954			34,848				
Golf Course																		
Golf Course	74.6			74.6														
Golf Clubhouse (a)	5.4	20,000		5.4	20,000													
Golf Maintenance	1.4	7,500		1.4	7,500													
Landscaped Areas (b)	80.1			18.6			11.1			27.0			12.1			11.3		
Roadway/Parkway (c)	59.8			19.7			7.2			15.5			12.6			4.8		
Total	536.5	6,648,838	650	188.9	1,533,677	0	62.5	963,546	0	150.7	2,133,915	450	73.1	1,033,244	200	61.3	984,456	0

(a) Acres for Office, Commercial and Golf Clubhouse adjusted to account for 20 percent landscaped area.
(b) Based on 20 percent of Office, Commercial and Golf Clubhouse acreages.
(c) Percentage of Roadway/Parkway constructed in each phase estimated based on phasing delineations on Figure 7 of Tracy Gateway Project Binder.

Figure 7. City of Tracy Projected Supply vs. Demand
Assuming Wet Year

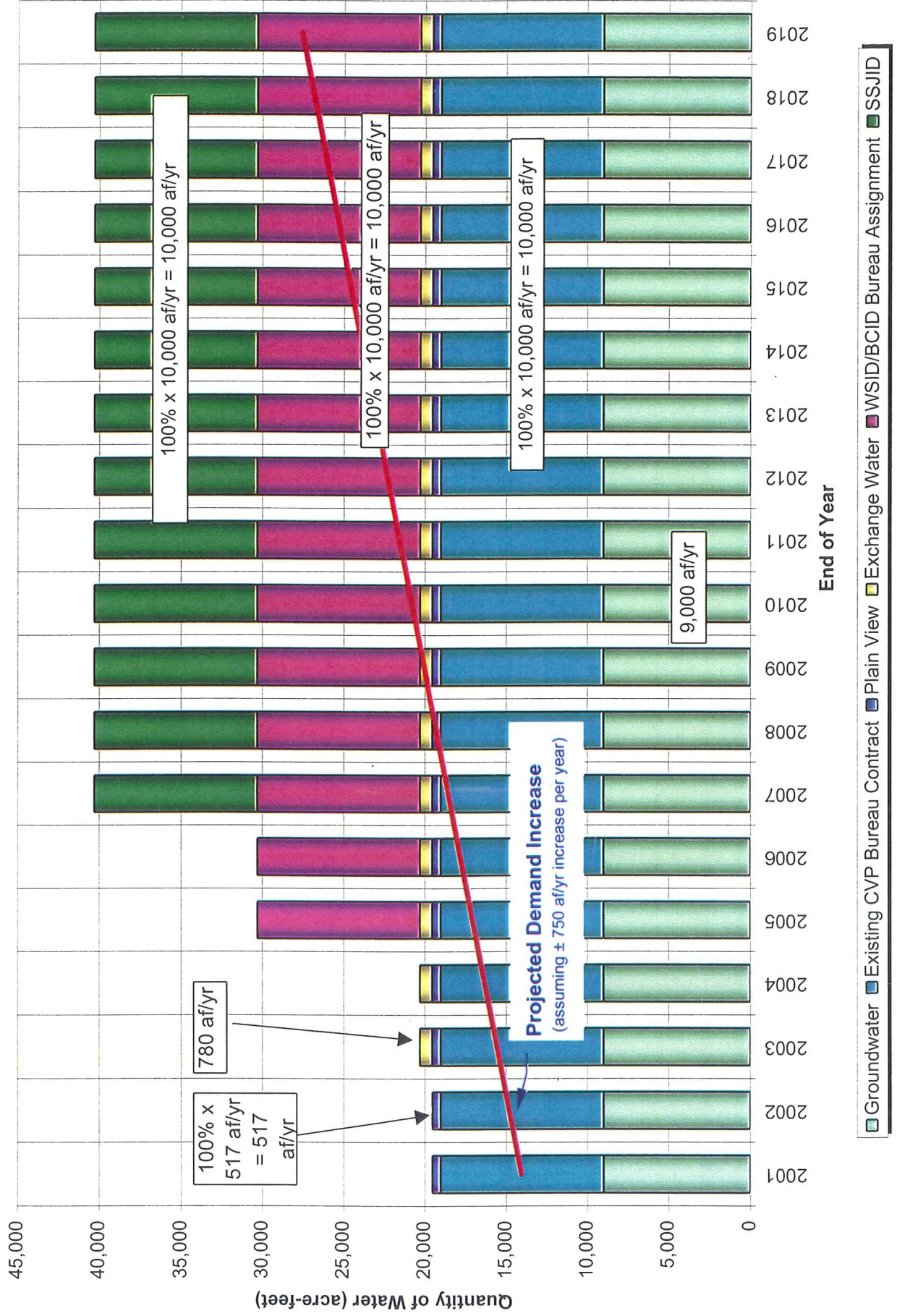


Figure 8. City of Tracy Projected Supply vs. Demand
Assuming Dry Year and 10% Demand Reduction

